ARCHITECTURAL DRAWING LIST
A001 TITLE

A100 EXISTING SITE PLAN
A101 EXISTING TOPOGRAPHIC PLAN
A102 PROPOSED SITE PLAN
A104 PROPOSED ROOF PLAN
A105 CUT AND FILL PLAN

A200 OVERALL PROPOSED GROUND FLOOR PLAN
A201 PROPOSED FLOOR PLAN NEW HOME OFFICE
A202 PROPOSED NEW GARAGE PLAN SECTIONS ELEVATIONS

A400 WEST & EAST ELEVATIONS
A401 NORTH & SOUTH ELEVATIONS
A402 3D VIEWS
A403 3D VIEWS



Existing house, garage and cottage at
62 Manse Road Arrowtown.
Lot 2 DP 300024 1857m^2

Issue

Revision	Date	Stage	Notes
-	19/08/26	Detailed Design	PIM
1	22/09/26		Resource Consent Application

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NEW GARAGE & HOME OFFICE ADDITION & ALTERATION
62 MANSE ROAD
ARROWTOWN

Sheet title

TITLE

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A001
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1

LEGEND

TOP BANK
BOTTOM BANK
BUILDING
TOP OF WALL
FOOTPATH/DRIVE
TOP OF KERB
WATER HYDRANT
TELECOM CONNECTION
QLDC WASTEWATER
QLDC STORMWATER
QLDC WATER

CONTOUR MAJOR (2 m interval)
CONTOUR MINOR (0.5m interval)

SEWER, WATER AND STORMWATER LINES TAKEN FROM QLDC GIS WEBSITE, NOT SURVEY ACCURATE

DATUM OIT 9 SO 430240

N=821075.96
E=433186.86
z=417.60

North

MANSE ROAD

existing vehicle crossing

existing vehicle crossing

FOOTPATH

FIRE HYDRANT

TELECOM CONNECTION

40.64

5.00

30.22

41.93

58.00

<3>

Site of New garage

1

2

DRIVEWAY

LOT 2
DP 300024
1857m²

LOT 2
DP 504932

CURRIE'S COTTAGE

HEDGE

GARDEN

Existing cottage

7

6

DECK

PERGOLA

WOOD SHED

Site of New office addition

Existing garage

5

Existing Concrete AREA

BINS

4

Existing Garage

Existing House

4

EAVE

LOT 1
DP 300024

LOT 4
DP 492785

EXISTING SITE
Lot 2 DP 300024 1857m²
Existing site coverage is 12.7% of site @236m²

KEY NOTES

1. Excavate for new garage and cut existing ground for 1m high retaining foundation wall
2. Remove existing stump and form ground for terraced garden
3. Excavate for new services trenches. Refer A105 Cut and Fill Plan.
4. Existing house and garage- Re-route electrical mains, water supply and services as required. Otherwise, no work.
5. Existing garage to be converted into new office 1 and bathroom.
6. Existing deck removed, and pergola roof over to be disassembled for salvaged and re-use.
7. Existing Category 3 Historic Heritage Listing 352 stone cottage 'Currie's Cottage' to be preserved and maintained. Stone repointed, roofing, refixed and repaired. Windows made good.

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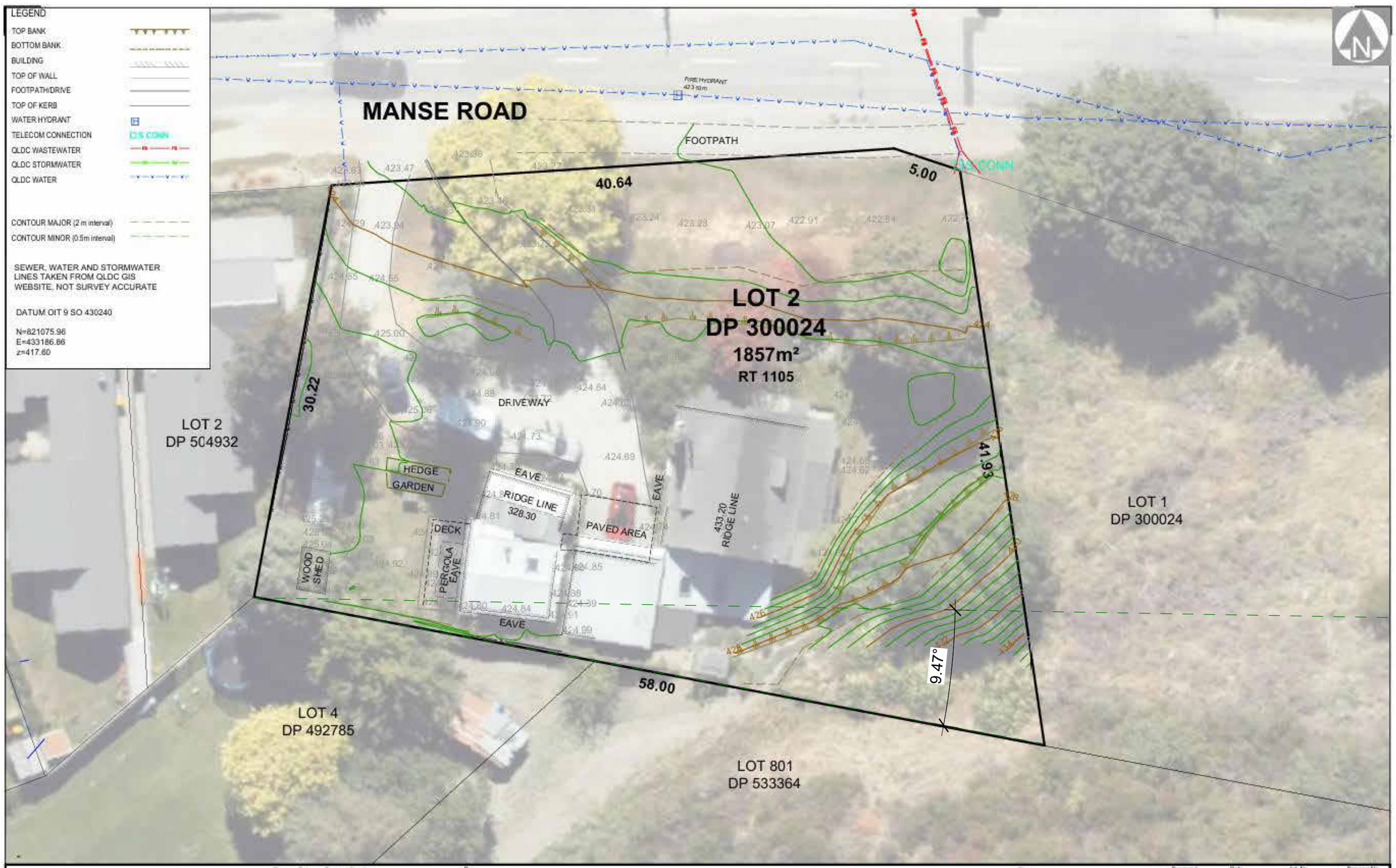
EXISTING SITE PLAN

