PROPOSED NEW RESIDENCE

FOR -

25 RUNHOLDER RISE

JACKS POINT



DRAWING LIST	
SHEET	**TITLE**
WD01	COVER INDEX
WD02	SITE PLAN
WD03	SITE SURVEY PLAN
WD04	GARAGE/BASEMENT PLAN
WD05	GROUND FLOOR & LOFT PLAN
WD06	GROUND FLOOR FRAMING PLAN
WD07	ROOF PLAN
WD08	NORTH & SOUTH EXTERIOR ELEVATIONS
WD09	EAST & WEST EXTERIOR ELEVATIONS
WD10	SECTION A & B & C
WD11	SECTION D
WD12	WINDOW & DOOR SCHEDULE

COVER PAGE - ALL PLANS PRESENTED MUST BE CHECKED BY CLIENT/BUILDER TO ENSURE ALL CHANGES REQUESTED HAVE BEEN MADE - IF NOT COMPLETE PLEASE ADVISE CAD CONSULTANTS LTD BEFORE BUILDING CONSENT IS RELEASED. PLANS ARE CONSIDERED FINALISED ON EVERY VERSION SENT

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REFER TO BUILDING CONTRACT & FIXTURES AND FITTINGS FOR ALL SPECIFICATION INCLUSIONS
NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

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– ALL DRAWINGS ARE TO BE READ IN CONJUNCTION OF ALL SUPPORTING DOCUMENTS. ANY DISCREPANCIES ON ANY PLANS CAD CONSULTANTS LTD MUST BE NOTIFIED BEFORE PROCEEDING-

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JACKSON RESIDENCE
25 RUNHOLDER RISE JACKS POINT
QUEENSTOWN

COVER INDEX
CONCEPT DRAWINGS

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WD01

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N

27,276

Letterbox

IP
SS connection

AP
SW connection

15,348

13,10m

30,913

29,211

N

exposed
aggregate
driveway

2.0m

HOUSE TO BE
FFL 370.05m
1.95m above
garage
FFL 368.10m

EXISTING
GARAGE & FLAT
FFL 368.1

11,154

NEW GARAGE
TO BE THE
SAME FFL AS
EXISTING
GARAGE?
FFL368.10m

SITE COVERAGE OVER CLADDING & EAVES OVER 0.6M
297.92 m²

14,283

2,4m

S

11,154

369

1,698

ENG RETAINING WALL APPROX 2m
HIGH

BALCONY

1,774

368

288

843

1.1m

8,323

367

AK

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SITE PLAN
CONCEPT DRAWINGS

DESIGNER
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SCALE @ A3: 1:150, 1:200
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WD02

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SURVEY (SITE LEVELS NOT RECEIVED AT TIME OF DESIGN)

SITE PLAN NOTES:

LEGAL DESCRIPTION

ADDRESS:
25 RUNHOLDER RISE JACKS POINT QUEENSTOWN
LOT 9022 DP: 584411

COUNCIL - **QUEENSTOWN LAKES DISTRICT COUNCIL**

PLANNING ZONE -
ODP: Resort Zone (Jacks Point):
Residential (Hanley Downs) – G
Golf Course and Open Space

PDP: Jacks Point Zone:
Rural Living – 3
Open Space Golf

SITE AREA - **4081m2**

SITE COVERAGE: (50% ALLOWABLE)
EXISTING GARAGE = 193.70m²
PROPOSED HOUSE = 297.92m²

TOTAL = 491.62SQM - 12.04%

SITE IMPERVIOUS SURFACE AREA: **TBC m² (Paths, Patios & Driveways)**

GROUND FLOOR BUILDING FOOTPRINT OVER FRAMING:
305.90 (INCL LOFT)m²

MAXIMUM BUILDING HEIGHT - **5m AS PER ELEVATIONS**

Climate Zone: 6
Earthquake Zone: Zone 3
Exposure Zone: Zone B
Lee Zone: No
Rainfall Range: 20 - 30
Wind Region: A
Wind Zone: High
SNOW ZONE - 2kPa - N5

GENERAL

- ALL WORK SHALL COMPLY WITH ALL RELEVANT CLAUSES OF NZBC 2001 AMMENDMENTS AND NZS 3604 : 2011
UTILITIES AND SERVICES BASED ON EXISTING DRAWING
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE, BEFORE COMMENCING ANY WORK.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED & CONFIRMED ON SITE
- BOUNDARY DIMENSIONS & BEARINGS SUBJECT TO CONFIRMATION

■ 2.0M HIGH TEMPORARY FENCE TO ALL BOUNDARIES FOR DURATION OF THE BUILD. TO BE GALVANISED CHAIN LINK NETTING WITH MAX 50X50MM GRID. POSTS TO BE @ 2.5M¢ MAX. MAX 100MM GAP AT BASE OF FENCE TO GROUND LEVEL

■ SLIP RESISTANT CONCRETE TO ENTRY PATIO AS PER TABLE 2 FROM NZBC D1 AS1. USE STRAW BALES TO CATCH CEMENT WASH BEFORE IT RUNS OFF SITE. DISPOSE OF AT THE LOCAL DUMP SITE.

■ DASHED LINES INDICATE AREA OF PAVED AREA. CONFIRM MATERIALS AND LOCATIONS ON SITE WITH OWNERS AND THE LANDSCAPE PLAN. NON SLIP FINISH TO BE EXPOSED AGGREGATE CONCRETE COMPLYING WITH NZBC D1 AS1 TABLE 2.

FOUNDATIONS
ENGINEERED INSULATED RAFT FOUNDATION

SITE LEVELS:
- TBC - REFERENCED SUBDIVISION LEVELS



Consent Notice 12737555.12 – Key Conditions & RMA 230974

- Only one residential unit may be built per lot - STAGE 1 CONSENT EXISTING GARAGE + FLAT **(STAGE 2 DWELLING MAIN RESIDENTIAL UNIT)**

- Garages must be set back minimum 5 m from the road boundary, unless the garage door opens perpendicular to the road

- No buildings allowed in no-build areas (Areas AB–AI, AK–AS, CA, CC–CJ, CL–CM, CO, DA on DP 584411).

- Fencing in no-build areas limited to:
  - Post and wire, or black wire mesh
  - Maximum height: 1.2 m — complies.
  -Boundary fences next to reserves must be:
  - No higher than 1.2 m
  - At least 50 % visually permeable — all fencing will comply.

