







EXTERNAL COLOURS

COLORSTEEL WINDSOR GREY CORRUGATE ROOF CLADDING	**COLORSTEEL WINDSOR GREY** CORRUGATE WALL CLADDING GARAGE DOOR	**DULUX MIDHIRST DOUBLE** JH AXON PANEL CLADDING

PROPOSED DWELLING
LOT 1104 HANLEYS FARM, QUEENSTOWN
P & M GALLARDO and D & C NAVASCA

CLIENT APPROVAL

PLEASE REVIEW YOUR LATEST HOME CONCEPT PLANS CAREFULLY, INCLUDING LAYOUT, WINDOWS, DOORS AND CLADDINGS BEFORE SIGNING OFF.
REVIEW AND CHECK EVERYTHING: VERIFY THE FLOOR PLAN, KITCHEN, BATHROOM LAYOUTS AND ALL OPENINGS.
MINOR CHANGES: YOUR FIRST THREE SMALL ALTERATIONS ARE FREE.
ADDITIONAL CHANGES: MORE THAN THREE CHANGES OR ANY FUTURE REVISIONS WILL COST A MINIMUM OF $150.00 +GST.
TO REQUEST CHANGES: SKETCH EDITS DIRECTLY ON THE PLANS AND RETURN THEM TO YOUR CONSULTANT.
TO APPROVE PLANS: SIGN EVERY PAGE AND RETURN THEM TO YOUR CONSULTANT IF YOU HAVE NO CHANGES. ONCE APPROVED WE WILL BEGIN DETAILED ENGINEERING AND BUILDING CONSENT DOCUMENTATION. ALTERATIONS AFTER THIS POINT WILL CAUSE PROJECT DELAYS AND INCUR ADDITIONAL FEES TO RE-DO THE PROJECT DETAILS.

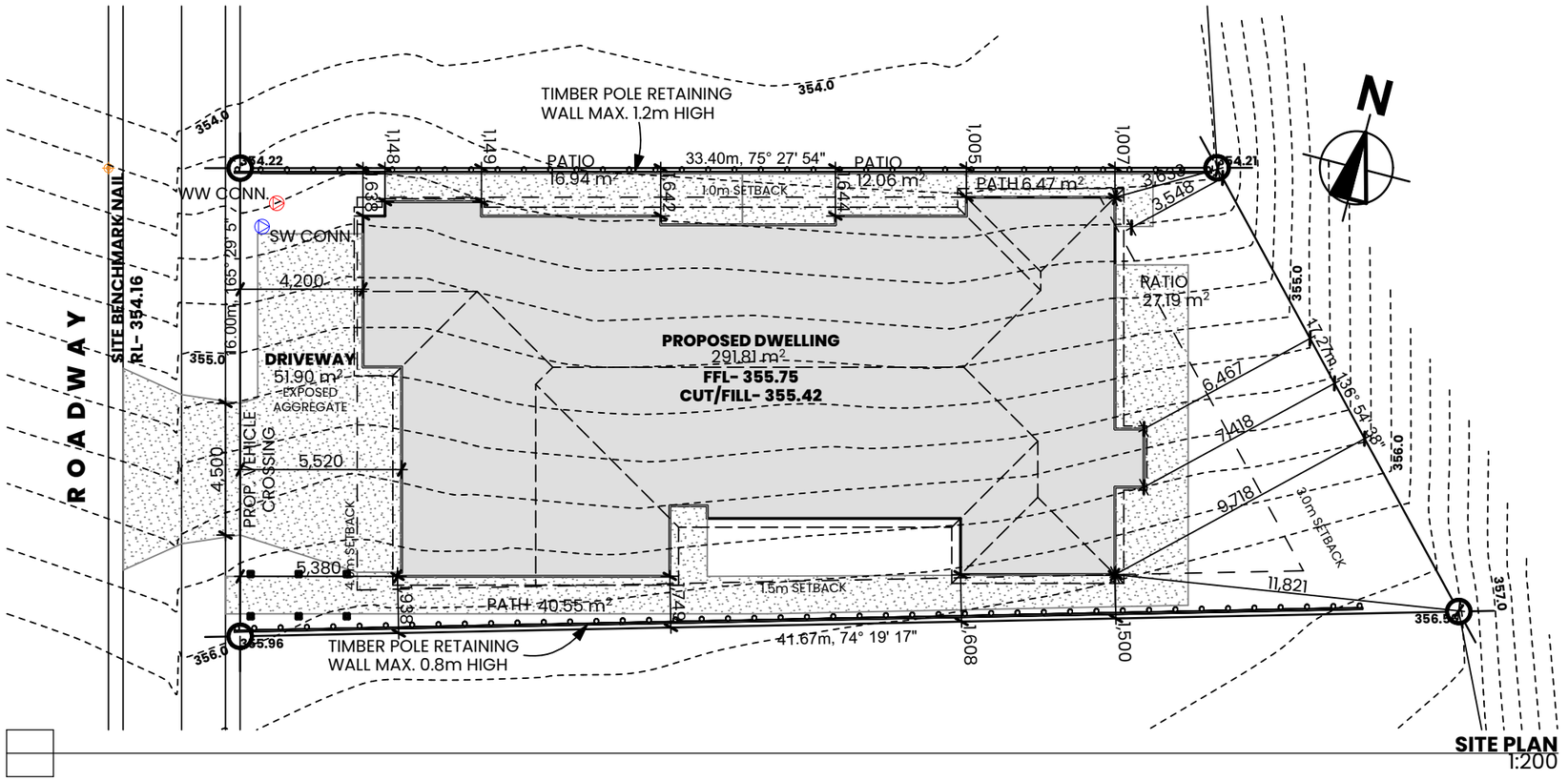
PLEASE TAKE YOUR TIME TO ENSURE EVERYTHING IS CORRECT.
APPROVAL: I/wE HAVE READ AND UNDERSTOON THE ABOVE:

