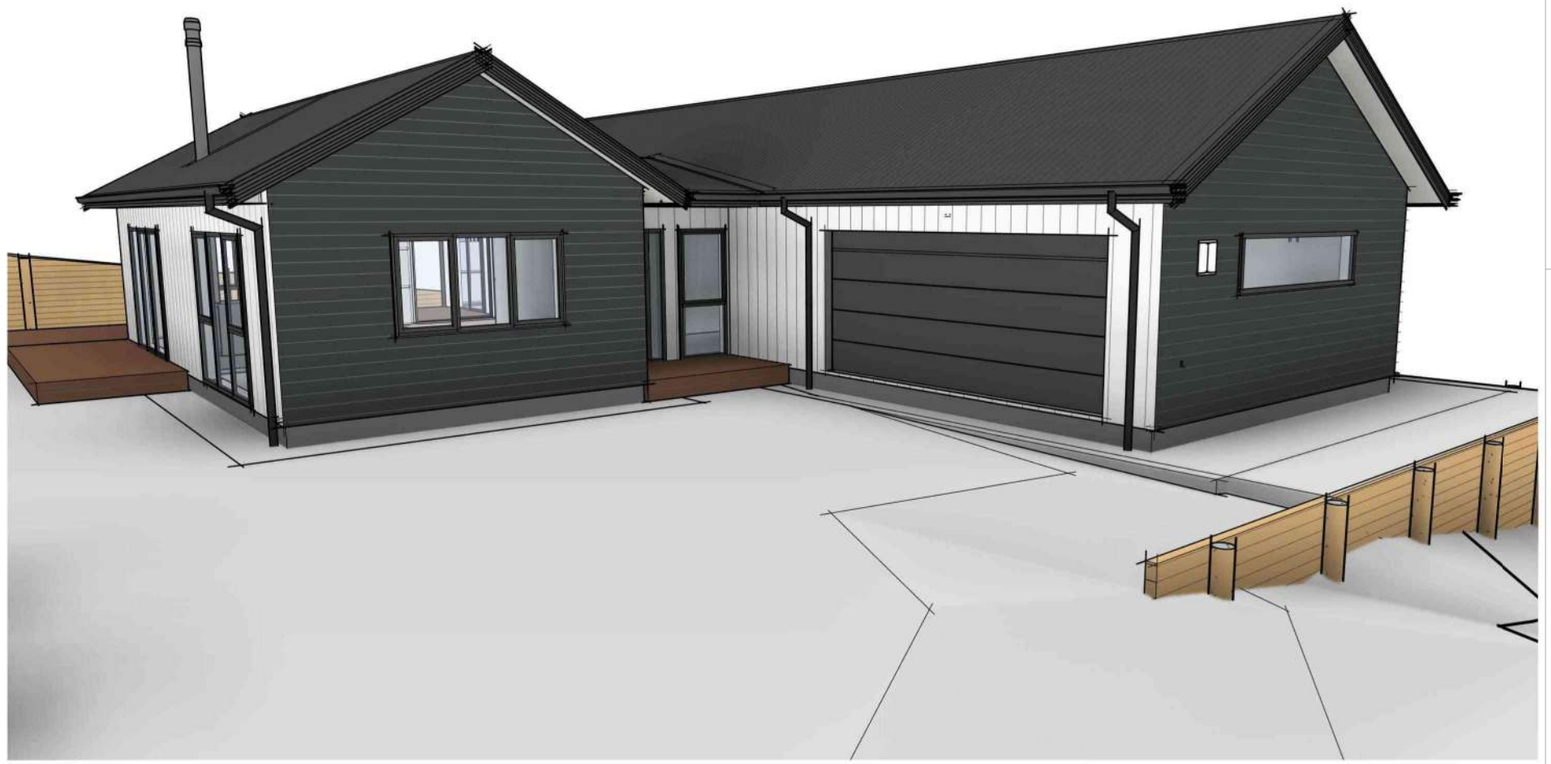
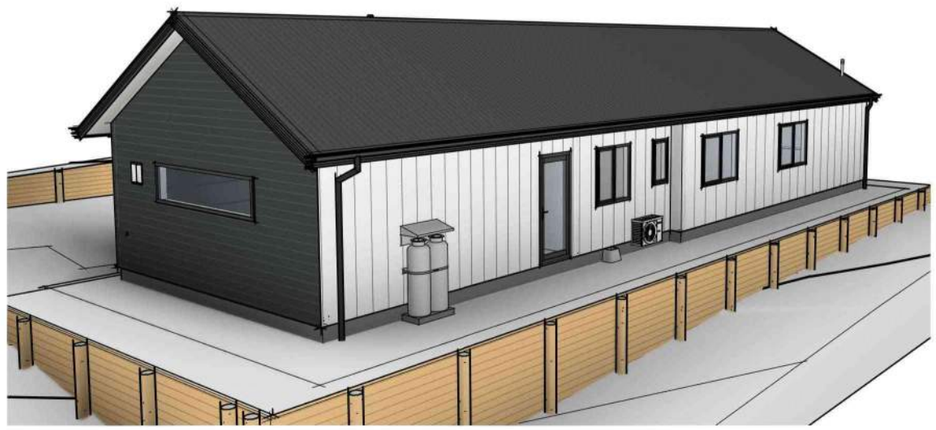
Sheet List - Working Drawings	
Sheet Number	Sheet Name
A00	Cover Sheet
A01	Fixing Schedule & Notes
A02	Site Plan
A03	Surveyor Plan
A04	Plumbing & Drainage Plan
A05	Foundation Plan
A06	Floor Plan
A07	Wall Framing Plan
A08	Finishing Schedule
A09	Roof Plan
A10	Wall Bracing Calculations
A11	Wall Bracing Calculations
A12	Elevations
A13	Elevations
A14	Door and Window Schedule
A15	Sections - S1 - S2
A16	Sections S3 - S4
A17	Sections S5
A18	Details -RibRaft Foundation
A19	Details -RibRaft Foundation
A20	Detail - Framing Opening Tape
A21	Details- Plywood Cladding
A22	Details- Plywood Cladding
A23	Details- Plywood Cladding
A24	Details- Plywood Cladding