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1:200

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CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
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Tel. (03)441-4044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
-	-	-	-

Topographic Plan Lot 2 DP 300024
62 Manse Road, Arrowtown

Client: Hamilton, Marian	Surveyed: RS	Date: 25-07-2025	Job No: 17543	Drawing No: 01 Sheet 001	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: RS	Date: 08-08-2025	Scale:	1:125 @ A1 1:250 @ A3	
	Checked: HC	Date: 12-08-2025	Datum & Level: MT NIC 2000 NZVD2016		Rev: -

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EXISTING TOPOGRAPHIC PLAN

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As shown

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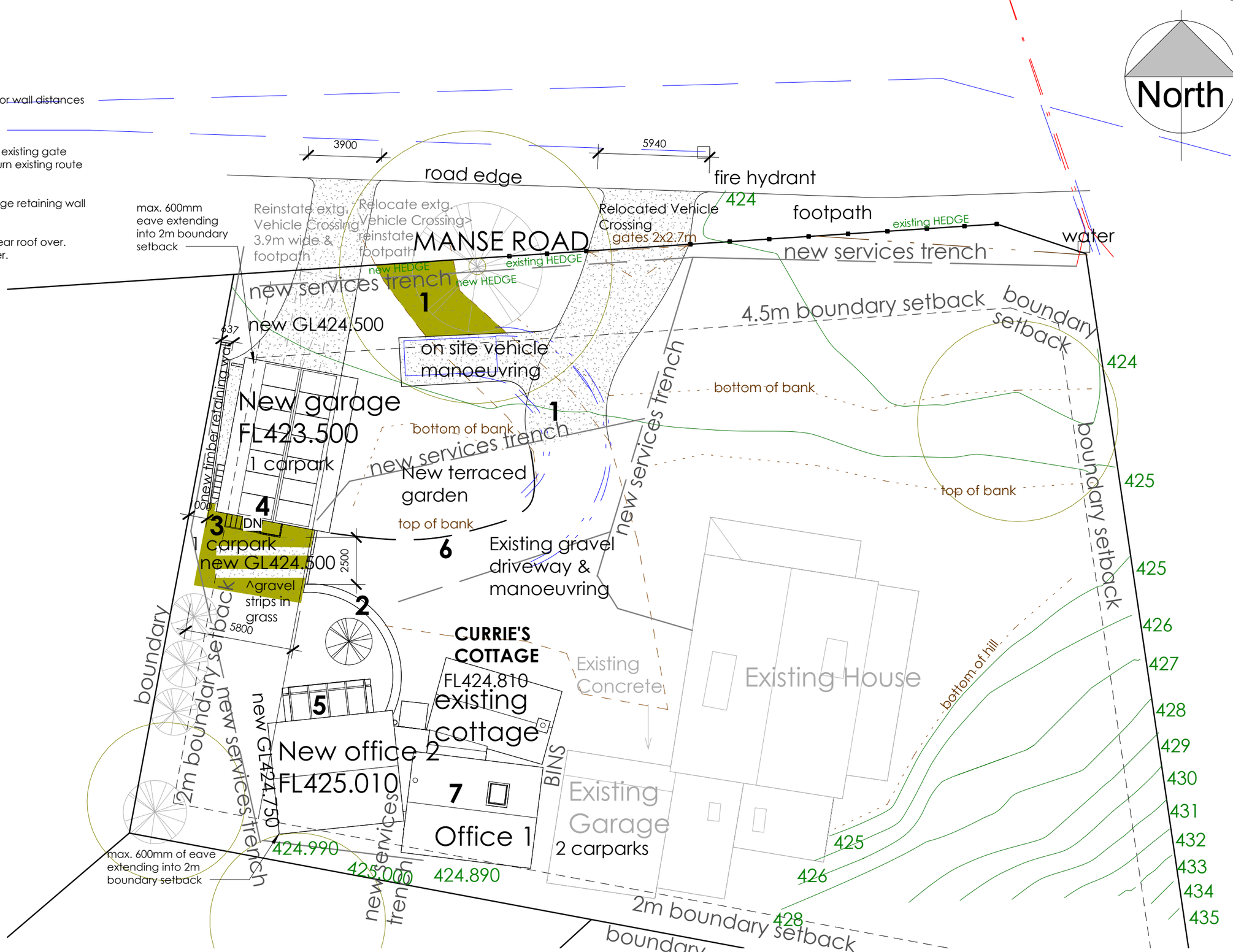
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NOTES
Lot 2 DP 300024 1857m²
Proposed site coverage is 16.6% of site @308m ²
Earthquake Zone 3, Wind Zone M
Roofs are shown on this plan, refer to floor plans & sections for wall distances to boundaries.
All new roofs to be colour coated corrugate.