SIGNED:

DATED:

G.J. Gardner. HOMES

HAVEN ARCHITECTURAL



SITE DETAILS

ADDRESS:	LOT 1104 HANLEYS FARM, QUEENSTOWN
DURABILITY ZONE:	ZONE B
EARTHQUAKE ZONE:	ZONE 3
SNOW ZONE:	N5
WINDZONE:	HIGH
LEGAL DESCRIPTION:	LOT 1104 DP T.B.C
SITE AREA:	586.80 m²
ZONING:	JACKS POINT RESORT

NOTES

- SHOULD THERE BE ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATION FOUND, OR THE MEANING(S) IS(ARE) UNCLEAR OR IF THERE IS APPARENT CONFLICTING INFORMATION SHOWN DESIGNER SHALL BE CONTACTED IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORKS.

- NO SUBSTITUTION TO ANY PRODUCTS OR DETAILS WITHOUT THE DESIGNERS APPROVAL IN WRITING.

- ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS BEFORE ANY MANUFACTURE OR CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.

- ALL WORK TO COMPLY WITH NZBC & RELEVANT CODES & NZS3604:2011 UNLESS SPECIFICALLY DESIGNED.

BUILDING COVERAGE

MAX. 50%	OF	586.80 m²
= 293.40 m²		
PROPOSED DWELLING		291.81 m²
EAVES AREA (over 600mm)		0.93 m²
TOTAL AREA		292.74 m²
THUS COMPLIES		**49.88 %**

