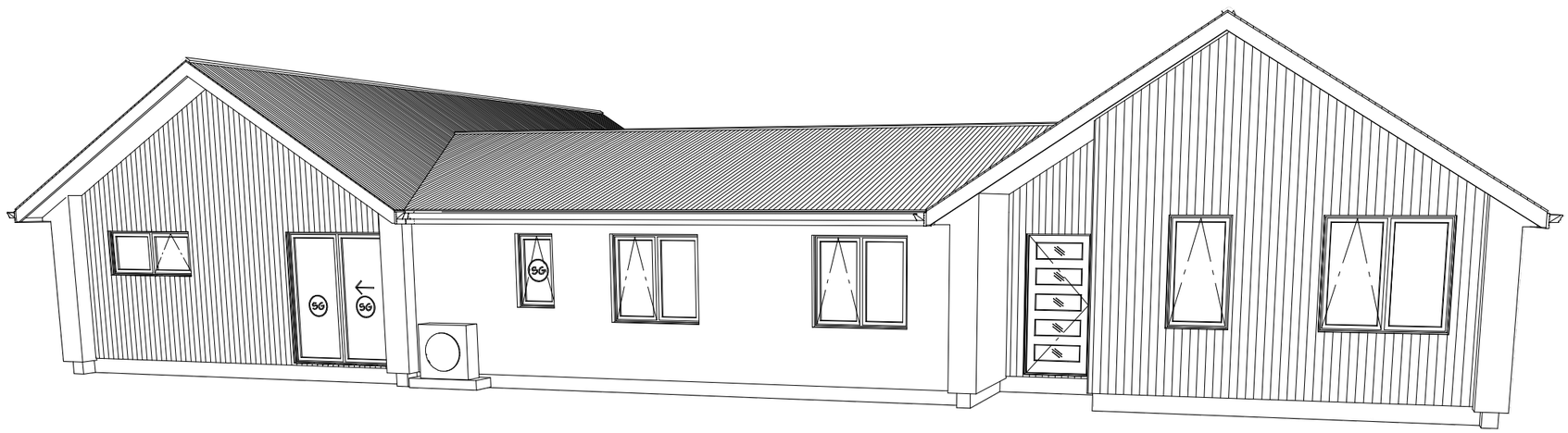
CONTENTS

SHEET	DRAWING NAME
1	Contents Page
2	Product Schedule
3	Site Existing
4	Site Planning
5	Site Works
6	Site Plan
7	Site Surface Water
8	Site Drainage
9	Elevations .1
10	Elevations .2
11	Floor Plan
12	Floor Plan Dimensioned



3D Picture Indicative only

Reports used and required on-site

Geotechnical report used for foundation design	= Preliminary Geotechnical Letter by Kirk Roberts ref Hanleys Farm DP11 dated 30/03/2026
Storm-water design / method	= Council connection
Waste-water design / method	= Council connection
Water treatment design / method	= Council connection
Fire Fighting Water supply design / method	= Council connection
Certificate of Title #Identifier Num#	
Interest #Num#	= Subdivision Report: None lodged / Waiting on Title to confirm / #Report Title# by #Company Name# ref: ####
Interest #Num#	= Covenant: #Section Title#, pages #Num# to #Num#, point/para #Num# to #Num#

GOLDEN HOMES™

CLIENT:

Aureum Construction Ltd
Lot 1154, DP ###
Road
Hanley's Farm, Queenstown

Contents Page

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Resort Zone
Hanley's Farm DP11
R(HD-SH)-2

SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All
- Liquefaction = No
- Expansive = N/A
- Bearing = 200kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	34mm/hr
Snowload:	1.5kPa

JOB No:	96291	SALES:	Tom
LBP:	C.Wearne 101178		
DRAWN:	Jay	DATE:	31/07/2026
SCALE:	N.T.S	SHEET No.	1 OF 12

EXTERIOR

Fascia
Stratco Concept
External gutter
Stratco Quarter Round 150
Downpipes
Metalcraft 80mm Colorsteel downpipe
Roofing
Profiled Metal - Corrugate
ER Freeman Roofing Corrugate - 0.4mm BMT
Profiled Metal - Coating
Colorsteel Maxam
Roof underlay
ThermaKraft Covertek 407
Roof Ventilation
Fascia Vent
G1200N - 17mm - Roof pitches above 15 degrees)
G2500N - 32mm - Roof pitches 15 degrees and below)
Roll Rafter Tray
G502
Ridge Vent
RV10P
Soffit cladding
4.5mm Hardie Flex™
Garage door jamb
180x19 H3 Rad FJ PP
Garage door head
James Hardie Oblique weatherboard - 200 - Vertical
Garage door
Dominator Insulated Sectional Doors R1.34
External joinery
Bradnams Southern41™ Thermal R0.50
Wall underlay and Thermal Break
HomeRAB Thermal Break
Wall underlay jointing tape
Thermakraft Premium Joining Tape - Vertical Joints
Thermakraft Thermaflash - Horizontal Joints
Flexible flashing tape
Thermakraft Thermaflash
Wall Cladding
Resene 50mm Graphex Insulated Facade System - Suspended - 40mm Cavity
James Hardie Oblique weatherboard - 200 - Vertical
Herman Pacific Vertline Shiplap Cedar - 40mm Structural Cavity Batten
Foundation Insulation
Insulform InsulSlab 50mm Insulated with Waffle Pods – R2.76

LAUNDRY

Laundry tub/sink
Robinhood Supertub ST7004 - with Washing Machine only
Laundry Ventilation
Manrose FAN0101 Kit - Hyper 150
LAUNDRY WET AREA FLOORING
Laminate - Tiles/Planking

SPECIFIC DESIGN PRODUCTS

Intertenancy Firewall
Resene Integra Intertenancy Systems - 50mm Panel with R2.8 Pink Batts Insulation
Flooring - Service Platform
Kopine Ultralock

INTERIOR

Ceiling insulation
Pink® Batts® Classic R3.6 Ceiling - 2 layers
Wall insulation
Pink® Batts® Ultra Steel Wall R2.8
Ceiling lining
Gib® Standard 10mm
Gib Aqualine® 10mm - Bathroom and Ensuite only
Ceiling Finish
Resene SpaceCote paint - All rooms
Wall lining
Gib® Standard 10mm
Gib Aqualine® 10mm - Bathroom and Ensuite only
9mm Villaboard® - Tiled Shower only
Wall Finish
Resene SpaceCote paint - All rooms
Wall tiles - Tiled Shower only
Wall angle trims
Gib® Goldline™ Square Corner Trim
Ceiling hatch
3x The Hatch 600x500mm + Single layer of Ceiling Insulation above - R3.6
Cornice
Square stopped
Cornice cpds & closets
Square stopped
Skirting
Ecotrim 60x10mm Rad FJ Single Bevel
Architraves
Ecotrim 40x10mm Rad FJ Single Bevel
Door jambs
19mm Rad FJ Flat Jamb & Planted Stops
Doors
Flush PQ HC - 1980
Doors Wardrobe Sliders
MDF Slider - 1980
Door furniture
Schlage Medio Series
Door finish
Resene Lustacryl Paint
Hot water heater
Rheem Mains Pressure Electric VE 300L 312 300 15 - Main Unit only
Rheem Mains Pressure Electric VE 180L 312 180 15 - Minor Unit only
HWC Safe Tray
Metal Tray
Interlinked Smoke Alarms
Cavius 2107 CAV10WF - Wireless Battery Smoke alarm

ENSUITE

Toilet
Stylus Basis
Vanity
VCBC Soft-Solid Surface 900
Vanity Splashback
Tiles - Ceramic or stone
Mirror
Organic-backed safety mirror (vinyl-backed)
Shower base
Tiles - Ceramic or stone
Shower wall finish
Tiles - Ceramic or stone over Villaboard® 9mm
Shower Waterproofing membrane
Mapei Mapegum WPS
Shower Tile Adhesive
Mapei Keraflex
Heated towel rail
Heirloom Genesis WG1220
Mechanical Ventilation
Manrose FAN0101 Kit - Hyper 150
ENSUITE FLOORING
Tiles - Ceramic or stone

BATHROOM 1

Bath
Athena Contro 1600x750 BTW
Bath Splashback
Tiles - Ceramic or stone
Toilet
Stylus Basis
Vanity
VCBC Soft-Solid Surface 900
Vanity Splashback
Tiles - Ceramic or stones
Mirror
Organic-backed safety mirror (vinyl-backed)
Shower cubicle
Clearlite Millennium 1000x1000 Angled Corner
Heated towel rail
Heirloom Genesis WG1220
Mechanical Ventilation
Manrose FAN0101 Kit - Hyper 150
BATHROOM FLOORING
Laminate - Tiles/Planking