Sheet List - Working Drawings	
Sheet Number	Sheet Name
A25	Details- Plywood Cladding
A26	Details- Plywood Cladding
A27	Details- Plywood Cladding
A28	Details- Plywood Cladding
A29	Details - Weatherboard Cladding
A30	Details - Weatherboard Cladding
A31	Details - Garage Door
A32	Details -Wall Bracing
A33	Details - Wall Bracing
A34	Details - Bracing
A35	Details - Ecoply Bracing
A36	Details - Wet Area
A37	Details - Roof
A38	Details - Roof
A39	Details - Roof
A40	Details - Roof
A41	Details - Services
A42	Sediment Control Plan
A43	Details -Woodsman Burner
A44	Details - Woodburner Flue
A45	Landscape Plan









The image shown is an artistic representation of the project. It does not reflect the actual site features, terrain or colours.

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Project:	Cochrane Residence	P# .	Stage:	Resource Consent		Cover Sheet	
Site Address:	Lot 45, Koreke Rise, Lake Hawea		Issue Date:	11/08/2026 09:35:56		Scale:	at A3
	Wanaka		Revision No:	RC			

A00

Note:
Once the building foundation excavations have been carried out, the exposed subbase surface should be observed and tested by a suitably competent geo-professional to verify the building foundation conditions are consistent with the design report and the bearing capacity

Overland flow path to be maintained by owner to ensure surface water is not conveyed to adjoining properties

Blue Arrow indicate direction of slope for water runoff

Note: Measurements from boundary are for external framing line

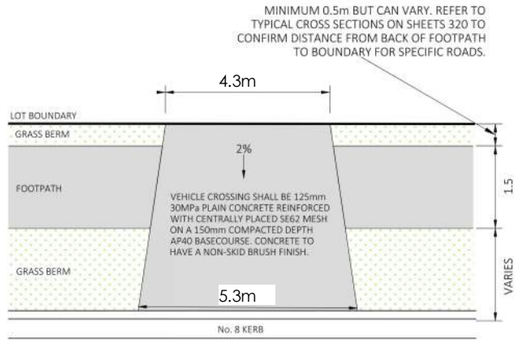
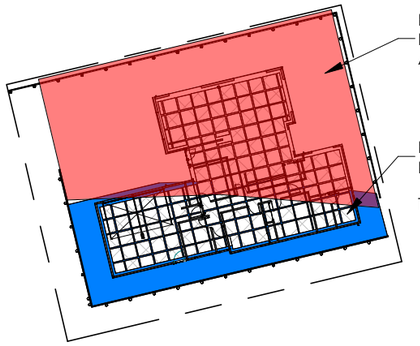


DIAGRAM 1: TYPICAL SINGLE VEHICLE CROSSING LAYOUT

Nominal boundary-to-kerb distance: 3.80 m for Road 1/Koreke Loop, subject to site verification.
Vehicle-crossing gradient: 2% fall toward the kerb, approximately 76 mm over 3.80 m.
Crossing construction:125 mm, 30 MPa concrete centrally placed SE62 mesh 150 mm compacted AP40 basecourse non-slip brushed finish

Maintain continuous road drainage and the existing footpath alignment.