- Lots 82, 9067 and 9071–9080: Landscaping from approved plan RM210531 must be retained and maintained in perpetuity.

- Proposed buildings must not impede the original landscaping under RM21053.
- Additional planting must complement that approved landscaping.

Lots 9071–9079 VHC:
When a dwelling is built, owner must install a vehicle crossing to the Council road network. Crossing to be in concrete, per Council Diagram 6 (Section 29.14.6).
A complying crossing will be formed.

GEOTEC - Lots 9023–9025 and 9071–9080:

"Good ground" not yet confirmed per NZS 3604.

Requires a site-specific engineered design (SED) of foundations by a geotechnical engineer (GeoSolve report DP9 – Stage 2, Hanley's Farm).

SED to confirm 'good ground' or otherwise design to NZS 3604.

A site-specific Geotechnical Report will accompany the building consent, confirming foundation design.

This is typical for sites in this area — not requiring a controlled resource consent for a standard residential unit.

Subdivision includes test pit details attached.

1.5M INTERNAL SETBACKS AND 4M ROAD SETBACK APPLIES

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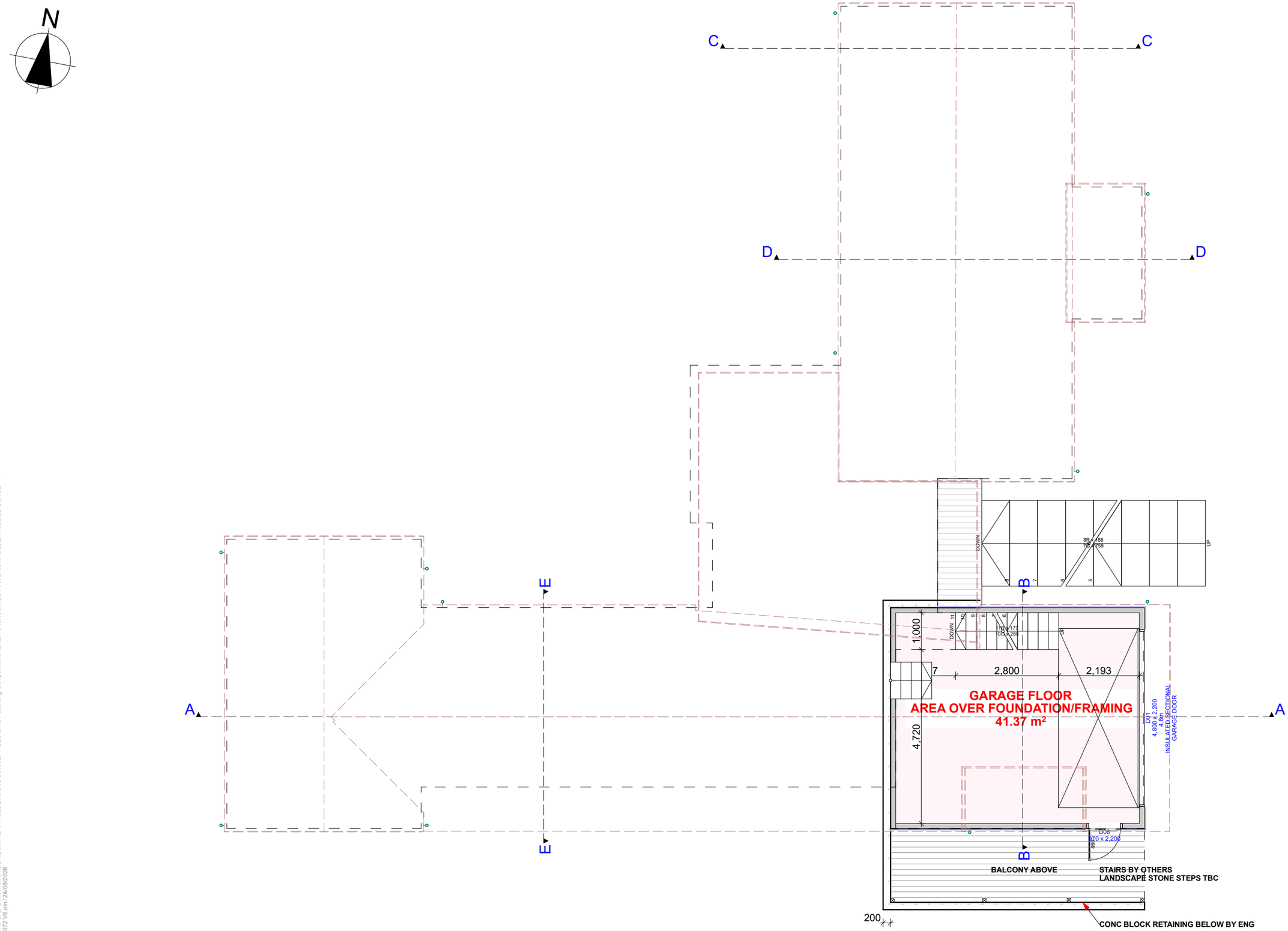
SITE SURVEY PLAN
CONCEPT DRAWINGS

DESIGNER
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WD03

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GARAGE/BASEMENT PLAN

CONCEPT DRAWINGS

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WD04

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NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

GENERAL NOTES:

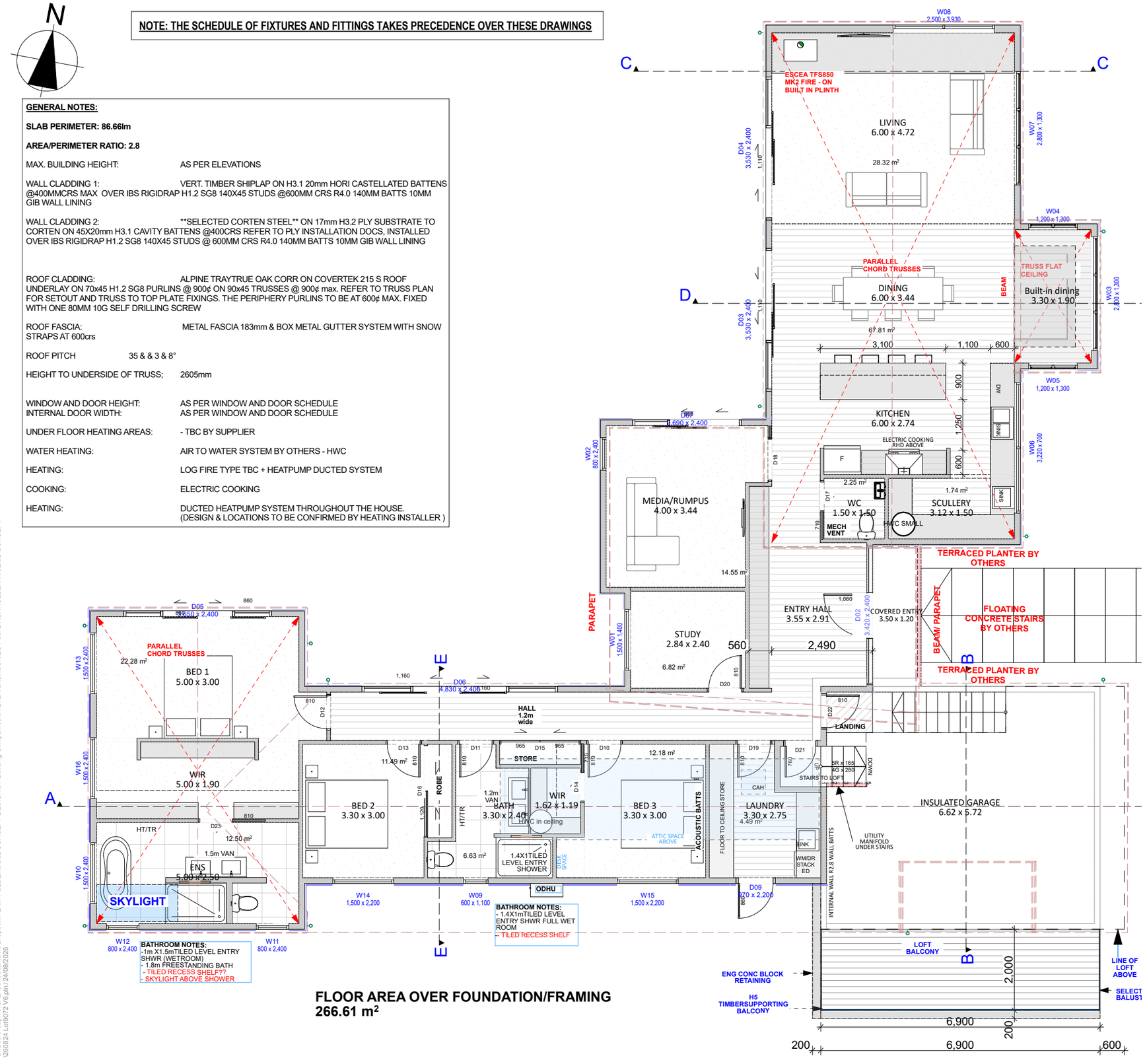
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AREA/PERIMETER RATIO: 2.8

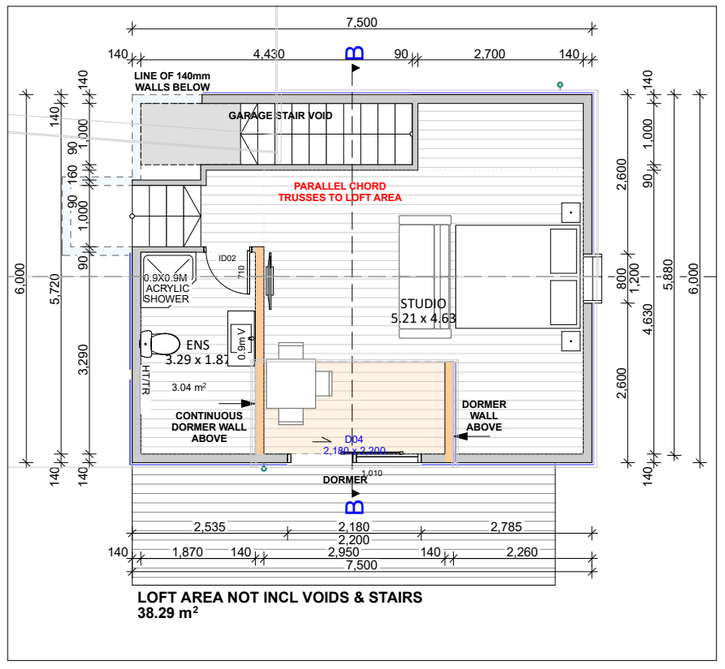
MAX. BUILDING HEIGHT:	AS PER ELEVATIONS
WALL CLADDING 1:	VERT. TIMBER SHIPLAP ON H3.1 20mm HORI CASTELLATED BATTENS @400MMCRS MAX OVER IBS RIGIDRAP H1.2 SG8 140X45 STUDS @600MM CRS R4.0 140MM BATTS 10MM GIB WALL LINING
WALL CLADDING 2:	**SELECTED CORTEN STEEL** ON 17mm H3.2 PLY SUBSTRATE TO CORTEN ON 45X20mm H3.1 CAVITY BATTENS @400CRS REFER TO PLY INSTALLATION DOCS, INSTALLED OVER IBS RIGIDRAP H1.2 SG8 140X45 STUDS @ 600MM CRS R4.0 140MM BATTS 10MM GIB WALL LINING
ROOF CLADDING:	ALPINE TRAYTRUE OAK CORR ON COVERTEK 215 S ROOF UNDERLAY ON 70x45 H1.2 SG8 PURLINS @ 900¢ ON 90x45 TRUSSES @ 900¢ max. REFER TO TRUSS PLAN FOR SETOUT AND TRUSS TO TOP PLATE FIXINGS. THE PERIPHERY PURLINS TO BE AT 600¢ MAX. FIXED WITH ONE 80MM 10G SELF DRILLING SCREW
ROOF FASCIA:	METAL FASCIA 183mm & BOX METAL GUTTER SYSTEM WITH SNOW STRAPS AT 600crs
ROOF PITCH	35 & & 3 & 8°
HEIGHT TO UNDERSIDE OF TRUSS;	2605mm
WINDOW AND DOOR HEIGHT:	AS PER WINDOW AND DOOR SCHEDULE
INTERNAL DOOR WIDTH:	AS PER WINDOW AND DOOR SCHEDULE
UNDER FLOOR HEATING AREAS:	- TBC BY SUPPLIER
WATER HEATING:	AIR TO WATER SYSTEM BY OTHERS - HWC
HEATING:	LOG FIRE TYPE TBC + HEATPUMP DUCTED SYSTEM
COOKING:	ELECTRIC COOKING
HEATING:	DUCTED HEATPUMP SYSTEM THROUGHOUT THE HOUSE. (DESIGN & LOCATIONS TO BE CONFIRMED BY HEATING INSTALLER)