BATHROOM 2

Toilet
Stylus Basis
Vanity
VCBC Soft-Solid Surface 650
Vanity Splashback
Tiles - Ceramic or stones
Mirror
Organic-backed safety mirror (vinyl-backed)
Shower cubicle
Clearlite Millennium 1000x1000 Angled Corner
Heated towel rail
Heirloom Genesis WG1220
Mechanical Ventilation
Manrose FAN0101 Kit - Hyper 150
BATHROOM FLOORING
Laminate - Tiles/Planking

DRAINAGE

Stormwater pipes
Marley
Sewer pipes
Marley

SPLASHBACK / SURROUNDING / FLOORING

SINK/VANITY/BATH SPLASHBACK
Tiles - Ceramic or stone
Tiles - Ceramic or Stone
with 6% maximum water absorption and waterproof grouted joints
Tiles - Waterproofing membrane
Mapei Mapegum WPS
Tiles - Adhesive
Mapei Keraflex
FLOORING
Laminate - Tiles/Planking
Laminate - Tile/Planking:
Parador Laminate Trentino
Wet Area Sealing:
Godfrey Hirst Arriba Underlayment with overlapping sealed joining flap

KITCHEN 1

Bench top
Tristone
Sink
Lazio NZLSS 10745
Cooktop
Electric
Cooktop Splashback
Tiles
Rangehood
Fisher Paykel Rangehood HC90DCXB4 - 810m³/hr (225 l/s)
KITCHEN FLOORING
Laminate - Tiles/Planking

KITCHEN 2

Bench top
Tristone
Sink
Lazio NZLSS 8445
Sink Splashback
Tiles - Ceramic or stone
Cooktop
Electric
Cooktop Splashback
Tiles
Rangehood
Fisher Paykel Rangehood HP60ICSX4 - 780m³/hr (217 l/s)
KITCHEN FLOORING
Laminate - Tiles/Planking

SITE DATA (for zones upto & including):

Ground Conditions:	
- Sub-soil = All	- Liquefaction = No
- Expansive = N/A	- Bearing = 200kPa
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	34mm/hr
Snowload:	1.5kPa

GOLDEN HOMES™

CLIENT:

Aureum Construction Ltd
Lot 1154, DP ###
Road
Hanley's Farm, Queenstown

Product Schedule

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Resort Zone
Hanley's Farm DP11
R(HD-SH)-2

JOB No:	96291	SALES:	Tom
LBP:	C.Wearne 101178		
DRAWN:	Jay	DATE:	31/07/2026
SCALE:		SHEET No.	2 OF 12

DATUM INFORMATION	
CO-ORDINATE DATUM	NZGD2000
MERIDIONAL CIRCUIT	MOUNT NICHOLAS CIRCUIT
ORIGIN POINT	AP 199 DP 629299
ORIGIN OF COORDINATES	427707.799m E, 808117.169m N
VERTICAL DATUM	DUNEHT1958
ORIGIN OF LEVELS	AP 199 DP 629299
REDUCED LEVEL	339.666m

LOT 1153
LT 629299

LOT 1155
LT 629299

ANGUS RISE
(ROAD TO VEST IN QUEENSTOWN LAKES DISTRICT COUNCIL)

SITE BENCHMARK: ⊕
NAIL, R.L. 341.21m

Sewer Conn. (Approx)

Stormwater Conn. (Approx)

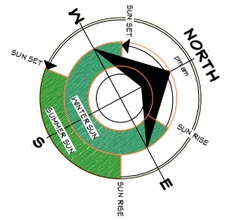
28°16'40" 32.00m

118°16'40" 18.00m

248°16'40" 15.00m

253°11' 4.24m

28°16'40" 29.00m



KEY
- = Phone/Fibre
- = Power
- = Water
- = Gas

DIP ROAD
(ROAD TO VEST IN QUEENSTOWN LAKES DISTRICT COUNCIL)

GOLDEN HOMES™

CLIENT:

Aureum Construction Ltd
Lot 1154, DP ###
Road
Hanley's Farm, Queenstown

Site Existing

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Resort Zone
Hanley's Farm DP11
R(HD-SH)-2

SITE DATA (for zones upto & including):			
Ground Conditions:			
- Sub-soil = All		- Liquefaction = No	
- Expansive = N/A		- Bearing = 200kPa	
Wind Zone:	High		
Earthquake Zone:	3		
Exposure Zone:	C		
Climate Zone:	6		
Rain Intensity (10%AEP):	34mm/hr		
Snowload:	1.5kPa		
JOB No:	96291	SALES:	Tom
LBP:	C.Wearne 101178		
DRAWN:	Jay	DATE:	31/07/2026
SCALE:	1:200	SHEET No.	3 OF 12

COVERAGE

Site area	= 571m²	
Footprint (over cladding)	= 239.7m²	= 42.0%
Footprint (incl. roof over 600)	= 255.1m²	= 44.7%

ANGUS RISE
(ROAD TO VEST IN QUEENSTOWN LAKES DISTRICT COUNCIL)

LOT 1153
LT 629299

LOT 1155
LT 629299

D.C.P
EGL = 342.02

D.C.P
EGL = 342.08

D.C.P
EGL = 342.31

D.C.P
EGL = 342.96

RECESSION PLANE
3.5m @45deg

RECESSION PLANE
2.5m @45deg

RECESSION PLANE
2.5m @55deg

RECESSION PLANE
3.5m @55deg

28°16'40"
32.00m

118°16'40"
16.00m

248°16'40"
15.00m

253°17'
4.24m

28°16'40"
29.00m

1.00m Set-back Required

1.50m Set-back Required

5.00m Set-back Required

4.00m Set-back Required

3.00m Set-back Required

Pervious Patio 14.5m²

Impervious Patio 7.2m²

Impervious Patio 1.2m²

Impervious Patio 21.8m²

Impervious Patio 12.5m²

Impervious Patio 6.2m²

Impervious Patio 15.7m²

Existing Crossing Area - 12.4m²

Concrete Driveway 44.4m²

Metal Driveway 32.7m²

Driveway Cross Section 1

Driveway Cross Section 2

FFL = 342.455
FPL = 342.100

FCL=342.355

Notional Boundary

RWH 6.00m

RWH 0.00m

RWH 0.00m

RWH 0.99m

RWH 0.00m

RWH 0.75m

RWH 0.80m

6 153 (c)

5 743 (c)

5 560 (c)

3 227 (c)

2 837 (g)

3 342 (c)

346

1 410 (c)

1 400 (g)

1 912 (c)

1 035

2 210 (c)

2 210 (c)

13 965

163

100

Retaining wall
Up to 0.99m
12kPa Surcharge
1:5 Slope to Top of Retaining

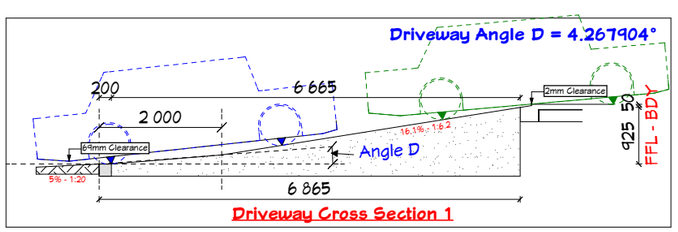
Stairs

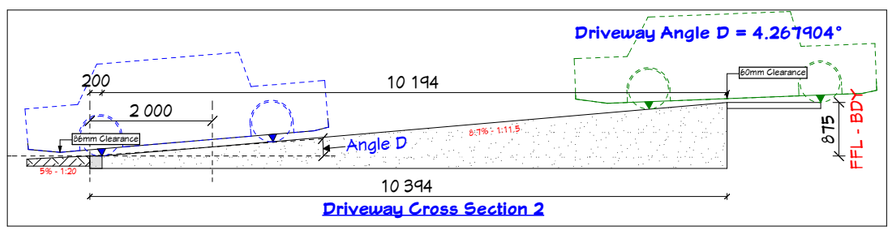
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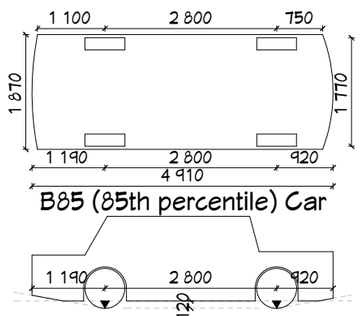
56x3.1m parking stall