Site Plan
Scale 1 : 200

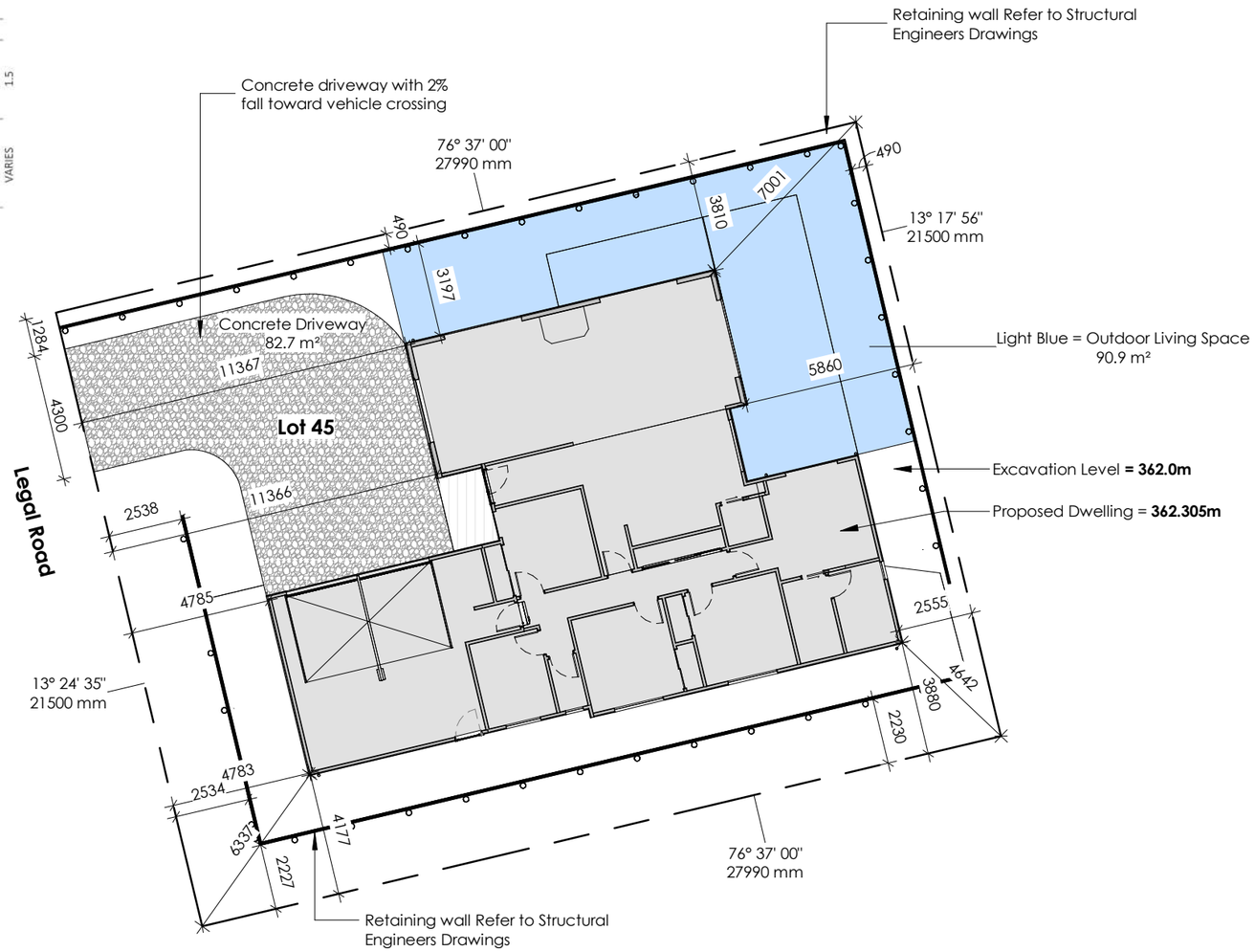


Red = Cut area, to 362.0m
Excavation Volume =
Approximately 233.5m³

Blue = Fill area to 362.0,
Fill volume approximately 102m³

Total cut and fill required is 335.5m³

Cut & Fill
Scale 1 : 500





Sub Division Map

SITE INFORMATION

Identifier:	TBC
Lot no:	45
DP:	TBC
Address:	Lot 45, Koreke Rise, Lake Hawea, Wanaka

PLANNING REQUIREMENTS

Territorial Authority:	Queenstown-Lakes District
Wind Zone:	High
Wind Region:	A
Lee Zone:	No
Earthquake Zone:	2
Exposure Zone:	C
Climate Zone:	6
Snow Zone:	N5
Altitude:	365m
Site Area:	600m²
Dwelling Floor Area:	205m²
Dwelling Area Over Cladding:	207.8m²
Patio Area:	0m²
Site Coverage:	34.7%
Site Coverage (max):	35%
Building Height:	5m
Water Supply:	New toby water connection
Waste Water:	Council lateral
Stormwater:	Council lateral

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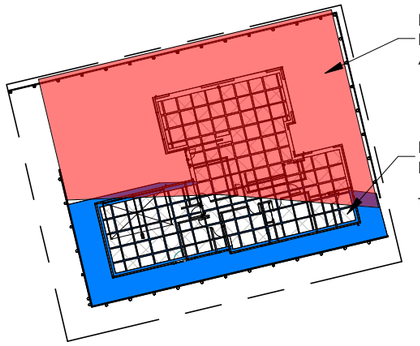
Project:	Cochrane Residence	P# .	Stage:	Resource Consent		Site Plan		N
Site Address:	Lot 45, Koreke Rise, Lake Hawea		Issue Date:	11/08/2026 09:35:57			Scale: As indicated at A3	A02
	Wanaka		Revision No:	RC				

Note:
Once the building foundation excavations have been carried out, the exposed subbase surface should be observed and tested by a suitably competent geo-professional to verify the building foundation conditions are consistent with the design report and the bearing capacity

Overland flow path to be maintained by owner to ensure surface water is not conveyed to adjoining properties