ENGINEERING OR BY OTHERS:

RAFTERS & BEAMS BY ENG
FOUNDATION BY ENGINEER -ENGINEERED INSULATED RAFT FOUNDATION
WITH UNDERFLOOR WATER PIPING TBC
CUT & FILL ENGINEERED TBC
BRACING ENGINEERED
LINTELS BY F&T + LOFT SPACE FLOOR
SOLAR TV PANELS
NOTE: - ALL DIMENSIONS TO BE CONFIRMED ON SITE



FLOOR AREA OVER FOUNDATION/FRAMING
266.61 m²



LOFT AREA NOT INCL VOIDS & STAIRS
38.29 m²

2. FF LOFT PLAN 1:100

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GROUND FLOOR & LOFT PLAN

CONCEPT DRAWINGS

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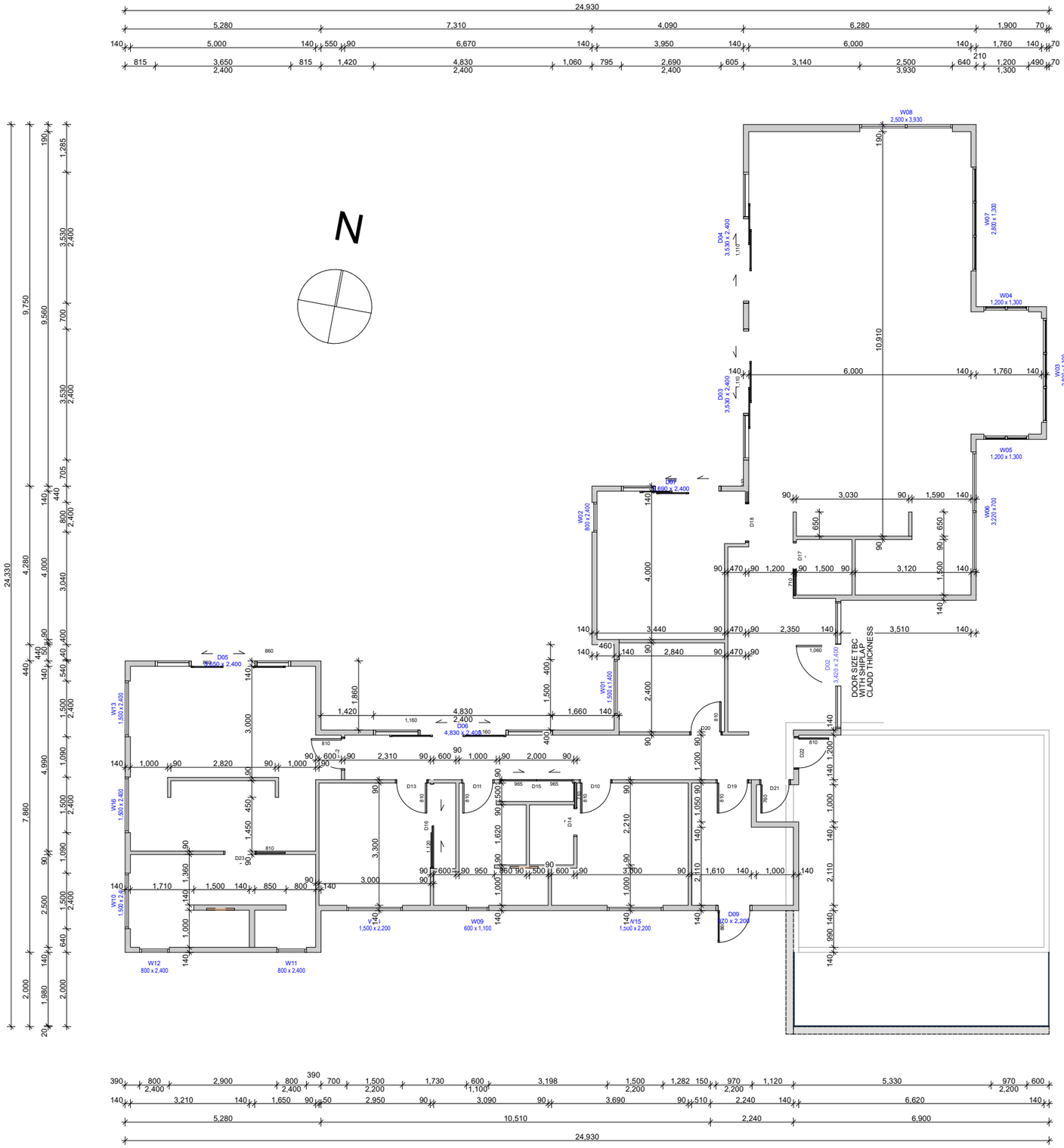
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WD05

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REFER TO TRUSS PLAN FOR LINTEL FIXINGS AND LINTEL SIZES ALL TO BE CONFIRMED ON SITE