EARTHWORKS

CUT VOLUME	83.56m³
FILL VOLUME	177.86m³
MAX. CUT HEIGHT	1000mm
MAX. FILL HEIGHT	1160mm
EARTHWORKS AREA	529.61m²

ALL CONSTRUCTION TRADES TO COMPLY WITH GJ GARDNER HOMES QUEENSTOWN HAZARDCO POLICY IN ACCORDANCE WITH F5/AS1

PROJECT NAME	**PROPOSED DWELLING**
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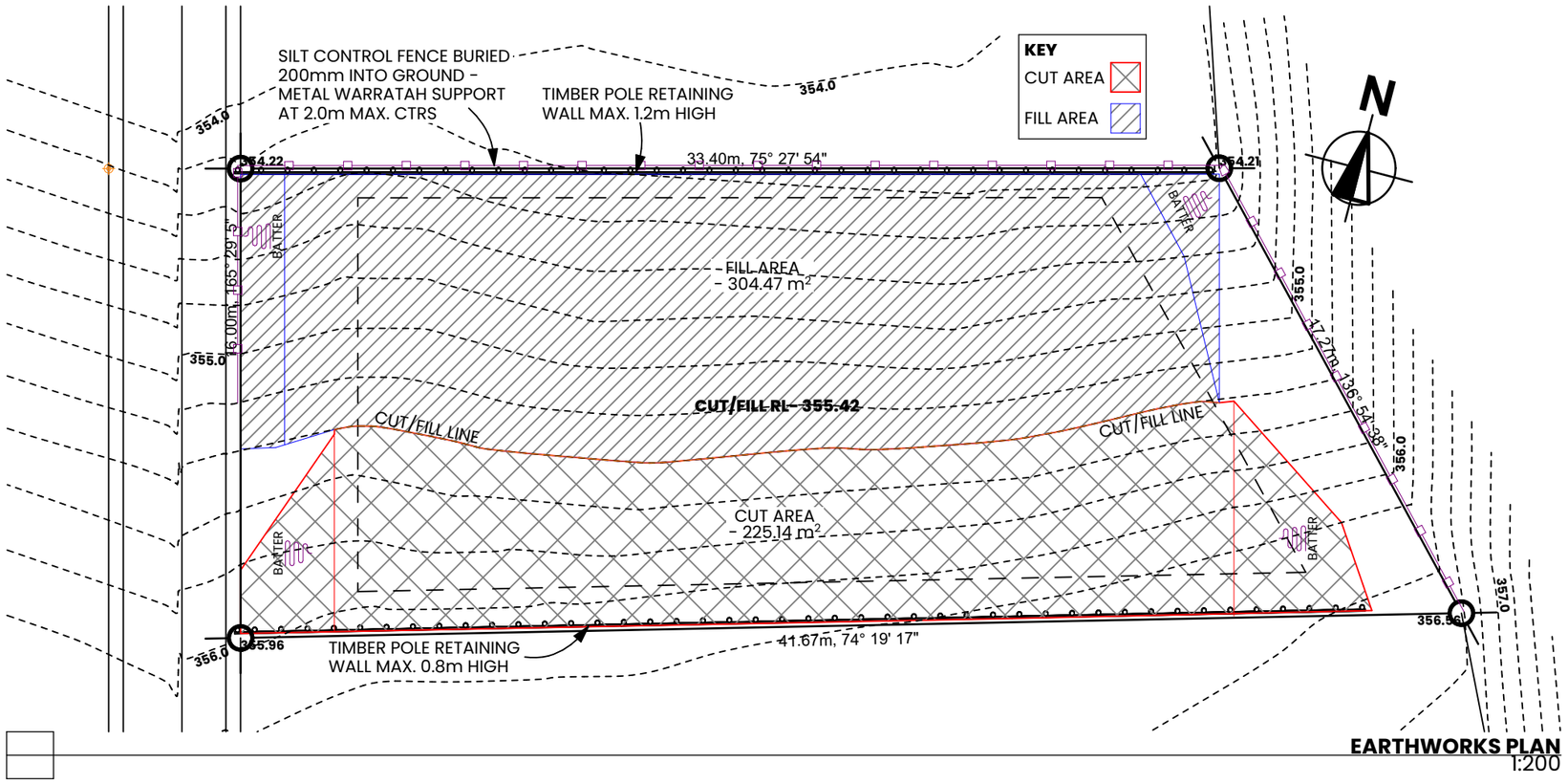
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PLAN STAGE	**RESOURSE CONSENT**
SHEET CONTENTS	**SITE PLAN**
SCALE	**AS SHOWN (ON A3 SHEET)**

PLOT DATE	JOB REF	DESIGN REF
08.09.2026	**NZ67-66**	**26-029**
DRAWN BY	DRAWING No.	REV.
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EARTHWORKS PLAN
1:200

EARTHWORKS

CUT VOLUME	83.56m³
FILL VOLUME	177.86m³
MAX. CUT HEIGHT	1000mm
MAX. FILL HEIGHT	1160mm
EARTHWORKS AREA	529.61m²

SILT MANAGEMENT

STORMWATER DRAINS TO BE INSTALLED ON COMPLETION OF FOUNDATIONS TO ENABLE THE DISCHARGE OF CLEAN WATER INTO SW SYSTEM.

TEMPORARY DOWNPIPES TO BE DISCHARGED INTO SW SYSTEM AS SOON AS POSSIBLE.

CONTRACTOR TO MAKE SURE THE SITE IS KEPT TIDY AND CONTROLS ARE KEPT REGULARLY CHECKED AND MODIFIED TO SUIT THE DIFFERENT STAGES OF DEVELOPMENT, CONTROLS SHOULD BE CLEANED OUT REGULARLY TO PREVENT SEDIMENT BUILD UP RESULTING IN THE FAILURE OF THE SYSTEM.