1. Existing gravel driveway (brown dashed line) re-routed to existing gate (grey fill) and to include gravel manoeuvring as shown. Return existing route to lawn/garden (green Fill)
2. New Stone fence and (by owner) timber gates
3. Excavate to lower GL at hump in existing GL and for garage retaining wall 1m max. Reinstate ground with grass and gravel strips.
4. Excavate for new garage.
5. New concrete patio and installed salvaged pergola & clear roof over.
6. New concrete/macrocarpa sleeper wheel stops by owner.
7. Convert existing garage/workshop to Office 1.

Landscape
Proposed new planting:
Malus spp Crab apple
Acer palmatum Japanese Maples
Magnolia x Soulangeana
Fruit trees - apple "Granny Smith"
- prunus "Damson" plum
Rosa spp old shrub roses
Vitus grape



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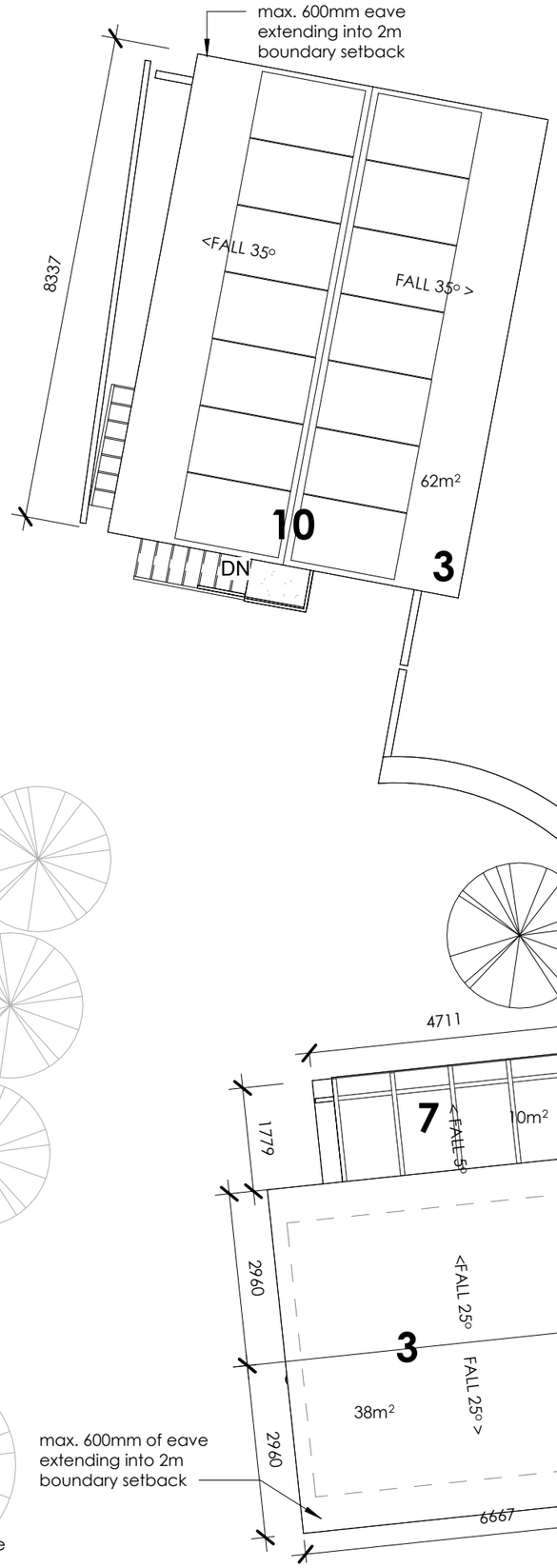
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PROPOSED SITE PLAN

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max. 600mm of eave
extending into 2m
boundary setback



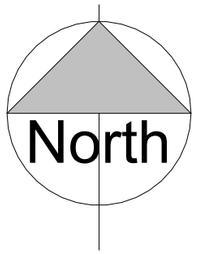
^ ROLLED BARGE



^ ROLLED RIDGE AND BARGE



^ ROLLED BARGE



NOTES

1 Existing corrugated roof to Historic Curries Cottage. Make good for watertightness and replace fixings with original type clouts.
2 Existing roof- limited work, but cut through and flash new fire flue. Skylight replaced > make good existing skylight flashings as required. (Dashed) New 90mm framing cut between trusses for new linings to bathroom popped up skillion roof section.
3 New colour coated 0.4BMT steel corrugate roof, with 0.55BMT rolled barge and rolled ridge detail. Half round gutters with external brackets and snow straps. 14 Solar panels seen.
4 New 6mm steel canopy folded and bolted to wall. fold front edge up 20mm.
5 New colour coated 0.55BMT internal gutter. C.O.S.
6 New lean to roof falls to internal gutter. C.O.S. Perpendicular Apron flashing to existing wall.
7 New/Salvaged clear glass roof panel system on relocated pergola framing. 125 box colour coated steel box section gutter with internal brackets. Fall TBC with glass system and existing
8 New trapezoid profile colour coated 0.4BMT steel roof at minimum fall. Rolled barge 0.55BMT and half round gutter to match other new roofs.
9 New fire flue stainless steel, with colour coated steel flashings.
10 Solar panels to new garage roof

NO WORK TO EXISTING HOUSE AND GARAGE

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PROPOSED ROOF PLAN

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1:100

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A104

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1



NOTES
Lot 2 DP 300024 1857m²
Proposed site coverage is 16.6% of site @308m ²
Earthquake Zone 3, Wind Zone M

Existing ground levels are shown green.
Proposed ground levels are shown black with 'new' prefix.
New Batters are shown black

*Services trench routes are estimated as the existing services connections are yet to be located on site. E-docs information on services is limited.