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GROUND FLOOR FRAMING PLAN

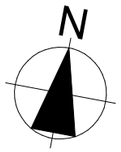
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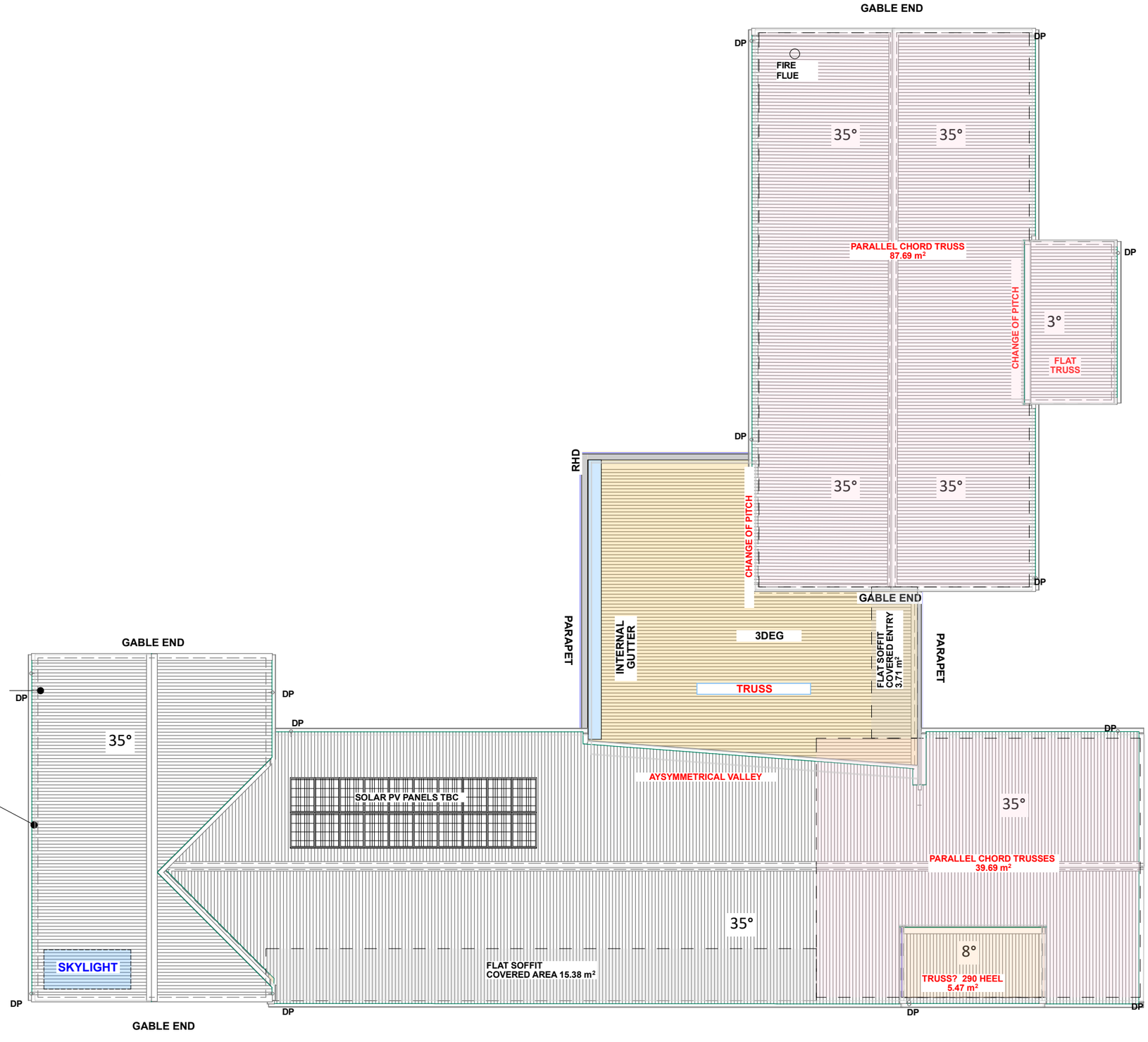
ROOF AREA NOT INCL CHIMNEY
297.23 m²

ROOF PITCH : 35 & & 3 & 8°

FLUSH EAVES OR AS PER PLAN
(SLOPING SOFFITS)

TRUE OAK CORR ON COVERTEK 215 S ROOF UNDERLAY ON 70x45 H1.2 SG8 PURLINS @ 900¢ ON 90x45 TRUSSES @ 900¢ max. REFER TO TRUSS PLAN FOR SETOUT AND TRUSS TO TOP PLATE FIXINGS. THE PERIPHERY PURLINS TO BE AT 600¢ MAX. FIXED WITH ONE 80MM 10G SELF DRILLING SCREW

METAL FASCIA 183mm & BOX METAL GUTTER SYSTEM WITH SNOW STRAPS AT 600crs



FLASHINGS
SHALL BE SCREW FIXED TO STRUCTURE AS SPECIFIED BY MANUFACTURERS OR WHERE FIXED TO FLASHINGS OR OTHER ROOFING WITH 4MM DIA RIVETS TO SUIT ROOF CLADDING TYPE. REFER TO NZBC E2 8.4.11.1 WHERE TERMINAL VENTS/SOIL STACKS EXIT THROUGH ROOFING, FLASHING TO BE INSTALLED AS PER FIGURE 53 FROM NZBC E2/AS1

ROOF BRACING - REFER TO FRAME & TRUSS PLAN AND LUMBERLOK BRACING SUPPORTING DOCUMENTS

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ROOF PLAN
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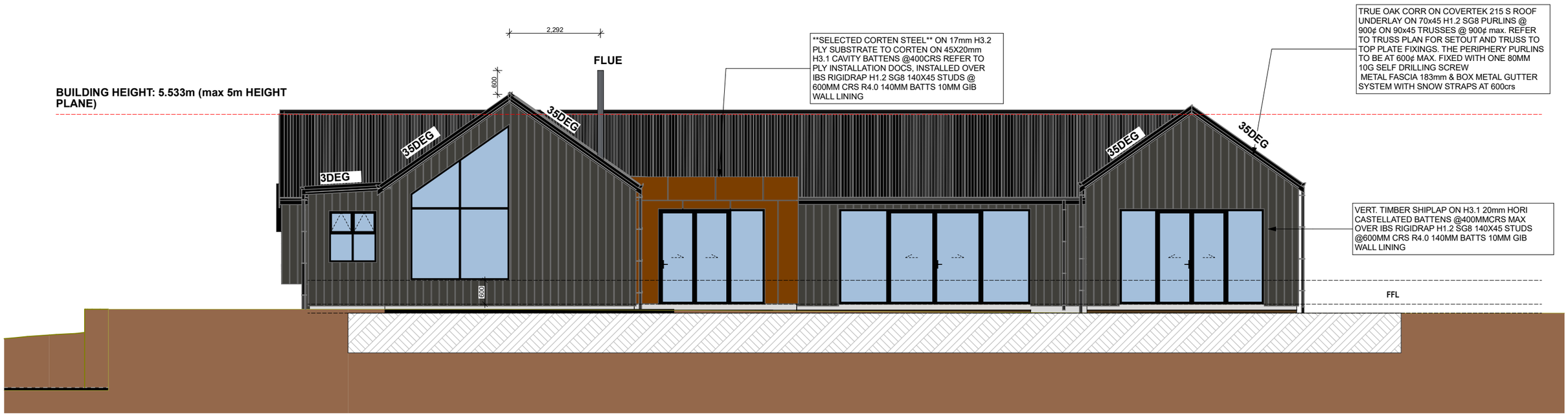
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WD07