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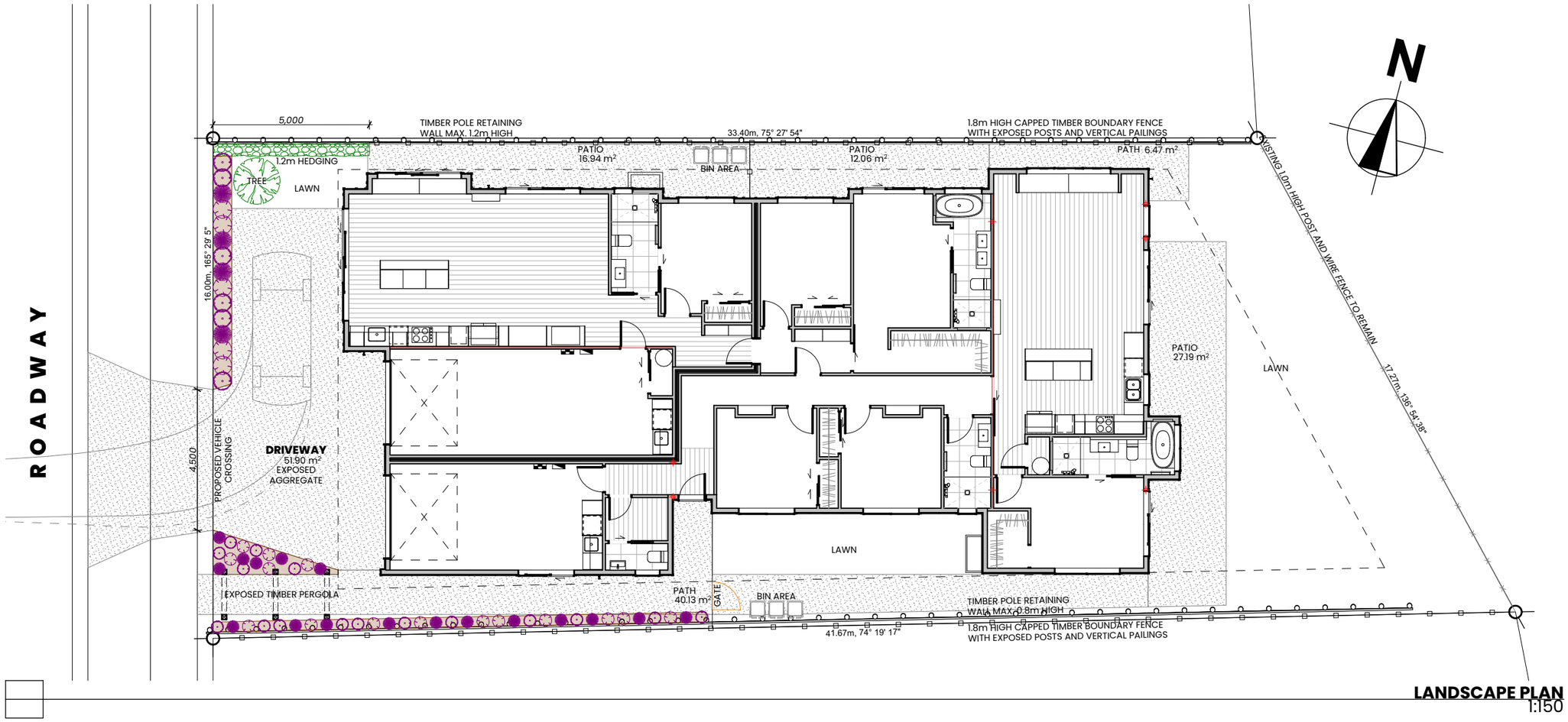
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PLAN STAGE **RESOURSE CONSENT**
SHEET CONTENTS **EARTHWORKS PLAN**
SCALE **AS SHOWN** (ON A3 SHEET)

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LEGEND	
LANDSCAPE	**PLANTS** (HEIGHTS AT 5 YEARS)
WOOD CHIPS	GRASSES & HEBES (0.4-0.8m)
CONCRETE-EXPOSED AGGREGATE	HEDGING (1.2m)
UNSCPECIFIED AREAS TO DEFAULT TO LAWN	