Blue Arrow indicate direction of slope for water runoff

Note: Measurements from boundary are for external framing line



Red = Cut area, to 362.0m
Excavation Volume =
Approximately 233.5m³

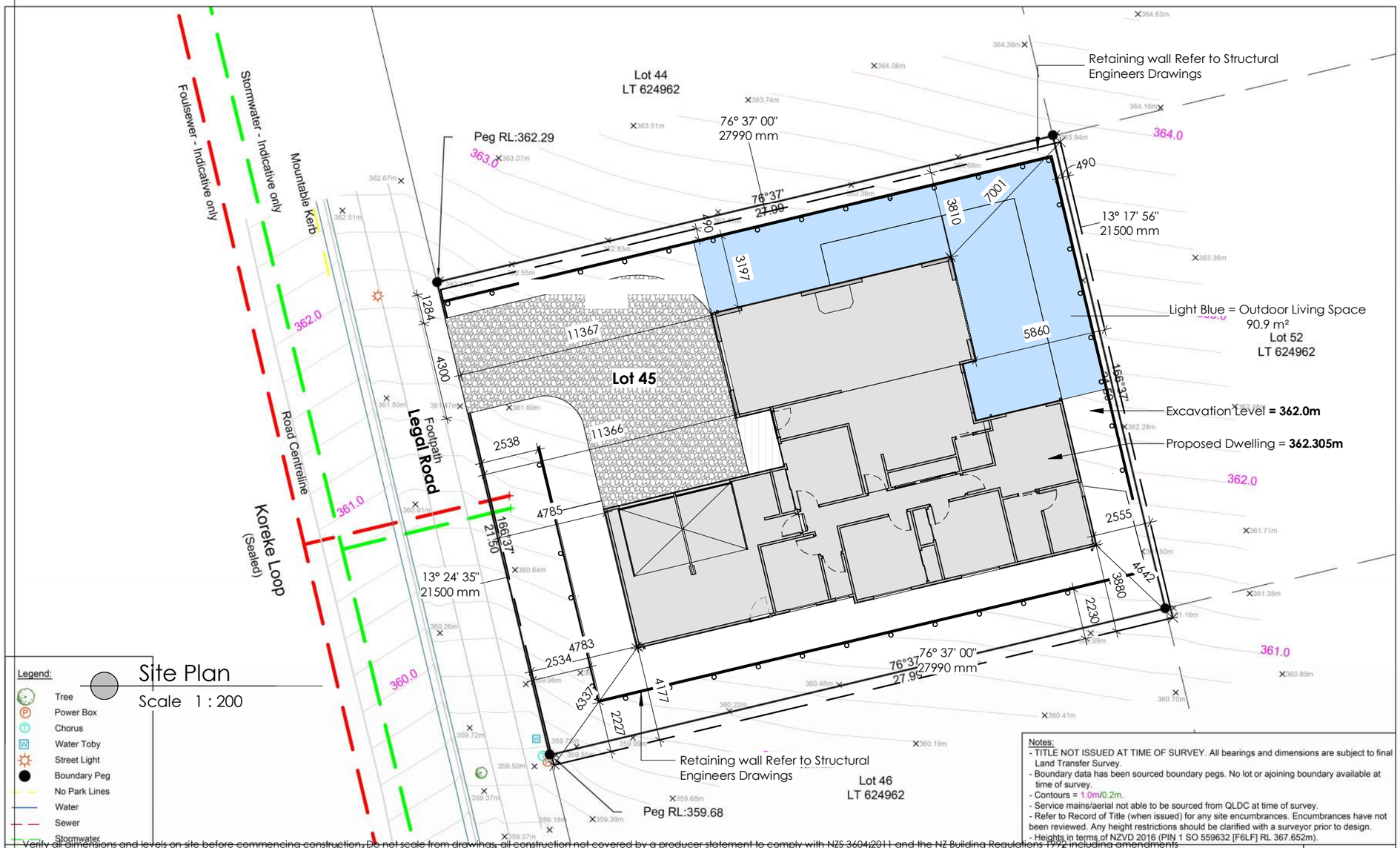
Blue = Fill area to 362.0,
Fill volume approximately 102m³

Total cut and fill required is 335.5m³

Cut & Fill
Scale 1 : 500



Sub Division Map



Site Plan
Scale 1 : 200

Notes:
- TITLE NOT ISSUED AT TIME OF SURVEY. All bearings and dimensions are subject to final Land Transfer Survey.
- Boundary data has been sourced boundary pegs. No lot or ajoining boundary available at time of survey.
- Contours = 1.0m/0.2m.
- Service mains/aerial not able to be sourced from QLDC at time of survey.
- Refer to Record of Title (when issued) for any site encumbrances. Encumbrances have not been reviewed. Any height restrictions should be clarified with a surveyor prior to design.
- Heights in terms of NZVD 2016 (PIN 1 SO 559632 [F6LF] RL 367.652m).

SITE INFORMATION

Identifier:	TBC
Lot no:	45
DP:	TBC
Address:	Lot 45, Koreke Rise, Lake Hawea, Wanaka

PLANNING REQUIREMENTS

Territorial Authority:	Queenstown-Lakes District
Wind Zone:	High
Wind Region:	A
Lee Zone:	No
Earthquake Zone:	2
Exposure Zone:	C
Climate Zone:	6
Snow Zone:	N5
Altitude:	365m
Site Area:	600m²
Dwelling Floor Area:	205m²
Dwelling Area Over Cladding:	207.8m²
Patio Area:	0m²
Site Coverage:	34.7%
Site Coverage (max):	35%
Building Height:	5m
Water Supply:	New toby water connection
Waste Water:	Council lateral
Stormwater:	Council lateral

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Rev	Description	Date
A	ORIGINAL	18/03/26

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FRAEMOHS HOMES LAND SURVEYS

Project: Cochrane Residence
Site Address: Lot 45, Koreke Rise, Lake Hawea Wanaka
Topographic Survey
Lot 45 LT 624962
(Koreke Rise, Lake Hawea)