KEY

FFL = Finished floor level
FGL = Finished ground level
FPL = Finished platform level
EGL = Existing ground level
D.C.P = Daylight control point
(f) = Dimension to foundation
(c) = Dimension to cladding
(g) = Dimension to gutter/barge
= Bubble Up Chamber
= Type 1 sump
= Type 2 sump
= Drainage channel
= Overland flow path
= Fall of paving







SITE DATA (for zones upto & including):	
Ground Conditions:	
- Sub-soil = All	- Liquefaction = No
- Expansive = N/A	- Bearing = 200kPa
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	34mm/hr
Snowload:	1.5kPa

JOB No:	96291	SALES:	Tom
LBP:	C.Wearne 101178		
DRAWN:	Jay	DATE:	31/07/2026
SCALE:	1:200	SHEET No.	4 OF 12

GOLDEN HOMES™

CLIENT:

Aureum Construction Ltd
Lot 1154, DP ###
Road
Hanley's Farm, Queenstown

Site Planning

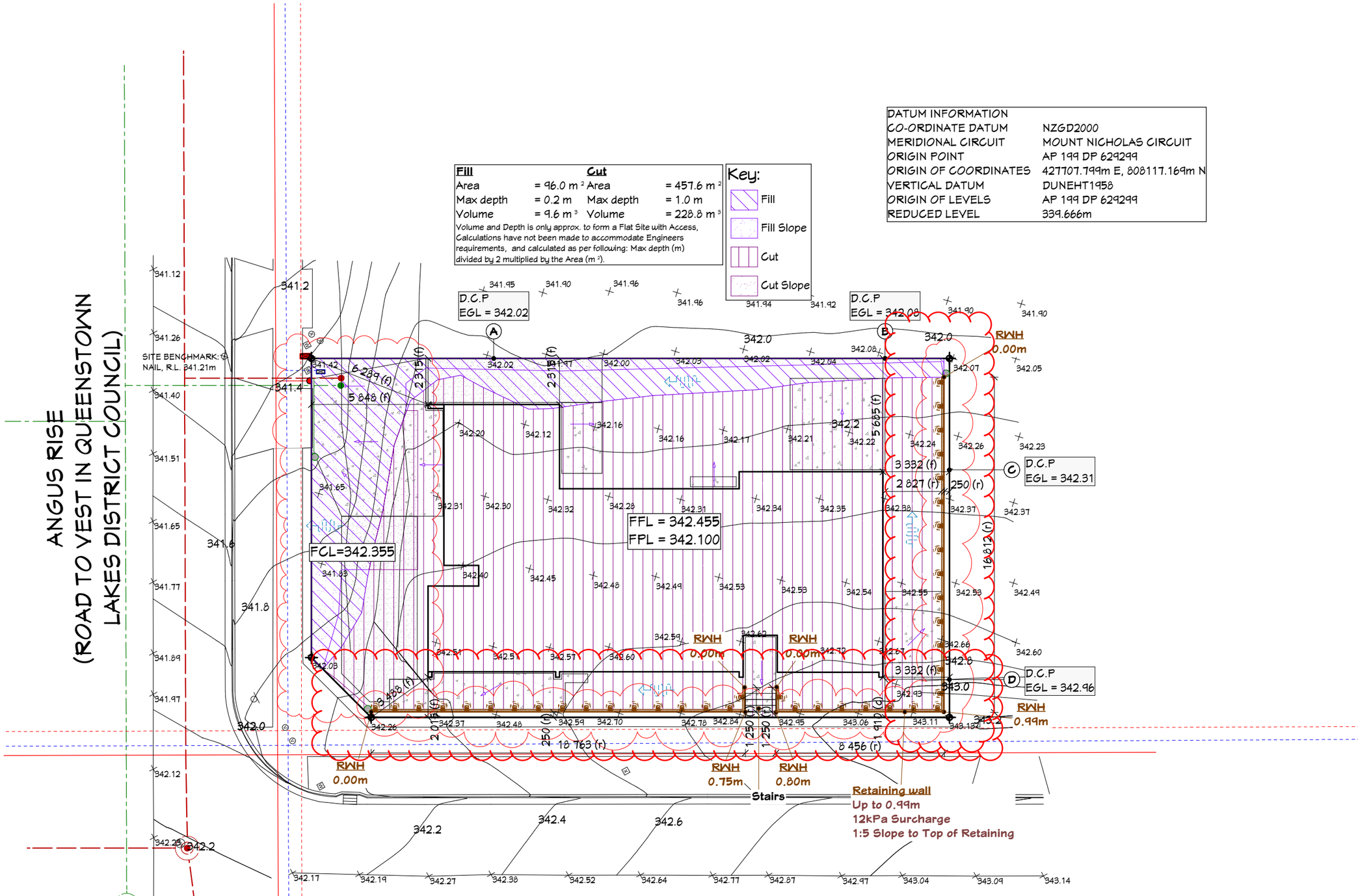
TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Resort Zone
Hanley's Farm DP11
R(HD-SH)-2

DATUM INFORMATION	
CO-ORDINATE DATUM	NZGD2000
MERIDIONAL CIRCUIT	MOUNT NICHOLAS CIRCUIT
ORIGIN POINT	AP 199 DP 629299
ORIGIN OF COORDINATES	427707.799m E, 808117.169m N
VERTICAL DATUM	DUNEHT1958
ORIGIN OF LEVELS	AP 199 DP 629299
REDUCED LEVEL	339.666m

Fill		Cut	
Area	= 96.0 m²	Area	= 457.6 m²
Max depth	= 0.2 m	Max depth	= 1.0 m
Volume	= 9.6 m³	Volume	= 228.8 m³

Volume and Depth is only approx. to form a Flat Site with Access, Calculations have not been made to accommodate Engineers requirements, and calculated as per following: Max depth (m) divided by 2 multiplied by the Area (m²).

Key:
- Fill
- Fill Slope
- Cut
- Cut Slope



KEY

FFL	= Finished floor level
FGL	= Finished ground level
FPL	= Finished platform level
EGL	= Existing ground level
D.C.P	= Daylight control point
(f)	= Dimension to foundation
(c)	= Dimension to cladding
(g)	= Dimension to gutter/barge
	= Bubble Up Chamber
	= Type 1 sump
	= Type 2 sump
	= Drainage channel
	= Overland flow path
	= Fall of paving

DIP ROAD
(ROAD TO VEST IN QUEENSTOWN LAKES DISTRICT COUNCIL)

SITE DATA (for zones upto & including):	
Ground Conditions:	
- Sub-soil = All	- Liquefaction = No
- Expansive = N/A	- Bearing = 200kPa
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	34mm/hr
Snowload:	1.5kPa

GOLDEN HOMES™

CLIENT:

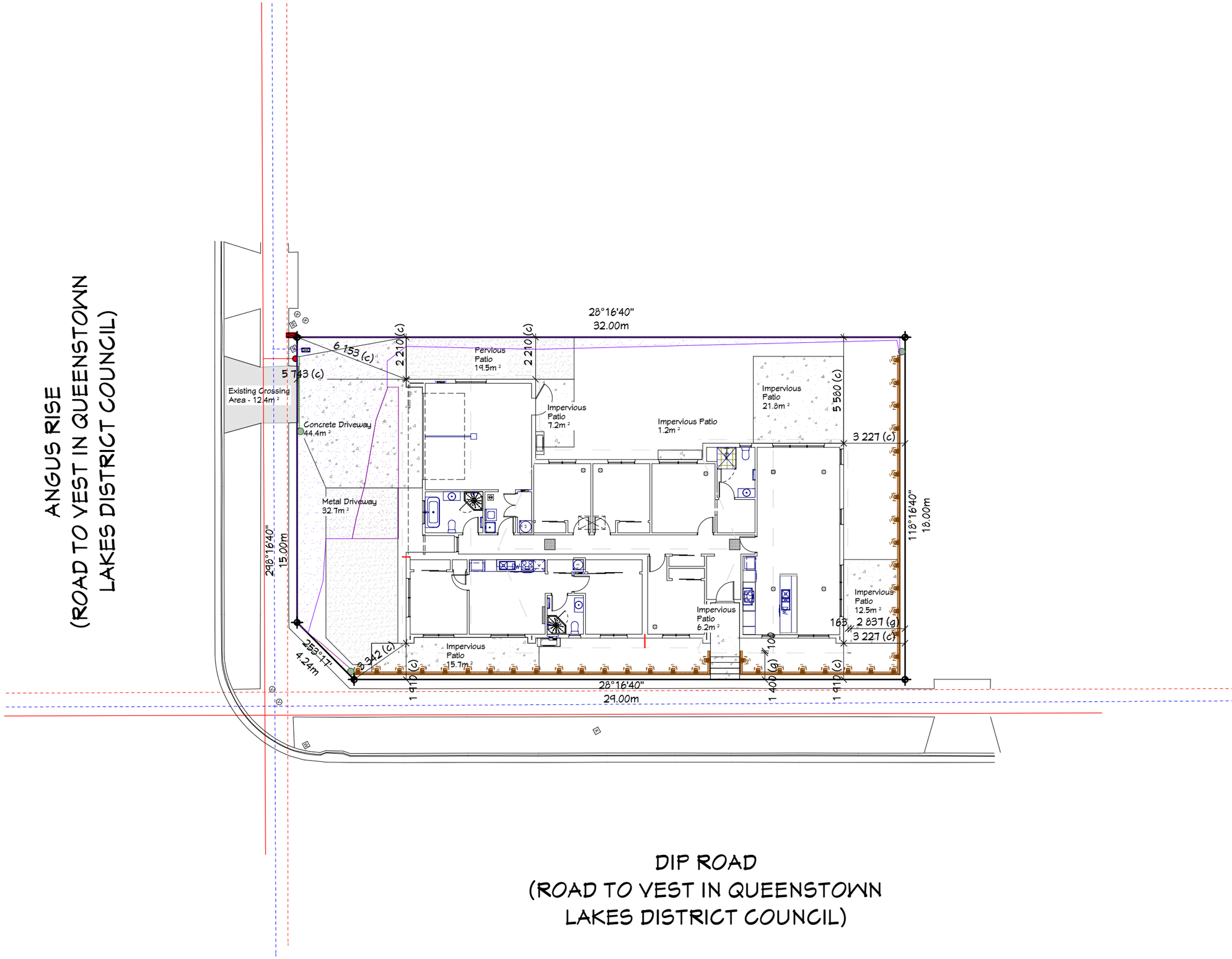
Aureum Construction Ltd
Lot 1154, DP ###
Road
Hanley's Farm, Queenstown