LANDSCAPE PLAN
1:150

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PLAN STAGE	**RESOURSE CONSENT**	PLOT DATE	JOB REF	DESIGN REF
SHEET CONTENTS	**LANDSCAPE PLAN**	**08.09.2026**	**NZ67-66**	**26-029**
SCALE	**AS SHOWN** (ON A3 SHEET)	DRAWN BY	DRAWING No.	REV.
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ELEVATION KEY

N W E S

BUILDING AREAS

PRIMARY FLOOR AREA O/A FRAME
= 189.03 m² (Including Garage)
= 163.48 m² (Excluding Garage)
FLAT FLOOR AREA O/A FRAME
= 102.78 m² (Including Garage)
= 69.98 m² (Excluding Garage)

TOTAL FLOOR AREA O/A FRAME
= 291.81 m² (Including Garage)
= 233.46 m² (Excluding Garage)

ROOF AREA = 318.01 m²

CLADDING KEY
JH AXON PANEL CLADDING WITH COVER BATTENS AT 400crs. on 20mm CAVITY BATTENS OVER SELECTED WALL UNDERLAY (NOGS AT 800crs)

CLADDING KEY
VERTICAL FIRE RATED SHIPLAP CEDAR CLADDING on 20mm CAVITY BATTENS OVER SELECTED WALL UNDERLAY (NOGS AT 800crs)

CLADDING KEY
CORRUGATED COLORSTEEL (VERTICAL) EXTERIOR CLADDING on 20mm CAVITY BATTENS OVER SELECTED WALL UNDERLAY (NOGS AT 1200crs)

CLADDING KEY
CORRUGATED COLORSTEEL (VERTICAL) EXTERIOR CLADDING on 20mm CAVITY BATTENS OVER SELECTED WALL UNDERLAY (NOGS AT 1200crs)

TILING KEY
FLOOR TO CEILING TILES TO SELECTED WALLS OF BATHROOM (HIGHLIGHTED)

TILING KEY
FLOOR TO CEILING TILES TO SELECTED WALLS OF BATHROOM (HIGHLIGHTED)

TILING KEY
FLOOR TO CEILING TILES TO SELECTED WALLS OF BATHROOM (HIGHLIGHTED)

SOLAR PANELS

ALLOWANCE FOR SOLAR PANEL INSTALL TO ROOF. LOCATION AND STRUCTURE SUPPORT T.B.C

FLOOR PLAN
1:100

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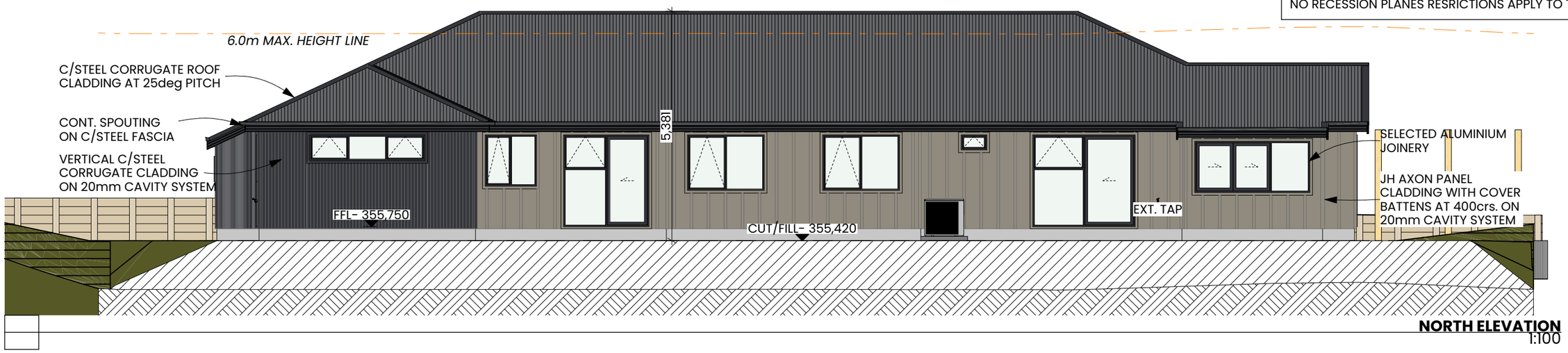
PLAN STAGE	**RESOURSE CONSENT**	PLOT DATE	JOB REF / DESIGN REF
SHEET CONTENTS	**FLOOR PLAN**	**08.09.2026**	**NZ67-66** / **26-029**
SCALE	**AS SHOWN** (ON A3 SHEET)	DRAWN BY: **WW**	DRAWING No.: **5 OF 8** / REV.: **-**