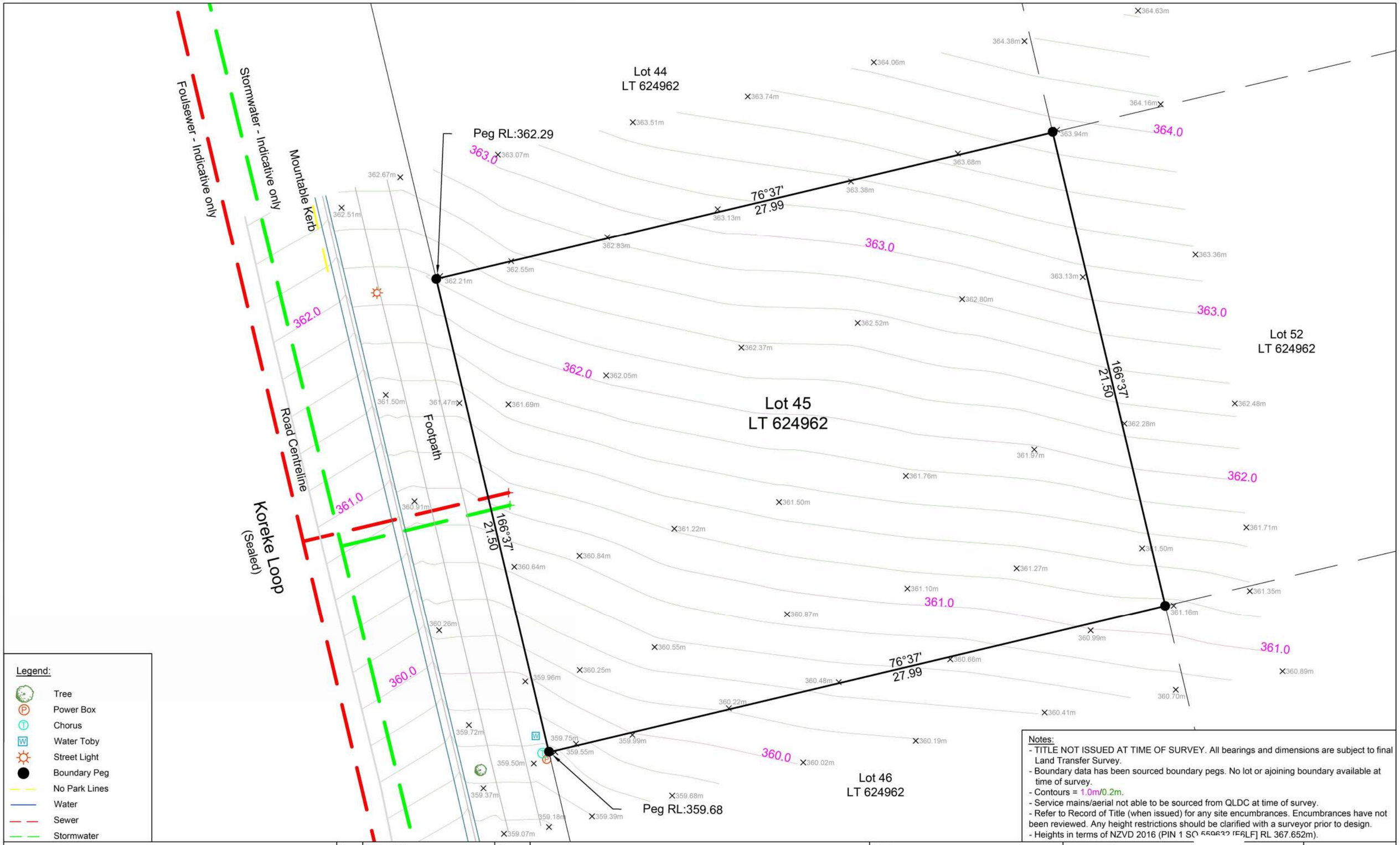
Client: Phil Cochrane
Stage: Resource Consent
Issue Date: 29/07/2026 08:47:54
Revision No: RC
Scale: 1 : 1[illegible] @ A3
Surveyed: Drawn: Datum: Job #: Rev:

CSNZ CONSULTANT'S DIVISION OF SURVEY AND SPATIAL NEW ZEALAND

Site Plan
Scale: As indicated at A3
Sheet: 1 of 1

N

A02



Legend:

- Tree
- Power Box
- Chorus
- Water Toby
- Street Light
- Boundary Peg
- No Park Lines
- Water
- Sewer
- Stormwater

Notes:

- TITLE NOT ISSUED AT TIME OF SURVEY. All bearings and dimensions are subject to final Land Transfer Survey.
- Boundary data has been sourced boundary pegs. No lot or ajoining boundary available at time of survey.
- Contours = 1.0m/0.2m.
- Service mains/aerial not able to be sourced from QLDC at time of survey.
- Refer to Record of Title (when issued) for any site encumbrances. Encumbrances have not been reviewed. Any height restrictions should be clarified with a surveyor prior to design.
- Heights in terms of NZVD 2016 (PIN 1 SO 559632 [E6LF] RL 367.652m).

MEASURED LAND SURVEYS

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Rev	Description	Date
A	ORIGINAL	18/03/26

Topographic Survey
Lot 45 LT 624962
(Koreke Rise, Lake Hawea)