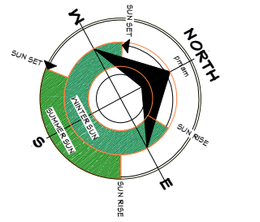
Site Works

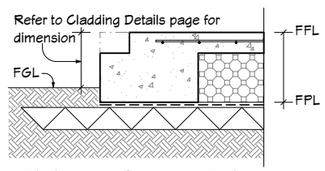
TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Resort Zone
Hanley's Farm DP11
R(HD-SH)-2

JOB No:	96291	SALES:	Tom
LBP:	C.Wearne 101178		
DRAWN:	Jay	DATE:	31/07/2026
SCALE:	1:200	SHEET No.	5 OF 12

ANGUS RISE
(ROAD TO VEST IN QUEENSTOWN
LAKES DISTRICT COUNCIL)







Finished Ground Reference

SP001 / S — Std Raft Slab
MIDINEX X15.plan

DIP ROAD
(ROAD TO VEST IN QUEENSTOWN LAKES DISTRICT COUNCIL)

GOLDEN HOMES™

CLIENT:

Aureum Construction Ltd
Lot 1154, DP ###
Road
Hanley's Farm, Queenstown

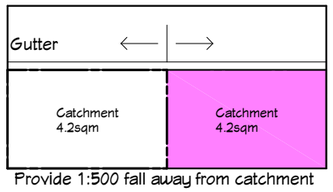
Site Plan

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Resort Zone
Hanley's Farm DP11
R(HD-SH)-2

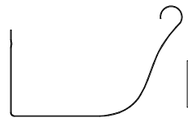
SITE DATA (for zones upto & including):			
Ground Conditions:			
- Sub-soil = All	- Liquefaction = No		
- Expansive = N/A	- Bearing = 200kPa		
Wind Zone:	High		
Earthquake Zone:	3		
Exposure Zone:	C		
Climate Zone:	6		
Rain Intensity (10%AEP):	34mm/hr		
Snowload:	1.5kPa		
JOB No:	96291	SALES:	Tom
LBP:	C.Wearne 101178		
DRAWN:	Jay	DATE:	31/07/2026
SCALE:	1:200	SHEET No.	6 OF 12

GUTTER FALL REQUIREMENTS

At 34mm/h rainfall intensity
Area to downpipe e/side = 138.2m ²
(100 ÷ 34) x 47 = 138.2



Provide 1:500 fall away from catchment intersections to the downpipes



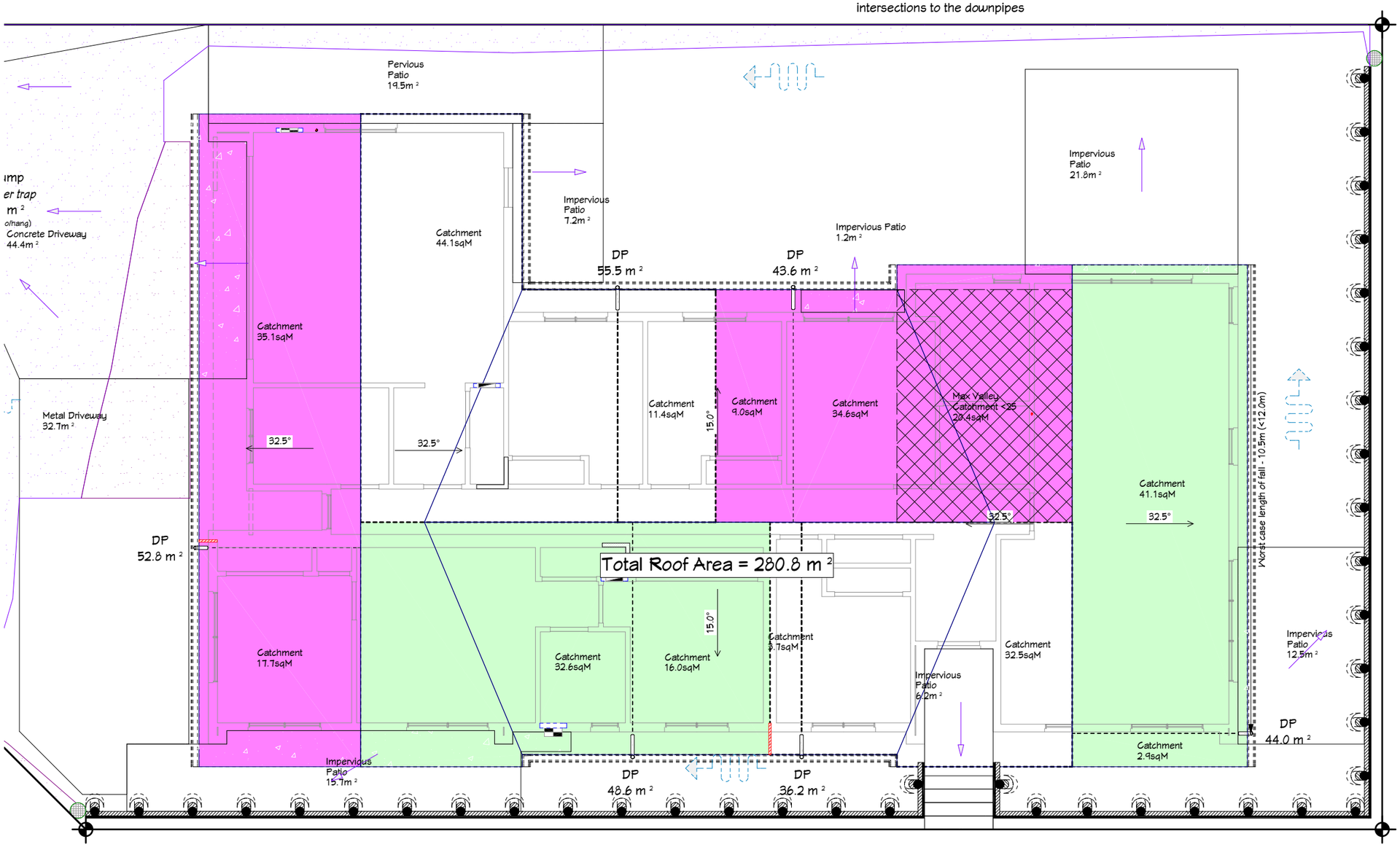
Gutter brackets
maximum - 750mm c/c

STRATCO QUARTER ROUND
Material : 0.55mm G300
Cross Sectional Area : 6770mm ²
Capacity to freeboard: 6100mm ²
Minimum Recommended Fall : 1:500

DOWNPIPE
Minimum 80mm diameter

	Under 25 deg	Under 35 deg	Under 45 deg	Under 55 deg
Rainfall Intensity, I (mm/hr)	100	100	100	100
Area to downpipe e/side (m ²)	56	47	39	31
Area to downpipe Total (m ²)	85	70	60	50