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SOLAR PANELS
ALLOWANCE FOR SOLAR PANEL INSTALL TO ROOF. LOCATION AND STRUCTURE SUPPORT T.B.C

RECESSION PLANES
RECESSION PLANE RESTRICTIONS ONLY APPLY TO FLAT SITES. FLAT SITES ARE DEFINED: 'WHERE THE GROUND IS EQUAL TO OR LESS THAN 6 DEGREES'.
EXISTING GROUND SLOPE IS 8 DEGREES.
NO RECESSION PLANES RESRICTIONS APPLY TO THIS SITE



NORTH ELEVATION
1:100

CLADDING AREAS - TOTAL

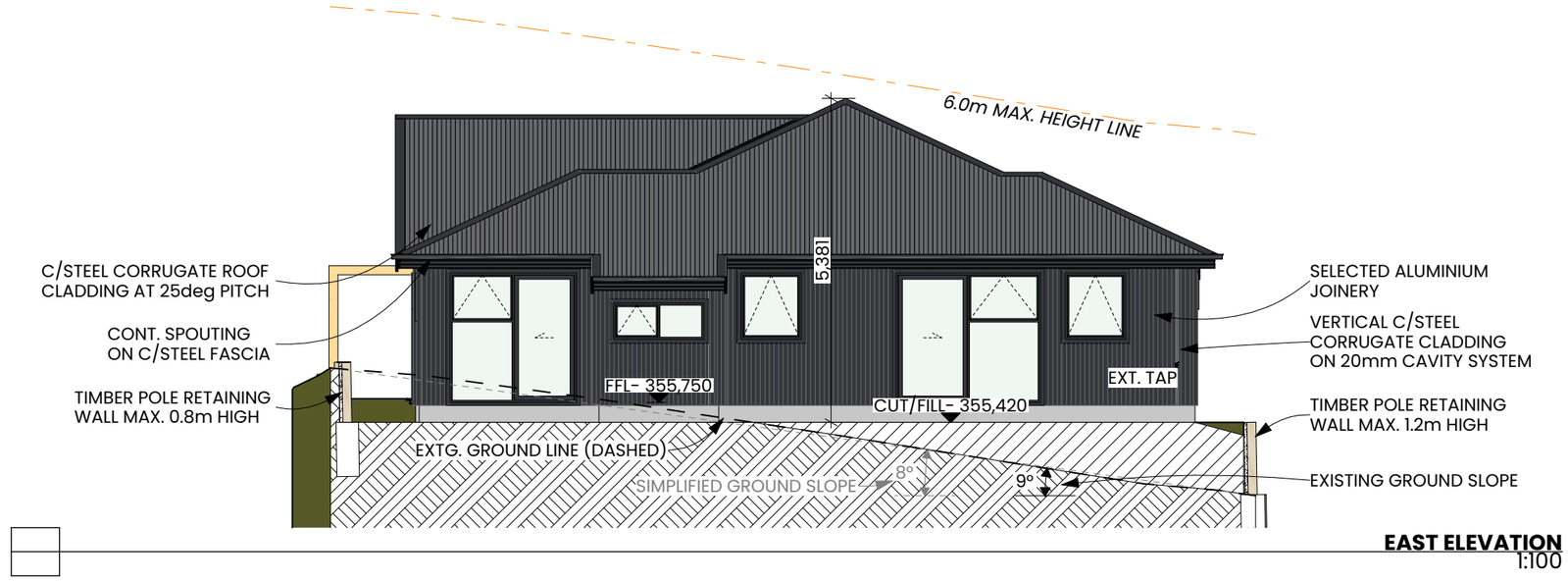
TOTAL FACADE AREA	=144.23 m²
IRON (CORRUGATE)	= 97.56 m²
	= 67.64 %
JH AXON PANEL	= 42.50 m²
	= 29.46 %
TIMBER SHIPLAP	= 4.17 m²
	= 2.90 %

CLADDING AREAS - NORTH

NORTH FACADE AREA	= 40.41 m²
IRON (CORRUGATE)	= 12.21 m²
	= 30.22 %
JH AXON PANEL	= 28.20 m²
	= 69.78 %
TIMBER SHIPLAP	= 0.00 m²
	= 0.00 %