Client: Phil Cochrane

Scale: 1 : 150 @ A3

Surveyed: JR 18/03/26

Drawn: JR 18/03/26

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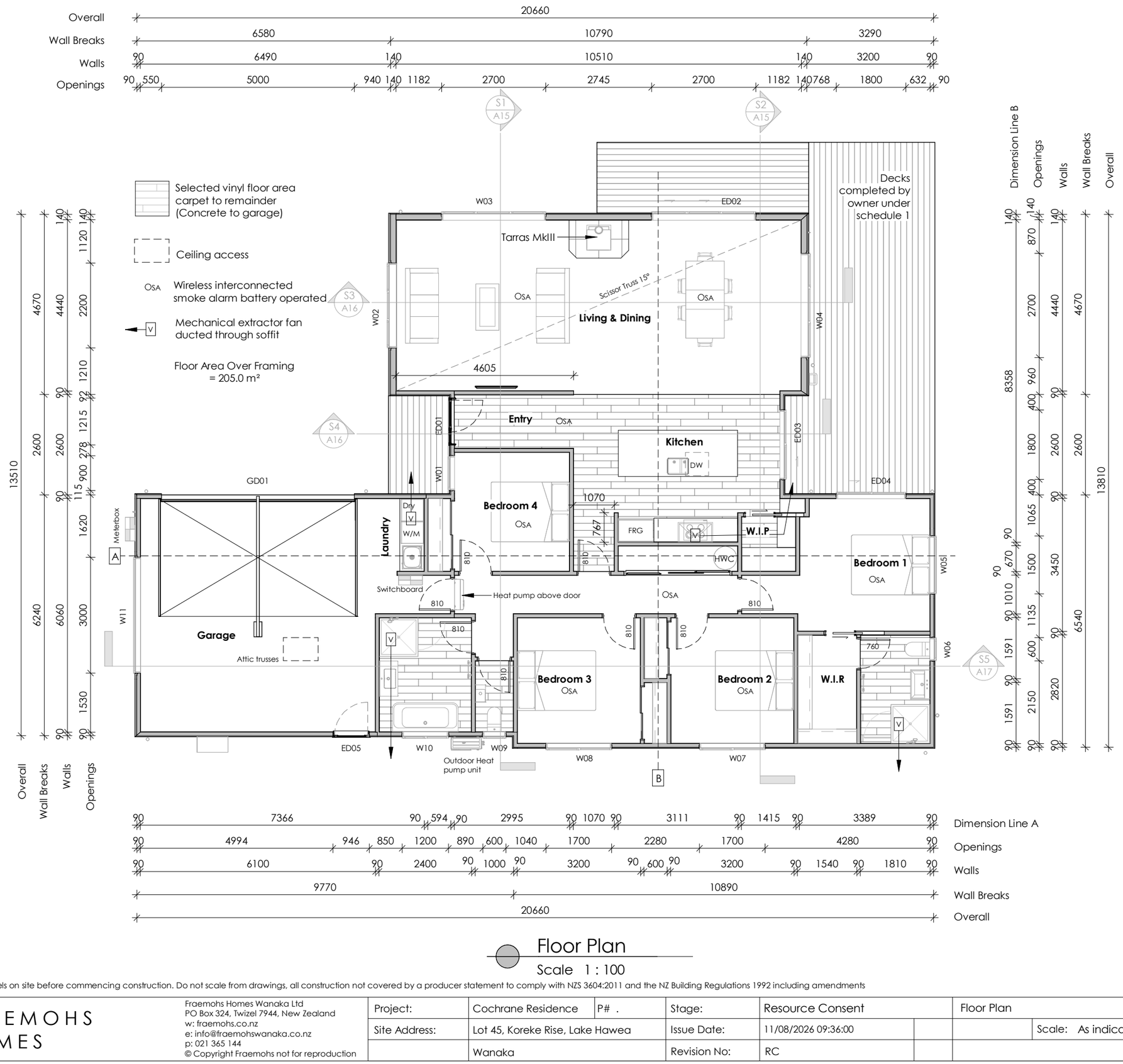
CSNZ CONSULTANTS DIVISION OF SURVEY AND SPATIAL NEW ZEALAND

Datum: Lindis Peak 2000/NZVD16

Sheet: 1 of 1

Job #: 25312_T1

Rev: A



Floor Plan

Scale 1 : 100

FLOOR PLAN NOTES

FFL: 362.305m

External Wall Framing:
2.4H Studs 90 x 45mm SG8 H1.2 Studs at 600mm ctrs,
up to **3.6m Studs** 140 x 45mm SG8 H1.2 Studs at 600mm ctrs and nogs at 600mm ctrs for Shadowclad plywood, 800mm ctrs for Linea Weatherboard cladding, Double 90 x 45mm SG8 H1.2 top plates.
140 x 45 SG8 H1.2 Studs at 600mm ctrs.

Internal Wall Framing:
90mm x 45mm SG8 H1.2 studs at 600mm ctrs and nogs at 1350mm max ctrs, Double 90 x 45mm SG8 H1.2 top plates.

Wall Underlay:
Thermakraft Watergate Plus wall underlay with taut strapping at 300mm ctrs fixed horizontally where stud spacing is greater than 450mm

Main Wall Cladding:
12mm H3.1 Shadowclad sheets on vertical H3.1 45mm x 20mm timber cavity battens. Ply to have cover batten at 600mm centres

Feature Wall Cladding:
Abodo Vulcan 180 x 18 Bevelback AW62 Weatherboard Cladding, on vertical H3.1 45mm x 20mm timber cavity battens

Exterior Joinery:
Aluminium 35mm residential suite powder coated frame, Low E Double glazed, 25mm H3.1 paint grade grooved reveals

Ceiling Insulation:
R5.0 ceiling batts to ceiling area (excluding garage), ensure 25mm gap is maintained between insulation and roofing underlay

Skillion Ceiling Insulation:
Pink Batts Classic R5.0 ceiling batts to skillion ceiling area

Wall Insulation:
R2.8 wall batts to 90mm framingand R3.2 wall batts to 140mm framing, friction fitted as per manufacturers specifications (garage internal wall only)

Ceiling Lining:
13mm Gib Aqualine to wet areas ceilings & 13mm Gib Standard to others with level 4 finish on 35mm Rondo battens at 600mm ctrs

Skillion Ceiling Lining:
13mm Gib Standard to others with level 4 finish on 35mm Rondo battens at 600mm ctrs

Wall Lining:
10mm Gib Aqualine to wet area walls and 10mm Gib Standard to others with a level 4 plaster finish

Shower:
Ensuite Tiled, Bathroom Tiled, Safety glass glazing to all showers

Oven: Electric Cooktop: Gas

Benchtop: To be constructed with a product that shall be easily maintained in a hygienic condition

Extractor Fans:
Minimum flow rates for extractor fans:
A) 25 L/s for showers and baths, and
B) 50 L/s for cooktops

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Project:	Cochrane Residence	P# .	Stage:	Resource Consent	Floor Plan
Site Address:	Lot 45, Koreke Rise, Lake Hawea		Issue Date:	11/08/2026 09:36:00	Scale: As indicated at A3
	Wanaka		Revision No:	RC	