DD017 SQR **External Gutter**
Stratco Quarter Round
W:\DINEX X15.plan



KEY

= Type 1 sump
= Type 2 sump
= Drainage channel
= Overland flow path
= Fall of paving

SITE DATA (for zones upto & including):			
Ground Conditions:			
- Sub-soil = All		- Liquefaction = No	
- Expansive = N/A		- Bearing = 200kPa	
Wind Zone:	High		
Earthquake Zone:	3		
Exposure Zone:	C		
Climate Zone:	6		
Rain Intensity (10%AEP):	34mm/hr		
Snowload:	1.5kPa		
JOB No:	96291	SALES:	Tom
LBP:	C.Wearne 101178		
DRAWN:	Jay	DATE:	31/07/2026
SCALE:	1:100	SHEET No.	7 OF 12

GOLDEN HOMES™

CLIENT:

Aureum Construction Ltd
Lot 1154, DP ###
Road
Hanley's Farm, Queenstown

Site Surface Water

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Resort Zone
Hanley's Farm DP11
R(HD-SH)-2

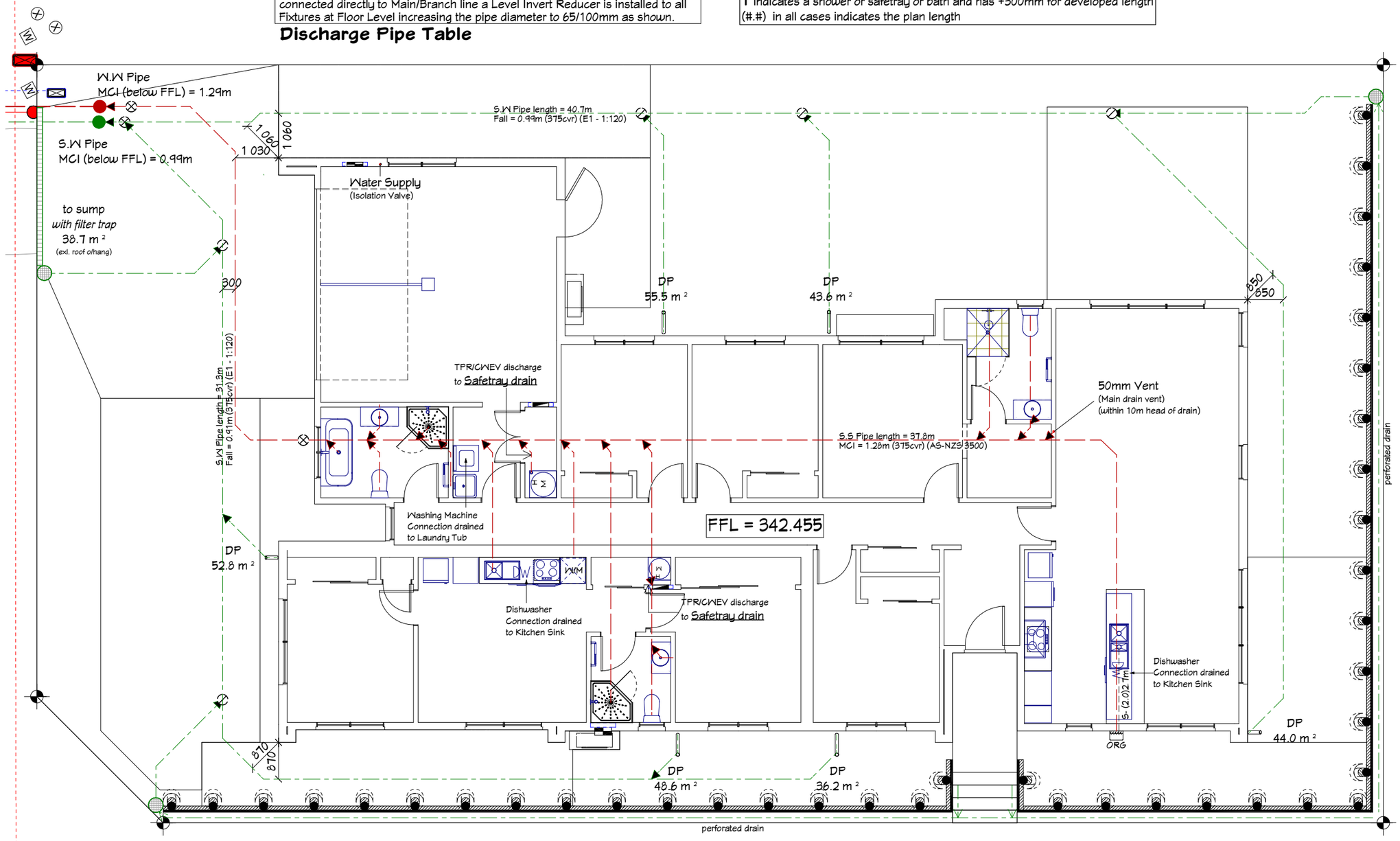
Fixture Type	Discharge Fixtures	Min. Discharge pipe size to FWG (mm)	Min. Discharge pipe size to DGT (mm)	Gradient
Basin	1	40	40	1:40
Bath(Safetray)	4	40	40	1:40
Shower	2	40	40	1:40
Laundry	5	50	50	1:40
Kitchen sink	3	Not Permitted	65	1:40
FWG	up to 10	Not Permitted	65	1:40
WC	4	Not Permitted	100	1:60

Note: All Fixtures are to include individual water traps. IF discharge pipes are connected directly to Main/Branch line a Level Invert Reducer is installed to all Fixtures at Floor Level increasing the pipe diameter to 65/100mm as shown.

Discharge Pipe Table

EXTERNAL DRAINAGE
AS-NZS 3500, Pipe sizes
MCI - Minimum connection invert (bellow FFL)
Sewer drain - 100mm uP.V.C pipe, 1:60 Gradient(min)
Stormwater drain - 100mm uP.V.C pipe, 1:120 Gradient(min)
*All inverts allow 650mm below FFL at the head of the drain to allow for gully and pipe cover
*All inverts to be checked prior to building works commencing.

INTERNAL PLUMBING WASTE KEY
S indicates a sink and has +700mm for developed length
T indicates a shower or safetray or bath and has +300mm for developed length
(#.#) in all cases indicates the plan length



Key
= IP = Inspection Point
= RE = Rodding Eye
AAV = Air Admittance Valve
= DP = Down Pipe
= DGT = Disconnector Gully Trap
= ORG = Overflow Relief Gully Trap
= FWG = Floor Waste Gully Trap
= 100mm uPVC Stormwater Drain
= 150mm uPVC Stormwater Drain
= 100mm uPVC Wastewater Drain
= Fixture Waste Pipes

= Type 1 sump
= Type 2 sump
= Drainage channel
= Overland flow path
= Fall of paving

SITE DATA (for zones upto & including):

Ground Conditions:	
- Sub-soil = All	- Liquefaction = No
- Expansive = N/A	- Bearing = 200kPa
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	34mm/hr
Snowload:	1.5kPa

GOLDEN HOMES™

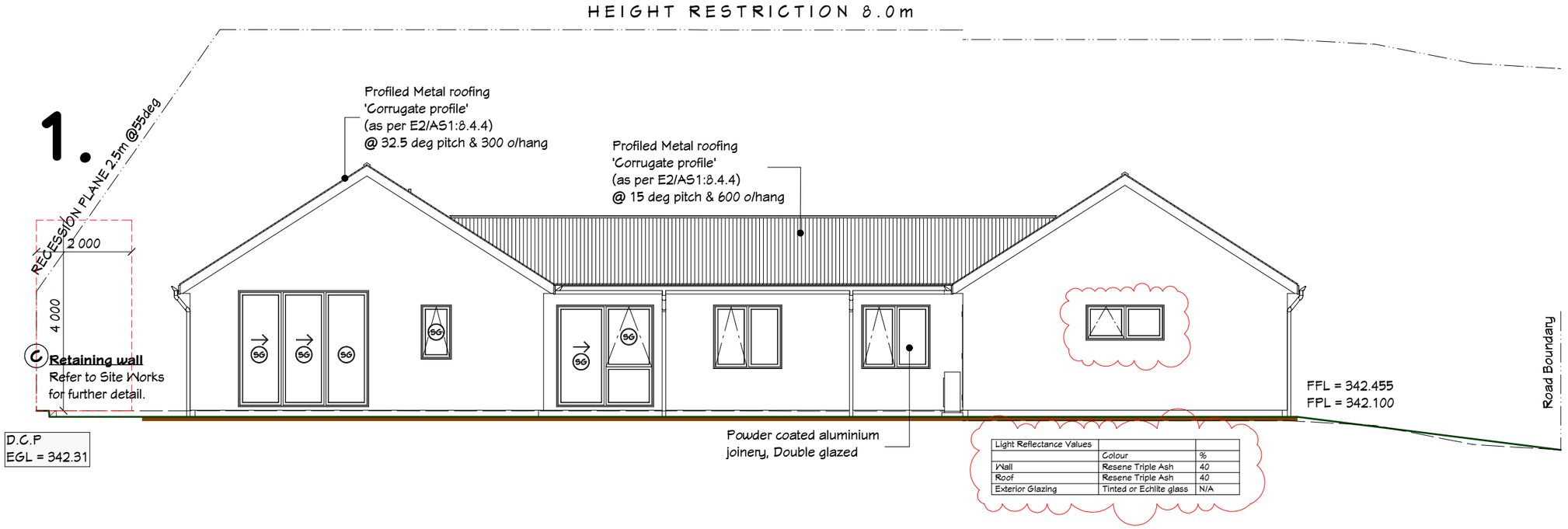
CLIENT:
Aureum Construction Ltd
Lot 1154, DP ###
Road
Hanley's Farm, Queenstown