CUT volumes proposed total 120m³:
Garage 70m³
South of garage 12.5m³
New Offices 9m³
Patio 2.5m³
Services trenches 25.5m³
Gravel Parking area 0.5m³

FILL volumes proposed total 30.5m³:
Services trenches 25.5m³
Gravel Parking area 0.5m³
New Office Basecourse 4.5m³

Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks.

Dust from earthworks shall be managed through appropriate dust control measures so that dust it does not cause nuisance effects beyond the boundary of the site

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CUT AND FILL PLAN

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MANSE ROAD

fire hydrant

424

Relocated Vehicle Crossing

gate

footpath

water

Narrow extg. Vehicle Crossing

new GL424.500

boundary setback

boundary setback

424

bottom of bank

7

3

1

New garage FL423.500

9

DN

UP

9

7

new GL424.500

bottom of bank

top of bank

top of bank

boundary setback

425

boundary setback

425

8

CURRIE'S COTTAGE

426

427

428

429

430

431

432

433

434

435

bottom of hill

6

existing cottage

2

FL424.810

new GL424.750

Office 2

FL425.01

kitchenette

entry

5

fire

HWC

bath

Office 1

4

BINS

Existing House

Existing Concrete

Existing Garage

425

426

428

2m boundary setback

boundary

2m boundary setback

boundary

North

OVERALL FLOOR PLAN KEY NOTES

New net office area 59.7m² which is allowed under PDP. (Excludes Curries cottage which has limited ceiling heights and not suitable to for office use)

1. New Garage with attic storage on concrete slab.

2. New insulated roof over existing junction to cottage and existing garage/workshop. New aluminium framed glass doors in existing opening.

3. New low tapered timber retaining wall max. 1m high.

4. Existing garage/workshop converted to office and bathroom. New insulation and internal walls. Replace skylight and windows.

5. New Office and kitchenette addition to exisitng garage/workshop.

6. New patio and installed salvaged pergola and clear roof over.

7. New timber gate by owner.

8. New dry stack stone wall with coping stones.

9. New external timber stair to garage and attic store.

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OVERALL PROPOSED GROUND FLOOR PLAN

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1



FLOOR PLAN KEY NOTES

New net office area 59.7m^2 which is allowed under PDP. (Excludes Curries cottage which has limited ceiling heights and not suitable to for office use)

1. New insulated concrete slab.New external envelope walls and roof over.
2. New insulated roof over existing junction to cottage and existing garage/workshop. New aluminium framed glass doors in existing opening.
3. New internal walls and linings.
4. New 45mm insulation inside existing framing. New insulation to existing walls and roof. Make good linings as required.
5. New window in Office 1. Replace exisitng window in bathroom.
6. New patio and installed salvaged pergola and clear roof over.
7. New timber gate by owner.
8. New dry stack stone wall.
9. New external timber stair to garage.
10. Maintain existing popped up ceiling but cut to suit new bathroom size.

LEGEND

ex extract
DB Electrical distribution board
AC Heat pump outdoor unit
sd smoke detector

FLOOR FINISHES LEGEND

FF01 Selected Schist stone flooring
FF02 Re-install salvaged existing garage timber flooring. Sand and clear finish. In Existing Cottage- make good existing timber floor, sand and clear finish.
FF03 Selected new tile over new Ply/fibrecement substrate/concrete
FF04 Black garage carpet over float finished concrete
FF05 Exposed aggregate concrete
FF06 Carpet on underlay. Office 1 is over new H3 ply over (waterproofed) existing slab.
FF07 Permeable pavers Gobi blocks or hex grass pavers
FF08 Timber decking 150 wide boards x 19mm Garapa, Wattyl Kwila deck stain finish
FF09 Compacted gravels
FF10 Clear sealed particle board floor

Issue

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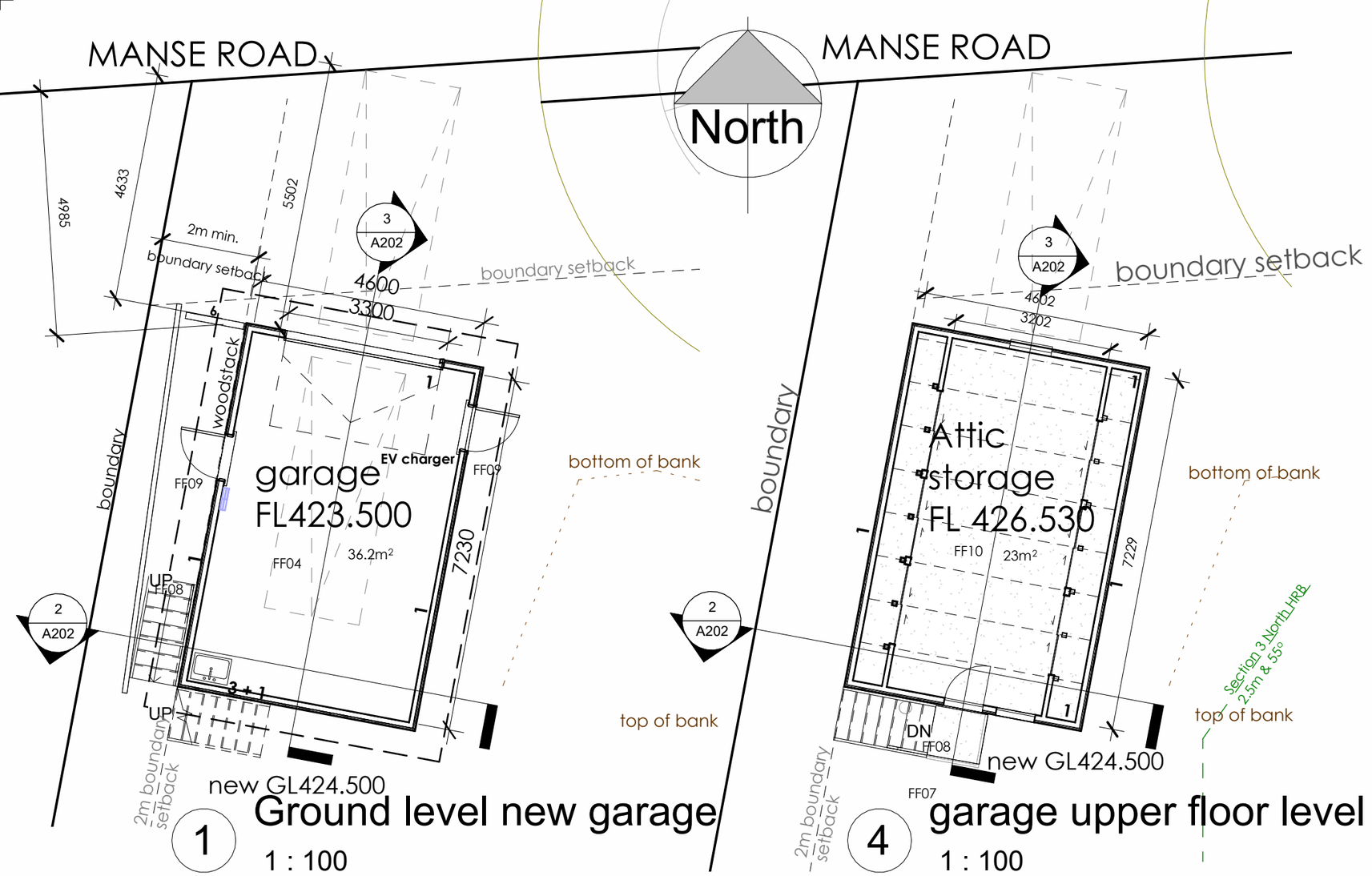
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PROPOSED FLOOR PLAN
NEW HOME OFFICE