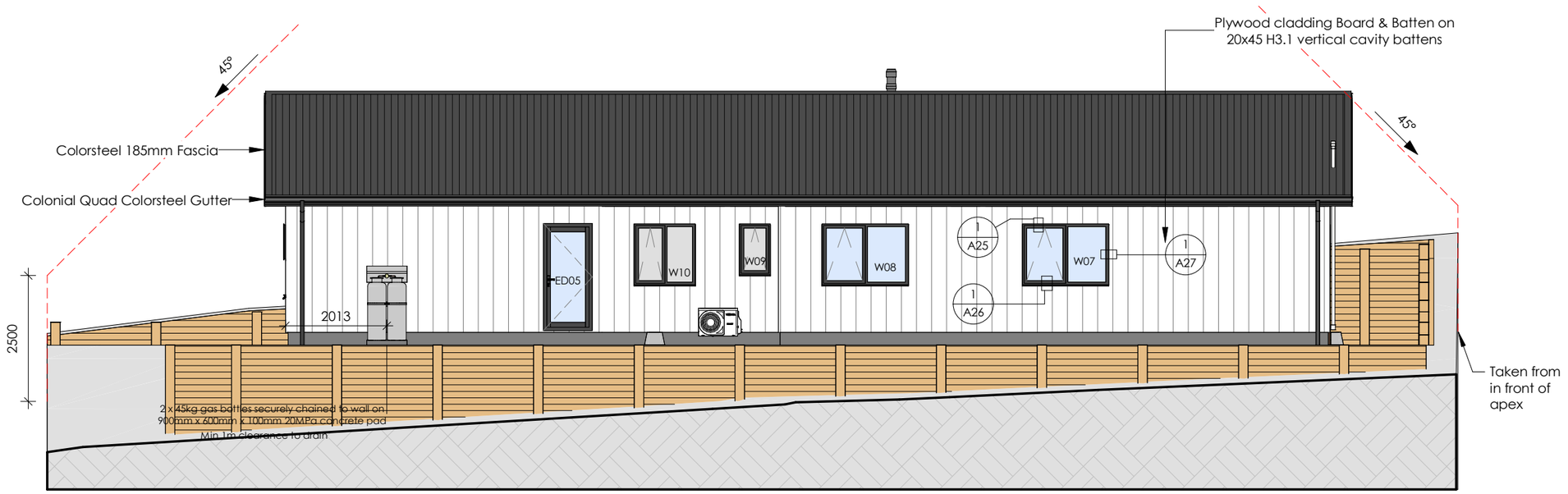
N

A06



Elevation 1

Scale 1 : 100



Elevation 2

Scale 1 : 100

ELEVATION NOTES

Concrete Foundation:
Firth Raft floor

External steps to be supplied at each egress point, steps to be non-slip as per D1/AS1 with a maximum rise of 190mm and minimum tread of 280mm

FFL: 362.305m

Roof Pitch:
30°

Fascia:
185mm Colorsteel Maxam Fascia

Gutter:
Colonial Quad Colorsteel Maxam gutter
Cross Sectional Area=6967mm²

Downpipes:
80mm diameter Colorsteel Maxam downpipes

Soffit Material:
4.5mm HardieFlex soffits with PVC joiners fix as per manufactures specifications

Roof Cladding:
0.4mm Trapezoidal Colorsteel Maxam

Roof Flashing:
0.55mm Colorsteel Maxam flashings to colour match the roof cladding

External Wall Framing:
2.4H Studs 90 x 45mm SG8 H1.2 Studs at 600mm ctrs,
up to **3.6m Studs** 140 x 45mm SG8 H1.2 Studs at 600mm ctrs and nogs at 600mm ctrs for Shadowclad plywood, 800mm ctrs for Linea Weatherboard cladding, Double 90 x 45mm SG8 H1.2 top plates.
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Feature Wall Cladding:
Abodo Vulcan 180 x 18 Bevelback AW62 Weatherboard Cladding, on vertical H3.1 45mm x 20mm timber cavity battens

Exterior Joinery:
Aluminium 35mm residential suite powder coated frame, Low E Double glazed, 25mm H3.1 paint grade grooved reveals