Site Drainage

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Resort Zone
Hanley's Farm DP11
R(HD-SH)-2

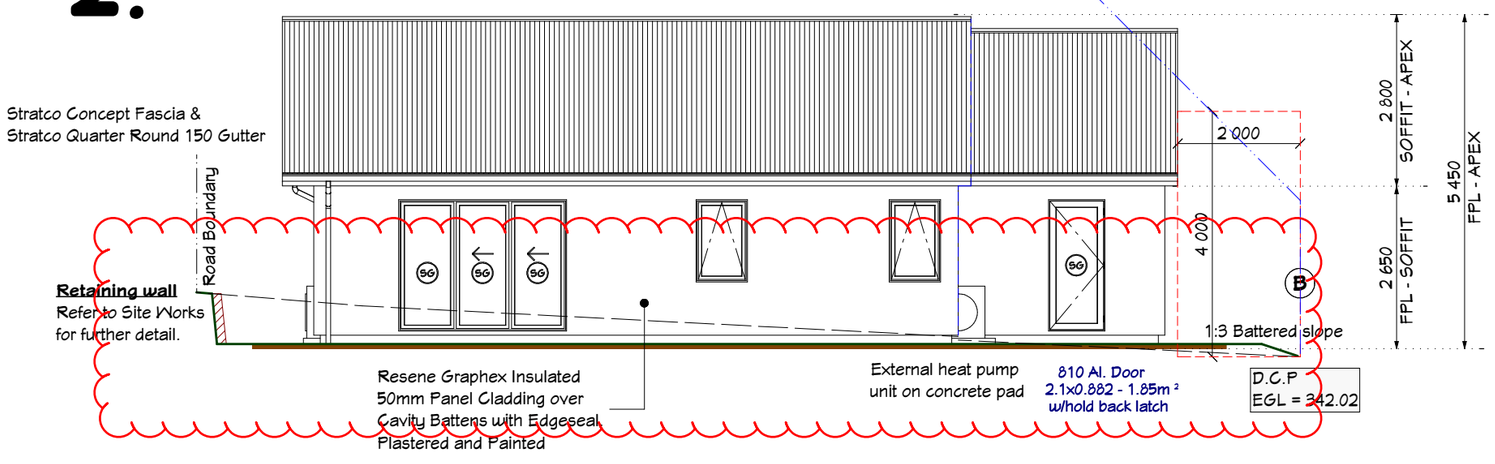
JOB No:	96291	SALES:	Tom
LBP:	C.Wearne 101178		
DRAWN:	Jay	DATE:	31/07/2026
SCALE:	1:100	SHEET No.	8 OF 12

1.



Light Reflectance Values		
	Colour	%
Wall	Resene Triple Ash	40
Roof	Resene Triple Ash	40
Exterior Glazing	Tinted or Echlite glass	N/A

2.



FFL = Finished Floor Level
FGL = Finished Ground Level
FPL = Finished Platform Level
EGL = Existing Ground Level
Refer to Site Plan Detail SP001 for more info.

SG Indicates safety glass

Table 2	Building envelope risk matrix Paragraph 3.1.2. Figure 1				
All Walls	Risk Severity				
Risk factor	Low	Med	High	Very High	Subtotals for each risk factor
Wind zone (per NZS 3604)	0	0	1	2	1
Number of storeys	0	1	2	4	0
Roof/wall intersection design	0	1	3	5	3
Eaves width	0	1	2	5	2
Envelope complexity	0	1	3	6	3
Deck Design	0	2	4	6	0
				Total Risk Score	9

SITE DATA (for zones upto & including):
Ground Conditions:
- Sub-soil = All - Liquefaction = No
- Expansive = N/A - Bearing = 200kPa
Wind Zone: High
Earthquake Zone: 3
Exposure Zone: C
Climate Zone: 6
Rain Intensity (10%AEP): 34mm/hr
Snowload: 1.5kPa

GOLDEN HOMES™

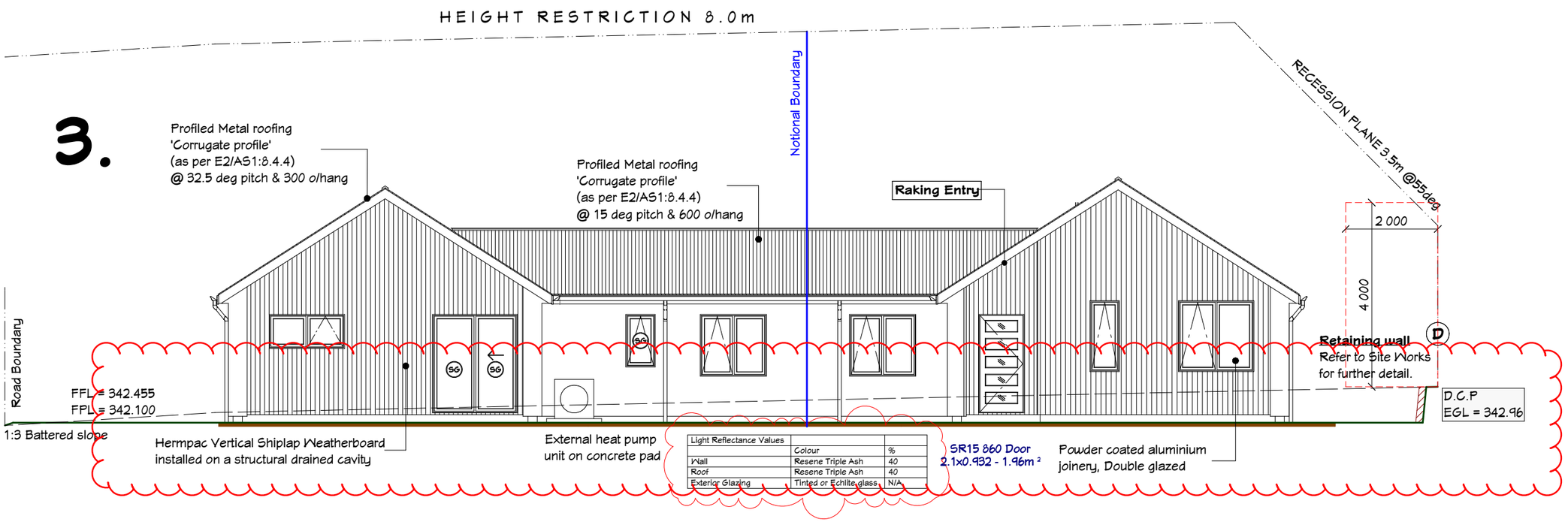
CLIENT:
Aureum Construction Ltd
Lot 1154, DP ###
Road
Hanley's Farm, Queenstown

Elevations .1

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Resort Zone
Hanley's Farm DP11
R(HD-SH)-2