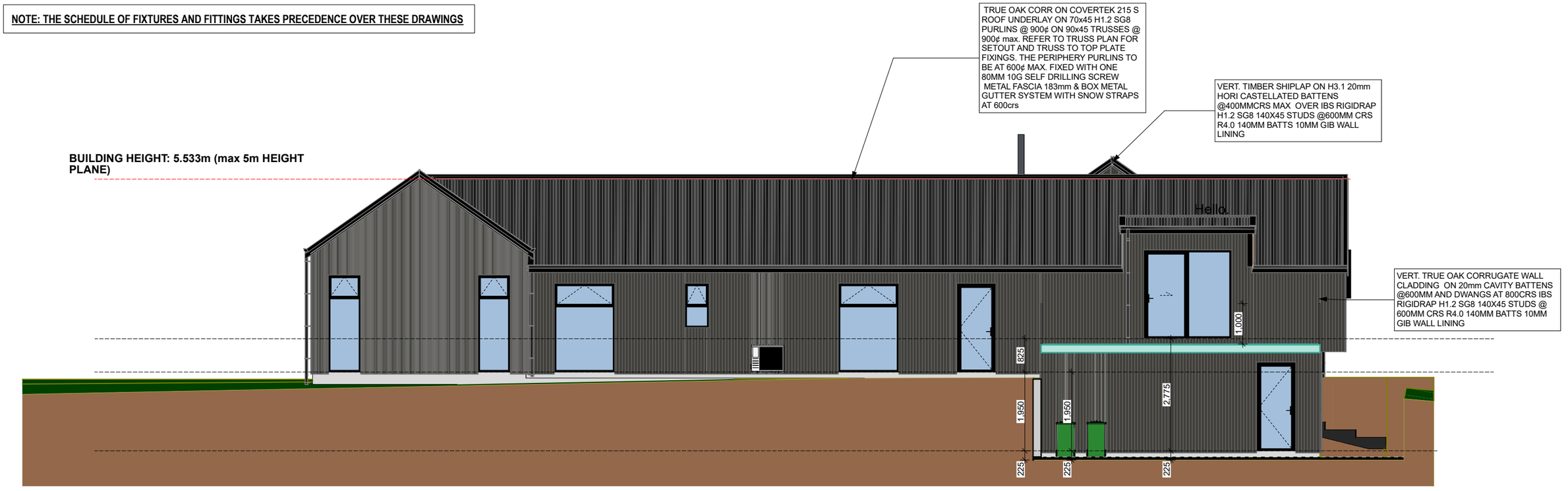
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NORTH NORTH 1:100

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SOUTH SOUTH 1:100

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NORTH & SOUTH EXTERIOR ELEVATIONS

CONCEPT DRAWINGS

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WD08

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NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

BUILDING HEIGHT: 5.533m (max 5m HEIGHT PLANE)

SELECTED CORTEN STEEL ON 17mm H3.2 PLY SUBSTRATE TO CORTEN ON 45X20mm H3.1 CAVITY BATTENS @400CRS REFER TO PLY INSTALLATION DOCS, INSTALLED OVER IBS RIGIDRAP H1.2 SG8 140X45 STUDS @ 600MM CRS R4.0 140MM BATTS 10MM GIB WALL LINING

TRUE OAK CORR ON COVERTEK 215 S ROOF UNDERLAY ON 70x45 H1.2 SG8 PURLINS @ 900¢ ON 90x45 TRUSSES @ 900¢ max. REFER TO TRUSS PLAN FOR SETOUT AND TRUSS TO TOP PLATE FIXINGS. THE PERIPHERY PURLINS TO BE AT 600¢ MAX. FIXED WITH ONE 80MM 10G SELF DRILLING SCREW
METAL FASCIA 183mm & BOX METAL GUTTER SYSTEM WITH SNOW STRAPS AT 600crs

VERT. TIMBER SHIPLAP ON H3.1 20mm HORI CASTELLATED BATTENS @400MMCRS MAX OVER IBS RIGIDRAP H1.2 SG8 140X45 STUDS @600MM CRS R4.0 140MM BATTS 10MM GIB WALL LINING

VERT. TRUE OAK CORRUGATE WALL CLADDING ON 20mm CAVITY BATTENS @600MM AND DWANGS AT 800CRS IBS RIGIDRAP H1.2 SG8 140X45 STUDS @ 600MM CRS R4.0 140MM BATTS 10MM GIB WALL LINING



WEST WEST 1:100

SELECTED CORTEN STEEL ON 17mm H3.2 PLY SUBSTRATE TO CORTEN ON 45X20mm H3.1 CAVITY BATTENS @400CRS REFER TO PLY INSTALLATION DOCS, INSTALLED OVER IBS RIGIDRAP H1.2 SG8 140X45 STUDS @ 600MM CRS R4.0 140MM BATTS 10MM GIB WALL LINING

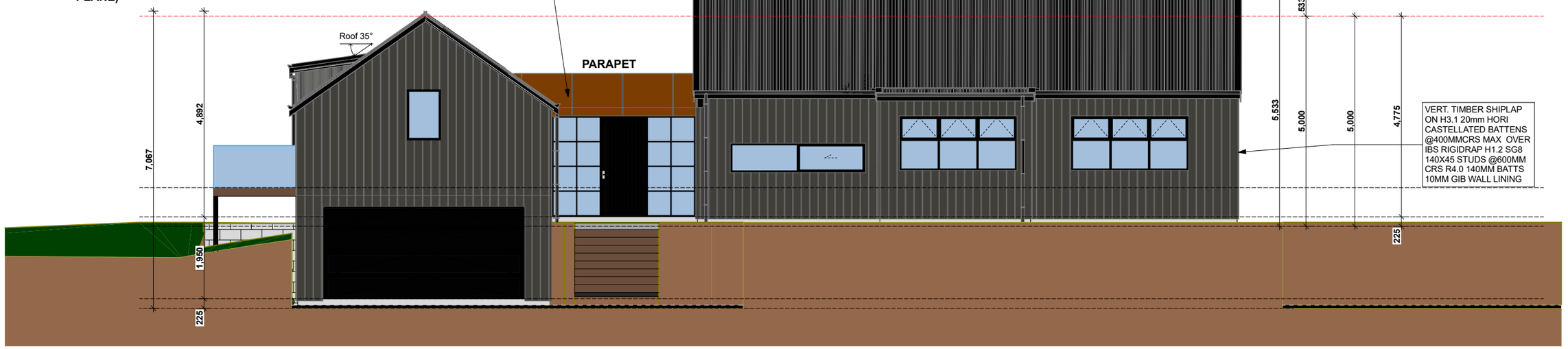
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METAL FASCIA 183mm & BOX METAL GUTTER SYSTEM WITH SNOW STRAPS AT 600crs