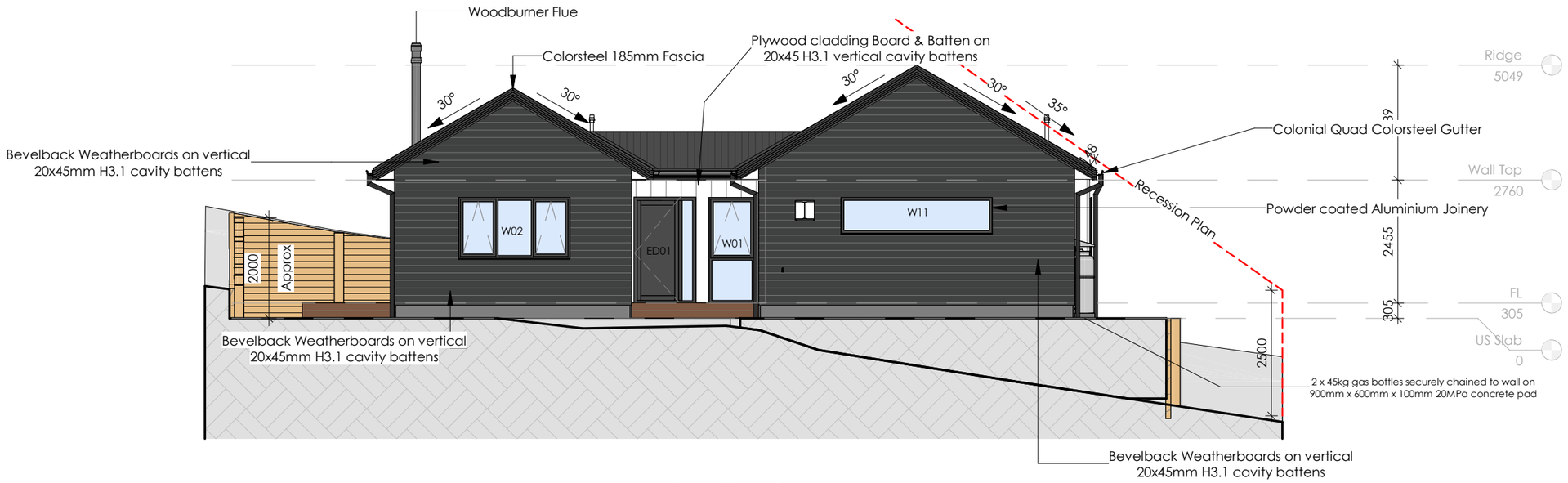
RISK MATRIX - Elevation	
RISK FACTOR	SCORE
WIND ZONE (as per NZS:3604)	1
NUMBER OF STOREYS	0
ROOF / WALL JUNCTIONs	0
EAVES WIDTH	2
ENVELOPE COMPLEXITY	1
DECKS	0
TOTAL	4

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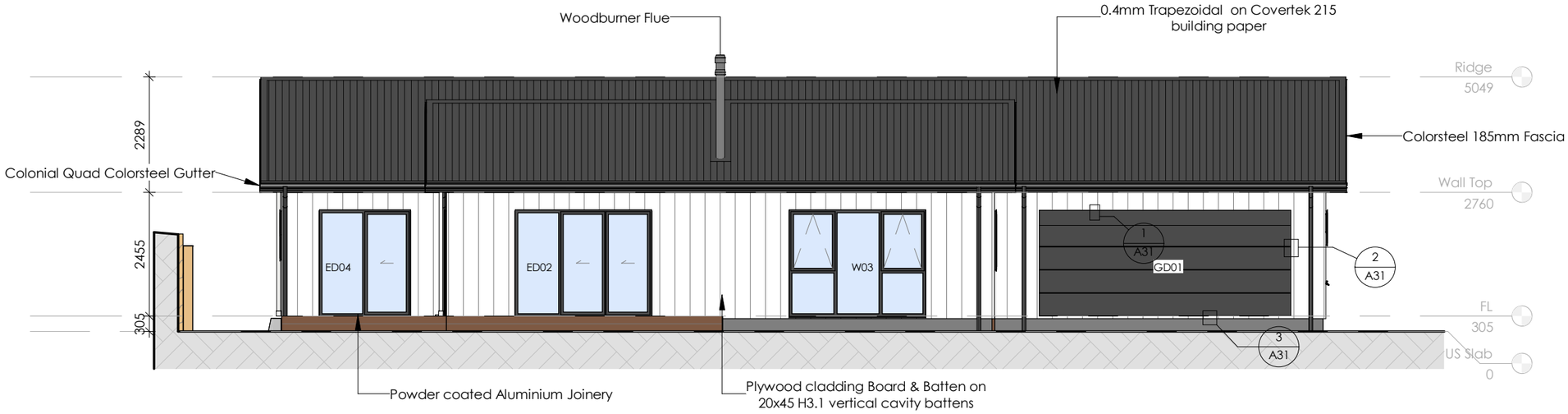
Project:	Cochrane Residence	P# .	Stage:	Resource Consent	Elevations
Site Address:	Lot 45, Koreke Rise, Lake Hawea		Issue Date:	11/08/2026 09:36:01	Scale: As indicated at A3
	Wanaka		Revision No:	RC	

A12



Elevation 3

Scale 1 : 100



Elevation 4

Scale 1 : 100

ELEVATION NOTES

Concrete Foundation:
Firth Raft floor

External steps to be supplied at each egress point, steps to be non-slip as per D1/AS1 with a maximum rise of 190mm and minimum tread of 280mm

FFL: 362.305m

Roof Pitch:
30°

Fascia:
185mm Colorsteel Maxam Fascia

Gutter:
Colonial Quad Colorsteel Maxam gutter
Cross Sectional Area=6967mm²

Downpipes:
80mm diameter Colorsteel Maxam downpipes

Soffit Material:
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Exterior Joinery:
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RISK MATRIX - Elevation	
RISK FACTOR	SCORE
WIND ZONE (as per NZS:3604)	1
NUMBER OF STOREYS	0
ROOF / WALL JUNCTIONs	0
EAVES WIDTH	2
ENVELOPE COMPLEXITY	1
DECKS	0
TOTAL	4

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Project:	Cochrane Residence	P# .	Stage:	Resource Consent		Elevations	
Site Address:	Lot 45, Koreke Rise, Lake Hawea		Issue Date:	11/08/2026 09:36:02		Scale: As indicated at A3	
	Wanaka		Revision No:	RC			

A13



Permeable Landscape Area 1=
62.7 m²

Permeable Landscape Area 2=
122.4 m²

Total site area	= 600m²
30% of site	= 180m² min landscape area
Total Permeable Landscape Area	= 185.1m²

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Project:	Cochrane Residence	P# .	Stage:	Resource Consent		Landscape Plan	
Site Address:	Lot 45, Koreke Rise, Lake Hawea		Issue Date:	11/08/2026 09:36:03		Scale:	1 : 120 at A3
	Wanaka		Revision No:	RC			

A45