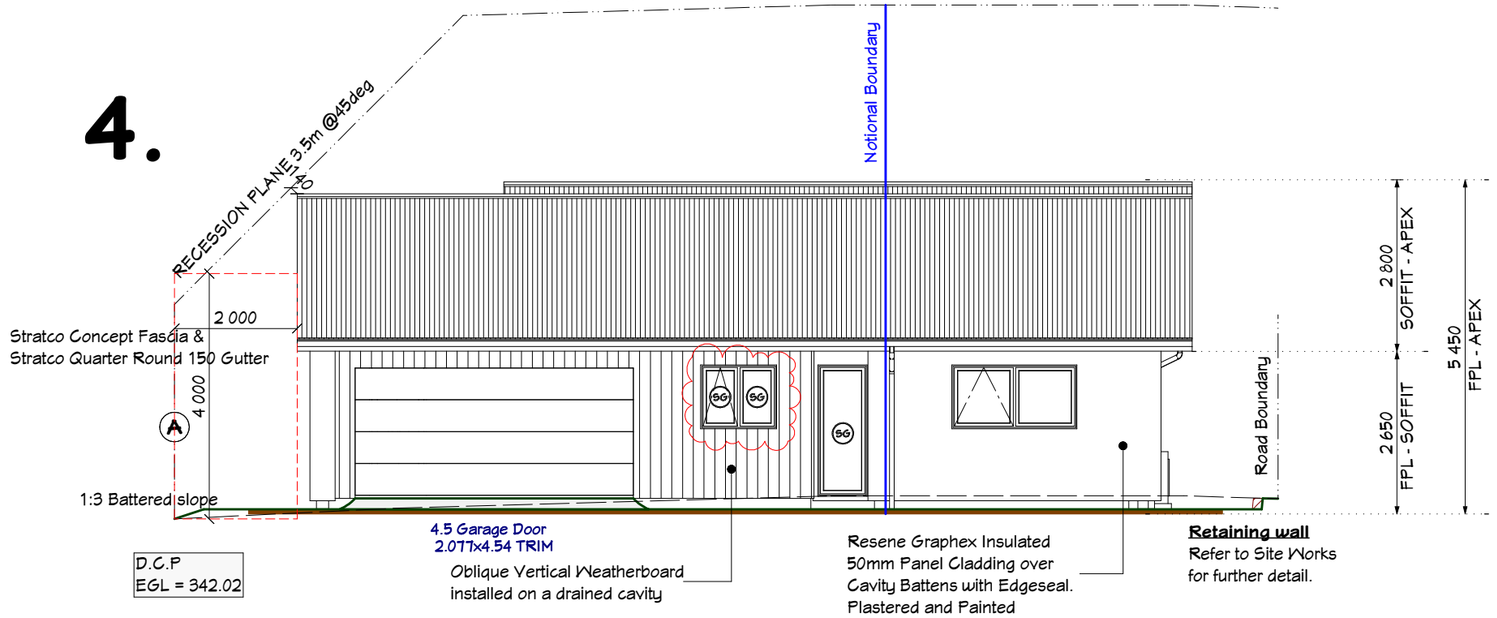
JOB No:	96291	SALES:	Tom
LBP:	C.Wearne 101178		
DRAWN:	Jay	DATE:	31/07/2026
SCALE:	1:100	SHEET No.	9 OF 12

3.



Light Reflectance Values		
	Colour	%
Wall	Resene Triple Ash	40
Roof	Resene Triple Ash	40
Exterior Glazing	Tinted or Echlite glass	N/A

4.



FFL = Finished Floor Level
FGL = Finished Ground Level
FPL = Finished Platform Level
EGL = Existing Ground Level
Refer to Site Plan Detail SP001 for more info.

SG Indicates safety glass

Table 2	Building envelope risk matrix Paragraph 3.1.2. Figure 1				
All Walls	Risk Severity				
Risk factor	Low	Med	High	Very High	Subtotals for each risk factor
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Number of storeys	0	1	2	4	0
Roof/wall intersection design	0	1	3	5	3
Eaves width	0	1	2	5	2
Envelope complexity	0	1	3	6	3
Deck Design	0	2	4	6	0
				Total Risk Score	9

SITE DATA (for zones upto & including):
Ground Conditions:
- Sub-soil = All - Liquefaction = No
- Expansive = N/A - Bearing = 200kPa
Wind Zone: High
Earthquake Zone: 3
Exposure Zone: C
Climate Zone: 6
Rain Intensity (10%AEP): 34mm/hr
Snowload: 1.5kPa

GOLDEN HOMES™

CLIENT:

Aureum Construction Ltd
Lot 1154, DP ###
Road
Hanley's Farm, Queenstown

Elevations .2

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Resort Zone
Hanley's Farm DP11
R(HD-SH)-2

JOB No:	96291	SALES:	Tom
LBP:	C.Wearne 101178		
DRAWN:	Jay	DATE:	31/07/2026
SCALE:	1:100	SHEET No.	10 OF 12

H:\RCDC\Job\9000\96291 Aureum\96291 Aureum.plan

TOTAL FLOOR AREA	= 239.7sqM
LIVING AREA	= 205.1sqM
GARAGE AREA (excl. Laun)	= 34.6sqM
TOTAL ROOF AREA	= 280.8sqM
APPROXIMATE Exterior wall perimeter (incl. FW)	= 86.0m (Ext. FW=2.5m)
APPROXIMATE Interior wall perimeter (incl. FW)	= 119.9m (Int. FW=30.0m)
APPROXIMATE Fascia & Gutter lineal meters	= 47.6m
APPROXIMATE Barge lineal meters	= 59.0m

Stud height - 2.42m throughout
Interior door height - 1980mm
Truss heel height - 234.5mm(15deg roof), 265.9mm(32.5deg roof)
Fascia Vent Required

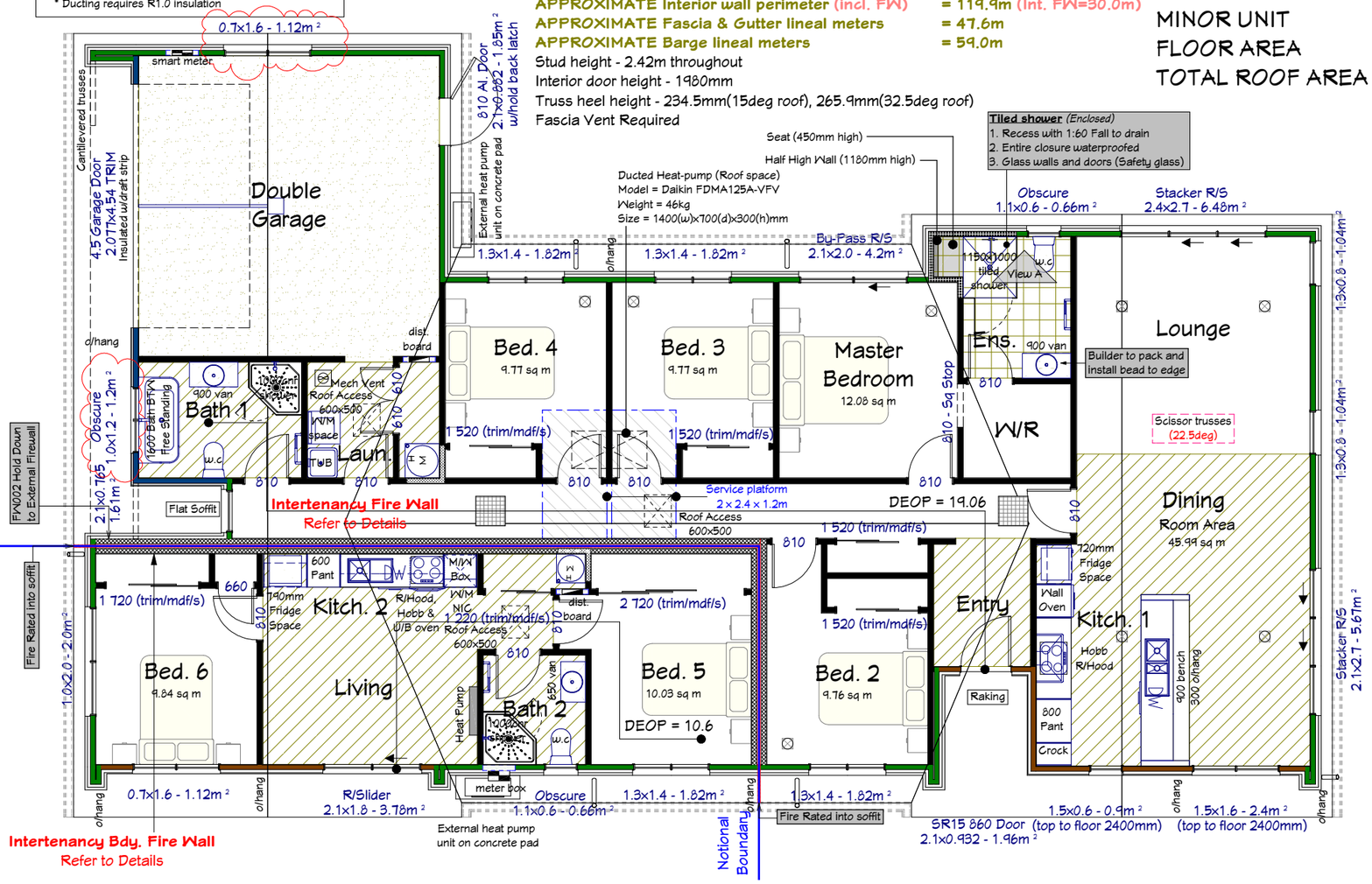
MAIN UNIT

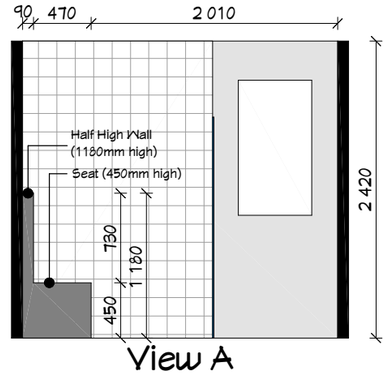
FLOOR AREA	= 185.4sqM
LIVING AREA	= 150.8sqM
GARAGE AREA (excl. Laun)	= 34.6sqM
TOTAL ROOF AREA	= 217.8sqM