CLADDING AREAS - EAST

EAST FACADE AREA	= 22.17 m²
IRON (CORRUGATE)	= 20.34 m²
	= 91.75 %
JH AXON PANEL	= 1.83 m²
	= 8.25 %
TIMBER SHIPLAP	= 0.00 m²
	= 0.00 %



EAST ELEVATION
1:100

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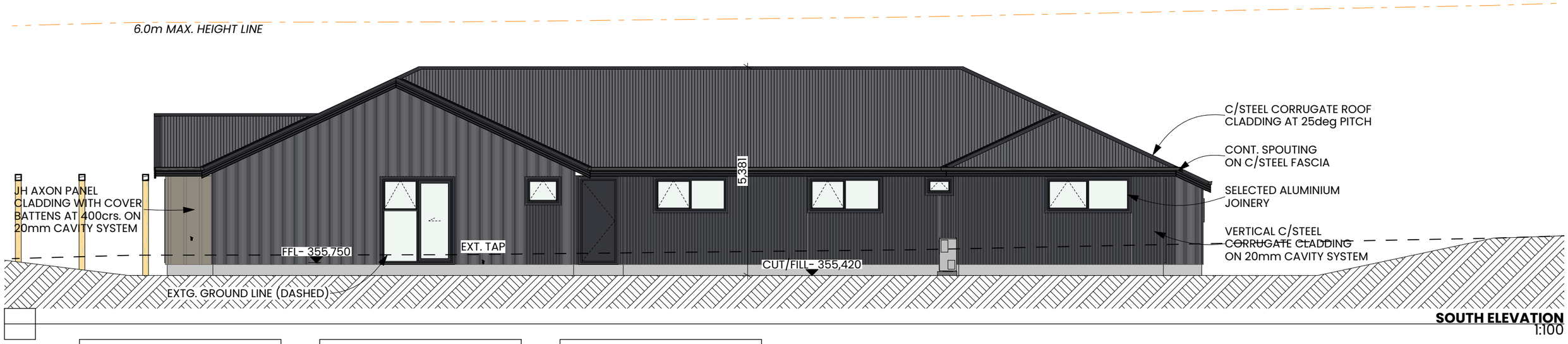
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SHEET CONTENTS **ELEVATIONS**
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SOUTH ELEVATION
1:100

CLADDING AREAS - TOTAL

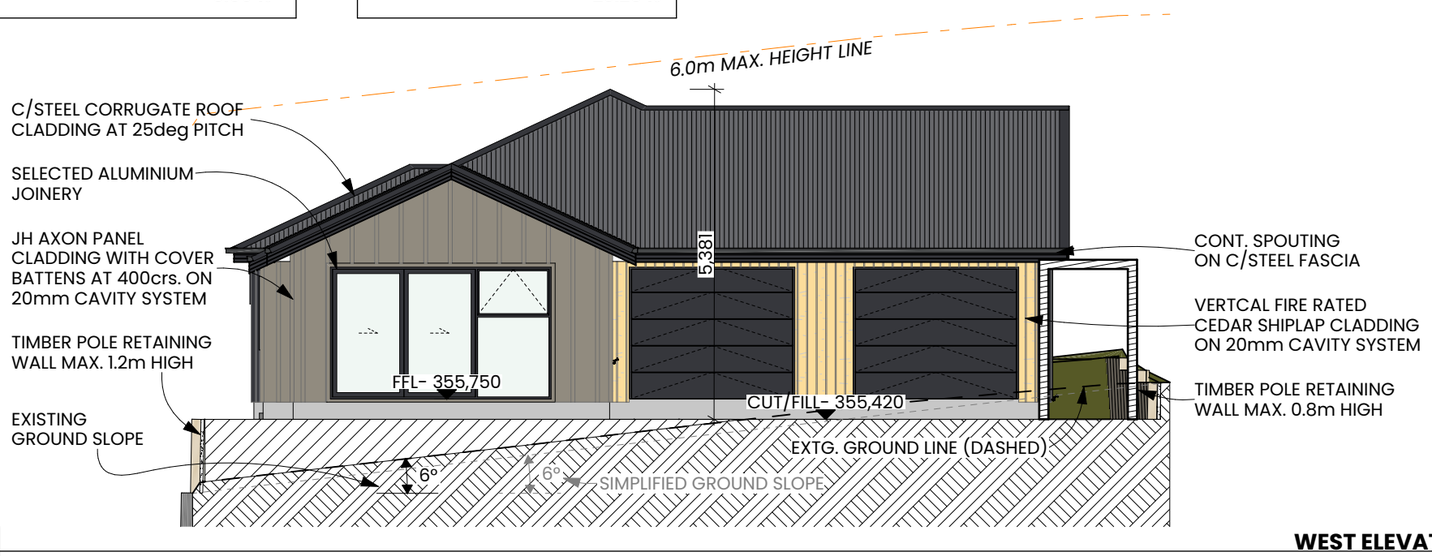
TOTAL FACADE AREA	=144.23 m²	
IRON (CORRUGATE)	= 97.56 m²	**= 67.64 %**
JH AXON PANEL	= 42.50 m²	**= 29.46 %**
TIMBER SHIPLAP	= 4.17 m²	**= 2.90 %**