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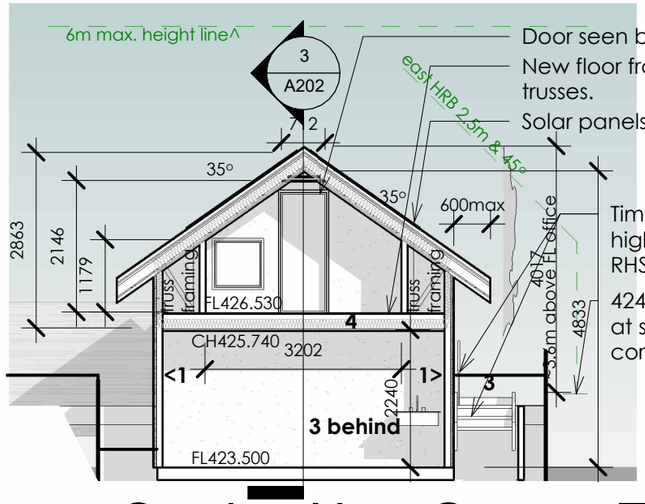


Ground level new garage

1 : 100

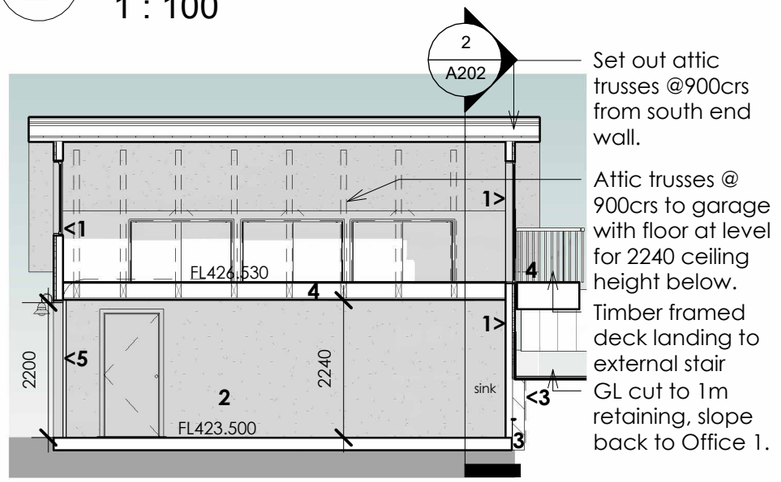
garage upper floor level

1 : 100



Section New Garage E-W

1 : 100



Section New Garage N-S

1 : 100



FLOOR FINISHES LEGEND

FF04	Black garage carpet over float finished concrete
FF07	Permeable pavers Gobi blocks or hex grass pavers
FF08	Timber decking 150 wide boards x 19mm Garapa, Wattyl Kwila deck stain finish
FF09	Compacted gravels
FF10	Clear sealed particle board floor

NOTES
Engineer's documentation for Structure not shown.
Refer to Specification for full install and systems details.
Refer to Elevations for Claddings on roof and wall assemblies.
Refer to finishes plans for floor and ceiling finishes.

LEGEND
1 90mm wall framing, R2.4 insulation, plywood linings. 20mm cavity battens to garage. Colour coated steel corrugate cladding
2 Insulated reinforced concrete slab, 100mm thick.
3 Concrete masonry retaining wall (1m high foundation) with polystyrene insulation and tanking.
4 Midfloor 20mm particle board flooring on H1.2 240 attic truss bottom chord timber framing, ply ceiling lining on rondo 308 battens with insulation in midfloor cavity. Floor framing in Attic Trusses bottom chord with additional framing between trusses at max. 450crs.
5 Colour coated steel auto sectional garage door
6 Timber ledged and braced 1.8m high gate with weatherboard/coated steel cladding to street