BUILDING HEIGHT: 5.533m (max 5m HEIGHT PLANE)

Roof 35°

PARAPET

VERT. TIMBER SHIPLAP ON H3.1 20mm HORI CASTELLATED BATTENS @400MMCRS MAX OVER IBS RIGIDRAP H1.2 SG8 140X45 STUDS @600MM CRS R4.0 140MM BATTS 10MM GIB WALL LINING



EAST EAST 1:100

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QUEENSTOWN

EAST & WEST EXTERIOR ELEVATIONS

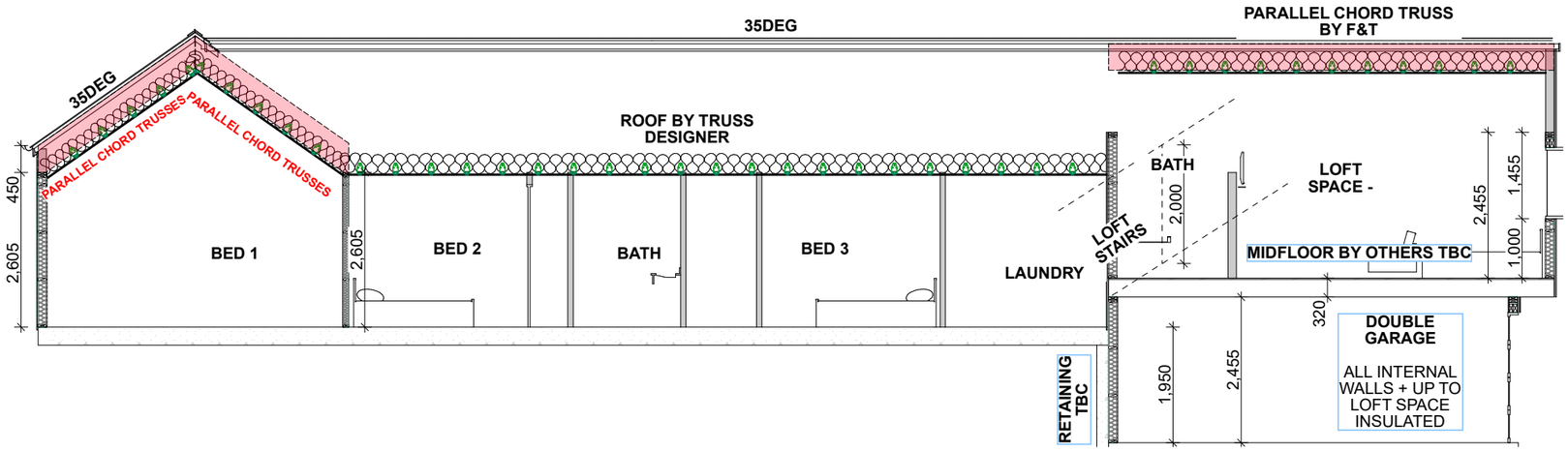
CONCEPT DRAWINGS

DESIGNER
S.S

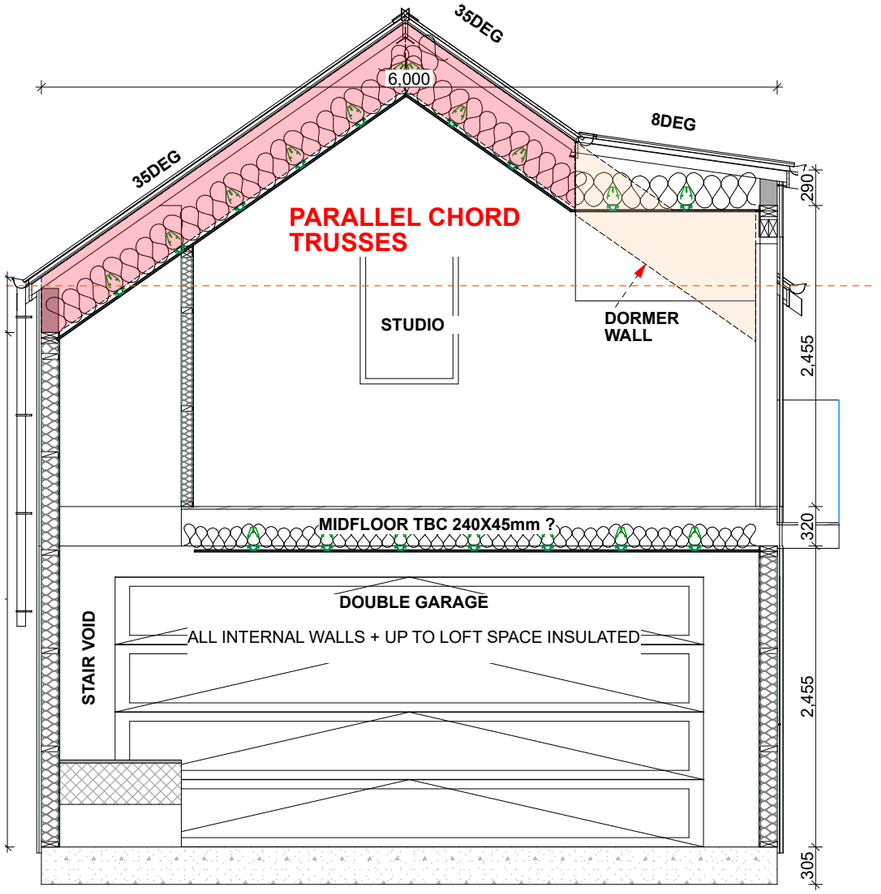
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DATE: 24/08/2026
VERSION: V6