MINOR UNIT

FLOOR AREA	= 54.3sqM
TOTAL ROOF AREA	= 63.0sqM

Heating in Ceiling
- 550mm Hinged Filtered Return Grille (Preliminary, T.B.C on-site)
- 200mm Supply Diffuser (Preliminary, T.B.C on-site)
- * Ducting requires R1.0 insulation





ELEVATION GUIDE
1 2 3 4

FLOOR COVERINGS
- = Vinyl (Tile/Planking)
- = Tiles
- = Carpet
- = Garage Carpet
- = Aqualine, Tiles

Note: It is important to understand that these plans are not assessed by an engineer for structural integrity until the working drawings process. Due to this there may be extra costs for structural steel requirements unidentified by the design team.

SITE DATA (for zones upto & including):	
Ground Conditions:	
- Sub-soil = All	- Liquefaction = No
- Expansive = N/A	- Bearing = 200kPa
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	34mm/hr
Snowload:	1.5kPa

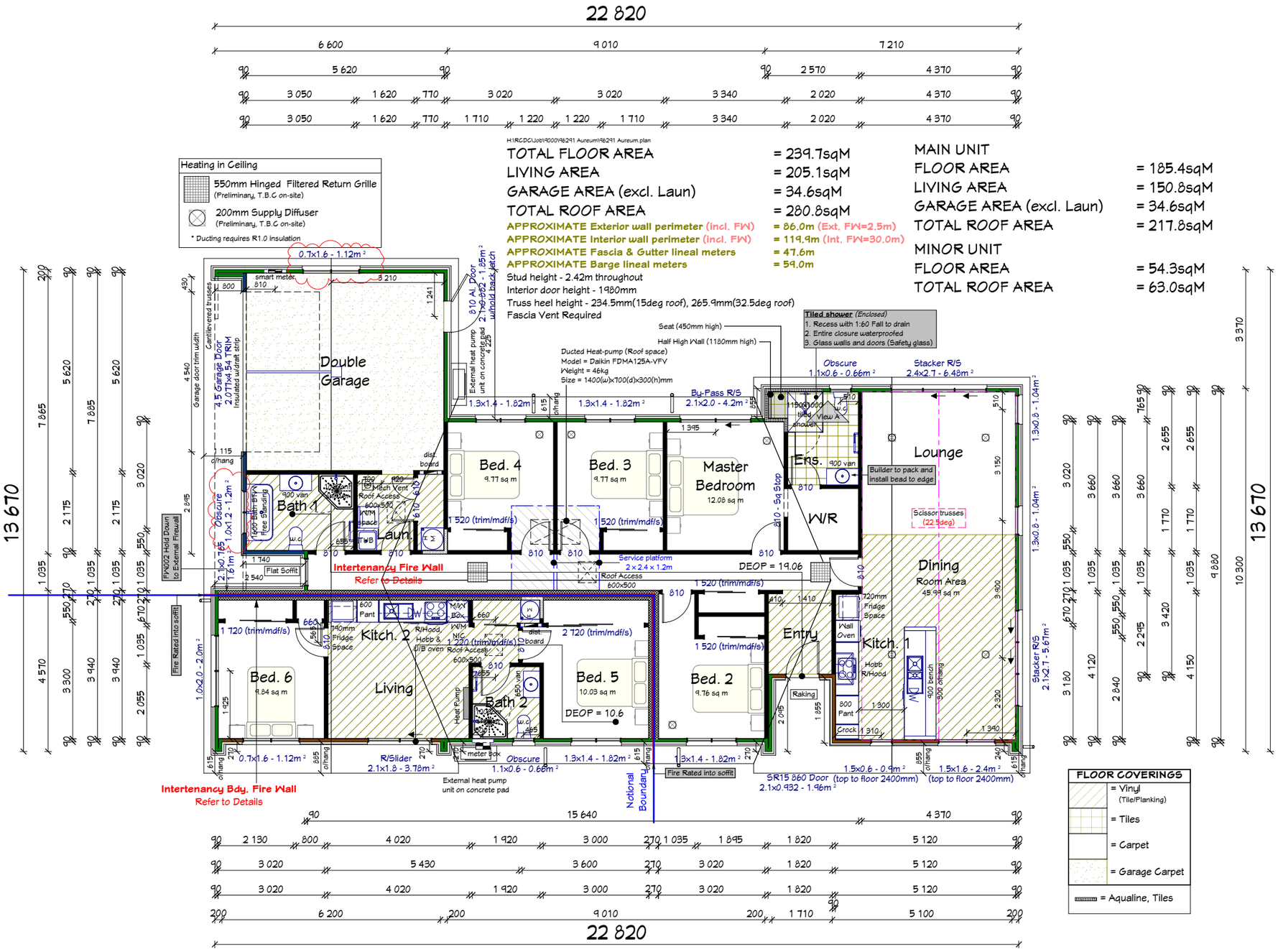
GOLDEN HOMES™

CLIENT:
Aureum Construction Ltd
Lot 1154, DP ###
Road
Hanley's Farm, Queenstown

Floor Plan

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Resort Zone
Hanley's Farm DP11
R(HD-SH)-2

JOB No:	96291	SALES:	Tom
LBP:	C.Wearne 101178		
DRAWN:	Jay	DATE:	31/07/2026
SCALE:	1:100	SHEET No.	11 OF 12



GOLDEN HOMES™

CLIENT:

Aureum Construction Ltd
Lot 1154, DP ###
Road
Hanley's Farm, Queenstown

Floor Plan Dimensioned

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Resort Zone
Hanley's Farm DP11
R(HD-SH)-2

SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All
- Liquefaction = No
- Expansive = N/A
- Bearing = 200kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	34mm/hr
Snowload:	1.5kPa

JOB No:	96291	SALES:	Tom
LBP:	C.Wearne 101178		
DRAWN:	Jay	DATE:	31/01/2026
SCALE:	1:125	SHEET No.	12 OF 12

Notes:

(Resource Consent Approval is required for the following)

1) *Retaining does not comply with the earthworks rules (rules 22.3.3.ii.b) for queenstown. Wall over 500mm has to be off the boundary by atleast its height to comply. RC is required.*

(Assumptions made that require approval prior to starting Working Drawings)

1) As per requirement 3.3 in the Design Guidelines, please provide the Roof and Wall colours and LRV.
2) We have changed the window size of Bathroom 1 to 1.0x1.2.
3) Please confirm the Garage window open direction.
4) We have adjusted the driveways size to fit the batter.
5) I do not think we can change to 5kpa wall as is it on the boundary and we cannot control what the neigbours will put on there lot and from the road boundary, that is agaist the info we have. If we are designing it we have to do it as 12kpa as per Lens letter unless they have something else in writing.
   (Please confirm that what I've shown is correct, if it's to be different, an Alteration will be required.)

All Plan Information and Products have been provided.

No further Detail is required to lodge for LIM Working Drawings.

As long as the above responses do not require a Change and you do not supply any of the below notes. Otherwise an Alteration is Required First.

(Required to be Supplied prior to starting Full Working Drawings)

1) Please advise how you propose to submit these plans to Council:
   a) with Site Specific Certificate of Title and Interest *(Plans and Notes drawn to match specific Lot)*
   b) with Parent Lot Certificate of Title and Interest with a LT plan from LINZ *(Plans and Notes drawn to match LT plan)*
   c) with Parent Lot Certificate of Title and Interest *(Plans and Notes will be drawn to match Parent Lot)*
2) Proposed Retaining Wall, Specific Design is Required with the following Design Parameters:

   Retaining wall
   - Up to 0.99m
   - 12kPa Surcharge *Boundary=12*
   - 1:5 Slope to Top of Retaining

PRINT DATE
2026/1/31, Time - 11:22:10