LEGEND

DB	Electrical distribution board
sd	smoke detector

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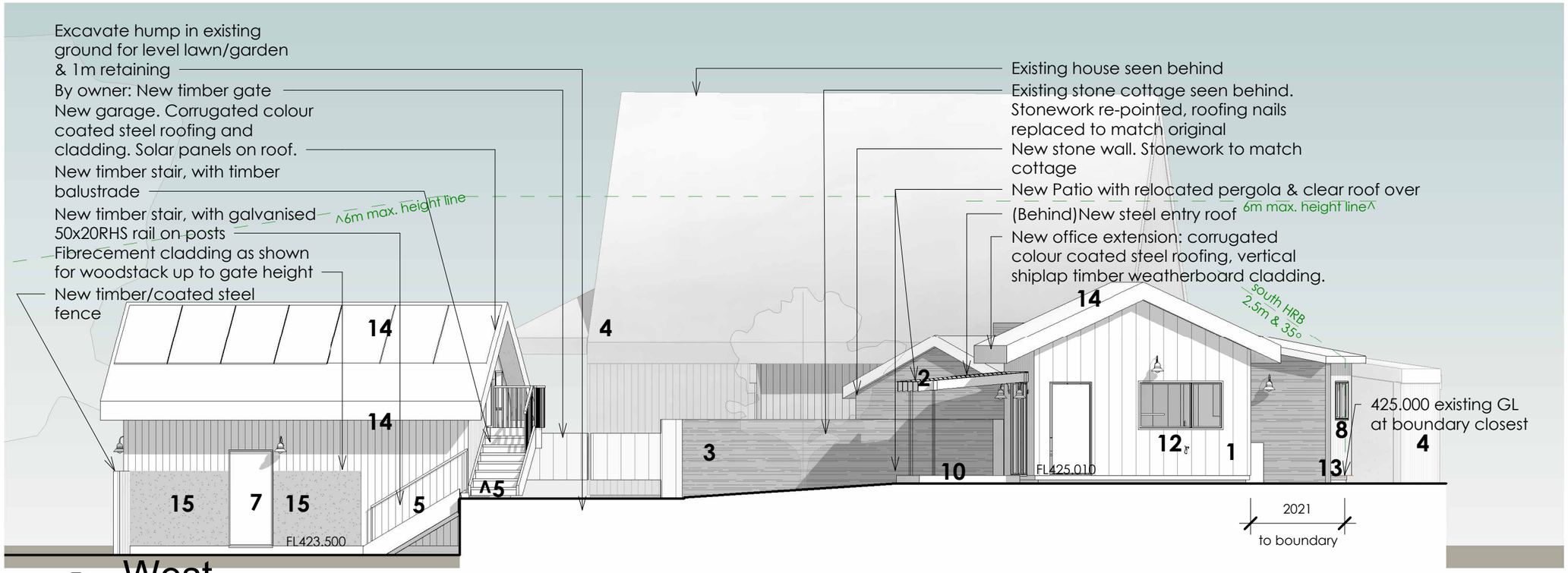
PROPOSED NEW GARAGE PLAN SECTIONS ELEVATIONS

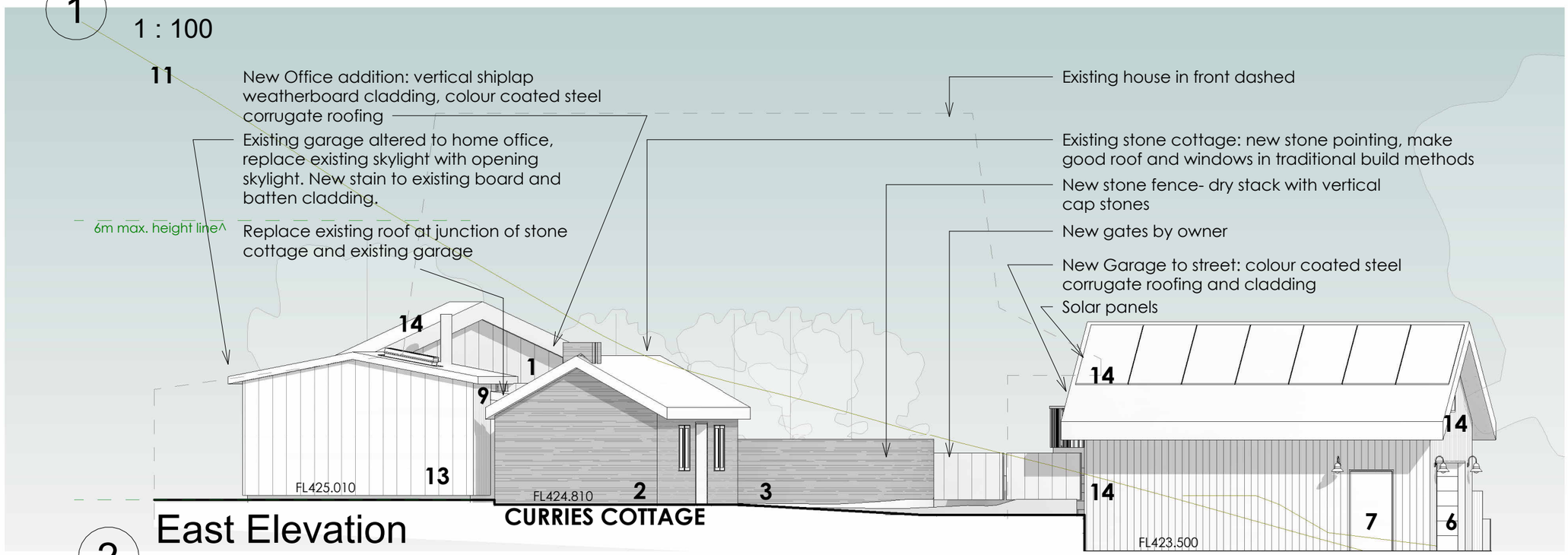
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NOTES

1 Vertical stained sawn faced shiplap timber cladding
2 Existing walls to stone cottage to be repointed and made good with authentic construction methods
3 New dry stack stone wall to match finish of existing stone cottage with vertical stone capping course
4 Existing house and garage - no work
5 New timber stair with decking treads and risers
6 Sectional colour coated steel automatic garage door.
7 Paint finish external timber doors
8 Replace existing windows in existing garage being converted to new office.
9 New trapezoid profile colour coated steel roof over existing junction between cottage and existing garage being converted to new office.
10 New concrete Patio
11 Line of ground in front
12 Tap under kitchen window
13 Existing stone and board and batten cladding. Make good stone and new stain to board and batten.
14 New colour coated corrugate cladding
15 New Fibrecement cladding

All new windows aluminium. Powdercoated finish.
Make good and ease existing timber windows and door in cottage.