CLADDING AREAS - SOUTH

SOUTH FACADE AREA	= 60.99 m²	
IRON (CORRUGATE)	= 58.18 m²	**= 95.39 %**
JH AXON PANEL	= 2.81 m²	**= 4.61 %**
TIMBER SHIPLAP	= 0.00 m²	**= 0.00 %**

CLADDING AREAS - WEST

WEST FACADE AREA	= 20.66 m²	
IRON (CORRUGATE)	= 6.83 m²	**= 33.00 %**
JH AXON PANEL	= 9.66 m²	**= 46.75 %**
TIMBER SHIPLAP	= 4.17 m²	**= 20.25 %**



WEST ELEVATION
1:100

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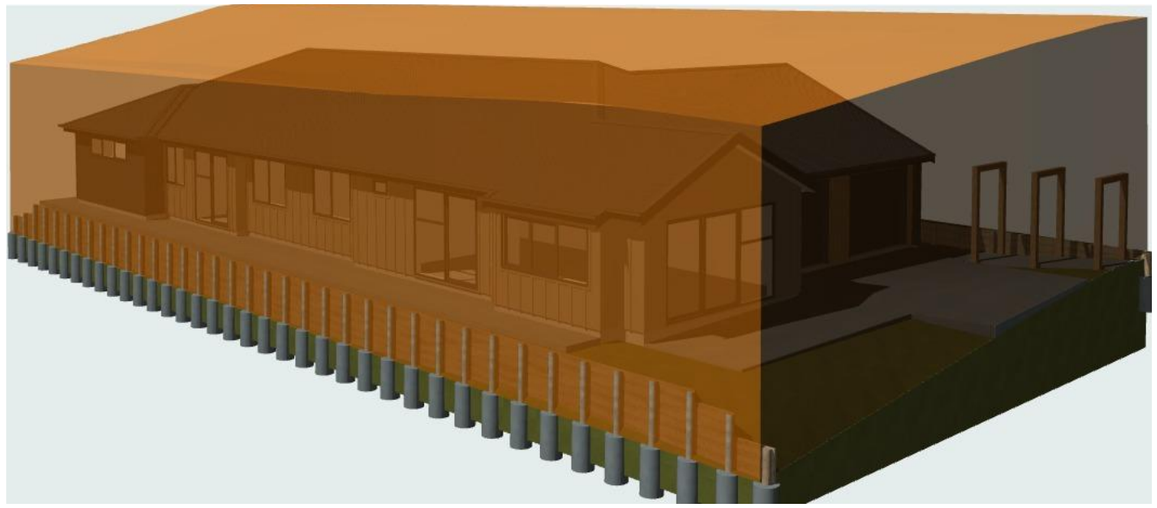
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PLAN STAGE **RESOURSE CONSENT**
SHEET CONTENTS **ELEVATIONS**
SCALE **AS SHOWN** (ON A3 SHEET)

PLOT DATE **08.09.2026**
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PROJECT ADDRESS	**LOT 1104 HANLEYS FARM, QUEENSTOWN**	SHEET CONTENTS	**3D HEIGHT PLANE**	**08.09.2026**	**NZ67-66**	**26-029**
CLIENT NAME	**P & M GALLARDO and D & C NAVASCA**	SCALE	**AS SHOWN** (ON A3 SHEET)	DRAWN BY	DRAWING No.	REV.
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