New fire flue to be stainless steel.

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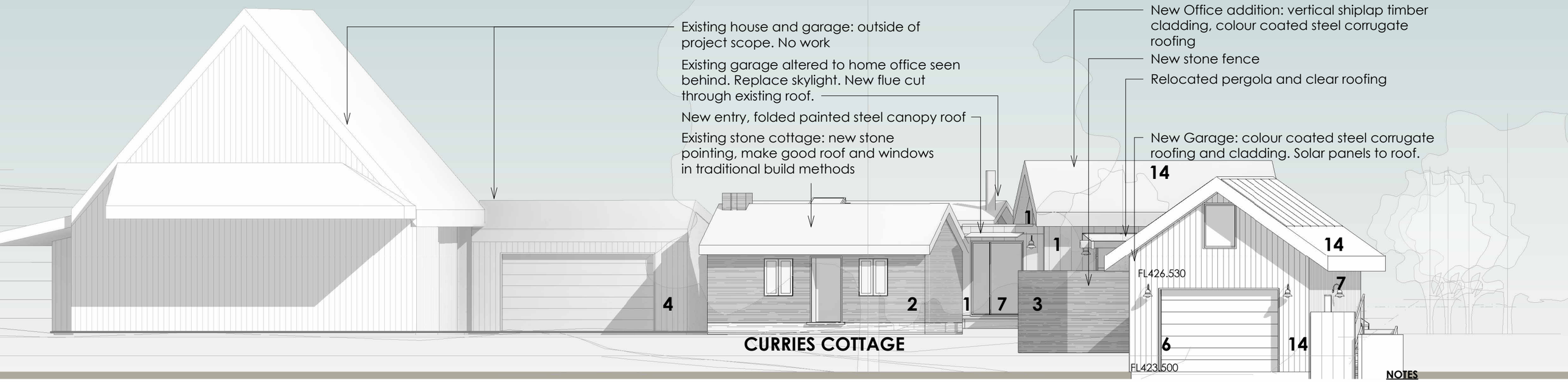
WEST & EAST ELEVATIONS

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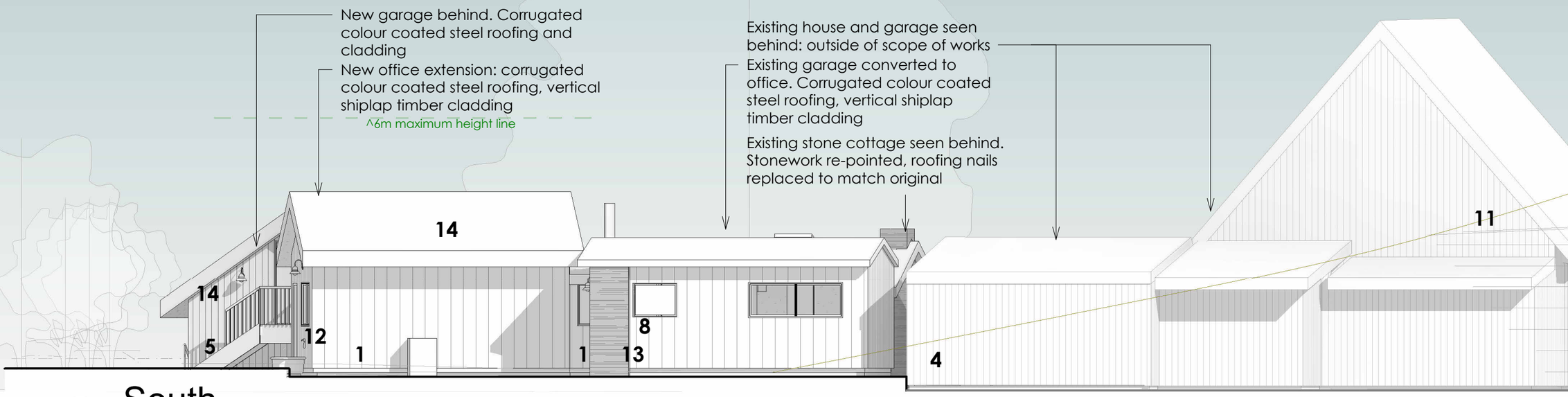
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1 North

1 : 100



2 South

1 : 100

NOTES

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NORTH & SOUTH ELEVATIONS

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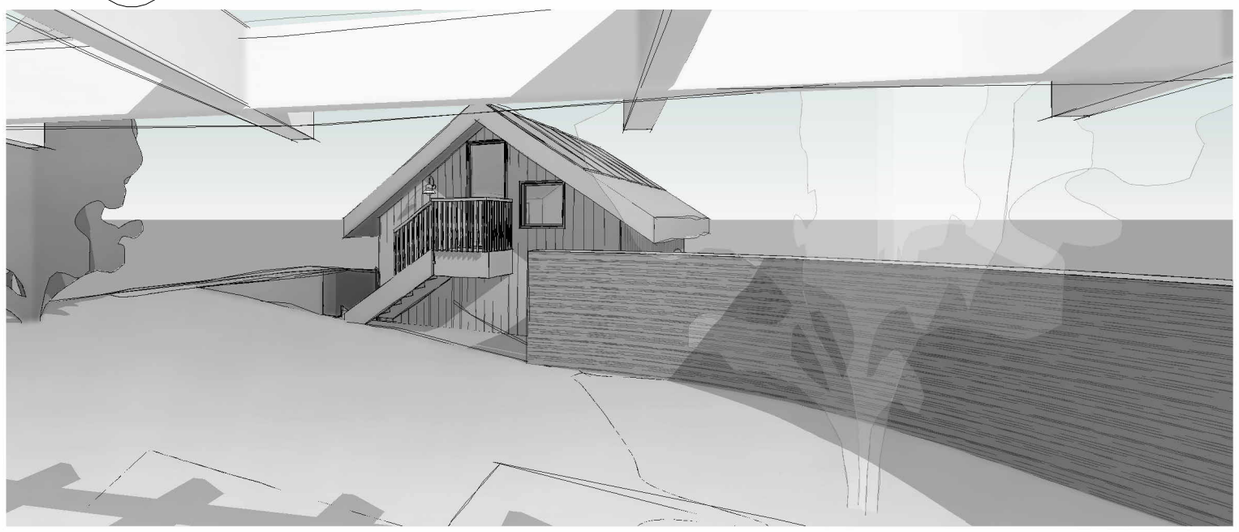
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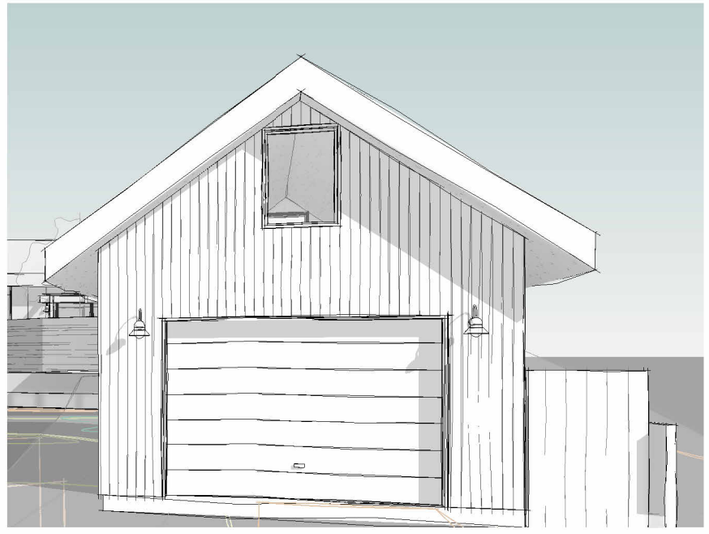
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3D View from garage store



3

3D View from office to garage



2

3D View garage from street

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3D views

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2 3D View from street

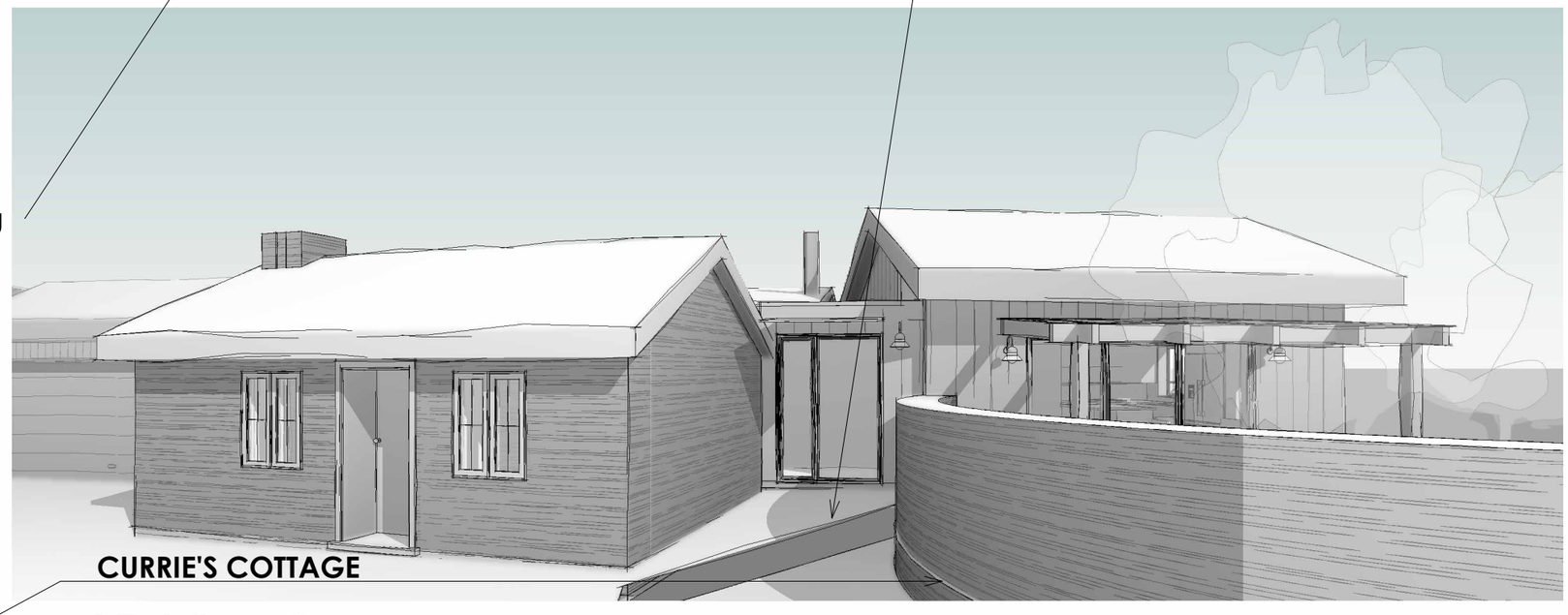


gate (by owner) to match existing



dry stack stone wall to match existing

schist pavers outside and into entry



1 3D View from entry

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1