WD09

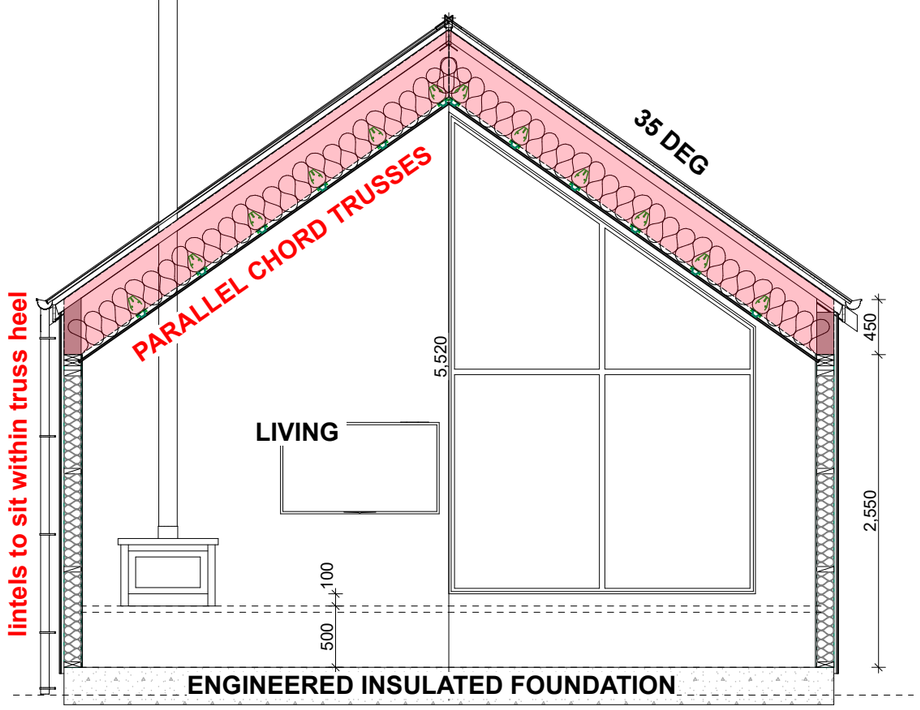
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A-A A 1:100



B-B B 1:50



C-C C 1:50

General Notes
ALL FRAMING TO BE H1.2 TREATED TIMBER KILN DRIED RADIATA UNLESS OTHERWISE SPECIFIED

TOP PLATE TO STUD FIXING: 2/90X3.15 END NAILS AND 2 WIRE DOGS. ALTERNATIVE FIXINGS REQUIRE 4.7KN FIXINGS.
BOTTOM PLATE TO STUD FIXING: FOR HAND DRIVEN NAILS USE 2 END NAILED 100X3.75MM NAILS OR 4 SKEWED 75X3.15MM NAILS. FOR POWER DRIVEN NAILS USE 4 SKEW NAILED 75x3.06MM NAILS OR 3 END NAILED 90X3.15MM NAILS.
TYPICAL BOTTOM PLATES TO CONCRETE FIXING: M12 BOLTS SET WITHIN 150MM OF EACH END OF THE PLATE AND SPACED AT 900¢ MAX. BENT TO PREVENT TURNING AND PROJECTING SUFFICIENTLY TO ALLOW A WASHER AND FULLY THREADED NUT ABOVE THE TIMBER. **REFER TO ENGINEERING DOCS FOR ENGINEERED FOUNDATON**

POST FIXED ANCHORS: PROPRIETARY ANCHORS SHALL BE WITHIN 150MM OF EACH END OF THE PLATE AND BE SPACED AT A MAX OF 900MM¢. FOR INTERNAL AND EXTERNAL WALLS WHERE SLAB EDGE IS FORMED WITH INSITU CONCRETE ANCHORS SHALL BE SET NOT LESS THAN 90MM INTO THE CONCRETE, MAINTAINING A MINIMUM EDGE DISTANCE OF 50MM.

BRACING PANELS FIXED DOWN WITH 15KN 150MM 12Ø ANCHOR SCREWS WITH 50SQ WASHER FIXED 60MM FROM EDGE OF FLOOR SLAB

TIMBER SUPPORTING STEEL (REFER TO ENG DWGS)
- ALL TIMBER FRAMING SUPPORTING STRUCTURAL STEEL ELEMENTS TO BE H3.1TREATEDTO COMPLY WITH NZS3602
-WHERE STRUCTURAL STEEL IS LOCATED IN EXTERNAL FRAMING. A THERMAL BREAK SHALL BE PROVIDED FOR EACH STEEL MEMBER.
- " THERMAX B" EPS STRIP R0.74 20mm OR "THERMAMAX B 10mm THICK R0.37 AT 10mm MINIMUM THICK & MIN RVALUE OF 0.25m2°C/W & FIXED DIRECTLY OUTSIDE EACH STEEL FRAMING MEMBER/ BEHIND CLADDING PROVIDE AN EFFECTIVE THERMAL BREAK. TO COMPLY WITH E3/AS1/ SECTION 1.1.4 (D) TYPICAL - STUD SIZES NOGS @800CRS TO BE CONFIRM WITH MANUFACTORS INFORMATION OR AS PER CLADDING REQUIREMENTS

EXTERNAL LOAD BEARING STUDS:
2.4m = 140x45 SG8 H1.2 600mm CTRS
2.7m = 140x45 SG8 H1.2 600mm CTRS
3.0m = 140x45 SG8 H1.2 600mm CTRS
INTERNAL NON LOAD BEARING STUDS:
2.4m = 90x45 SG8 H1.2 600mm CTRS
2.7m = 90x45 SG8 H1.2 600mm CTRS
3.0m = 90x45 SG8 H1.2 600mm CTRS

ROOF VENTILATION:
RIDGE
VENTILATION MUST BE ACHIEVED BY KEEPING 10mm PLUS GAPS UNDER & OVER FLASHINGS, DO NOT SEAL OFF ANY AREAS OF THE RIDGE, MAKE SURE AIRFLOW CAN BE MAINTAINED
ROOF INSULATION
215mm BATTS MUST BE KEPT HARD ON TOP OF CEILING BATTENS TO MAINTAIN 25mm AIR GAP BETWEEN RAFTERS & PURLINS
ROOF EAVES:
INSTALL ROLL PANEL VENT G502 AT EAVES

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JACKSON RESIDENCE
25 RUNHOLDER RISE JACKS POINT
QUEENSTOWN

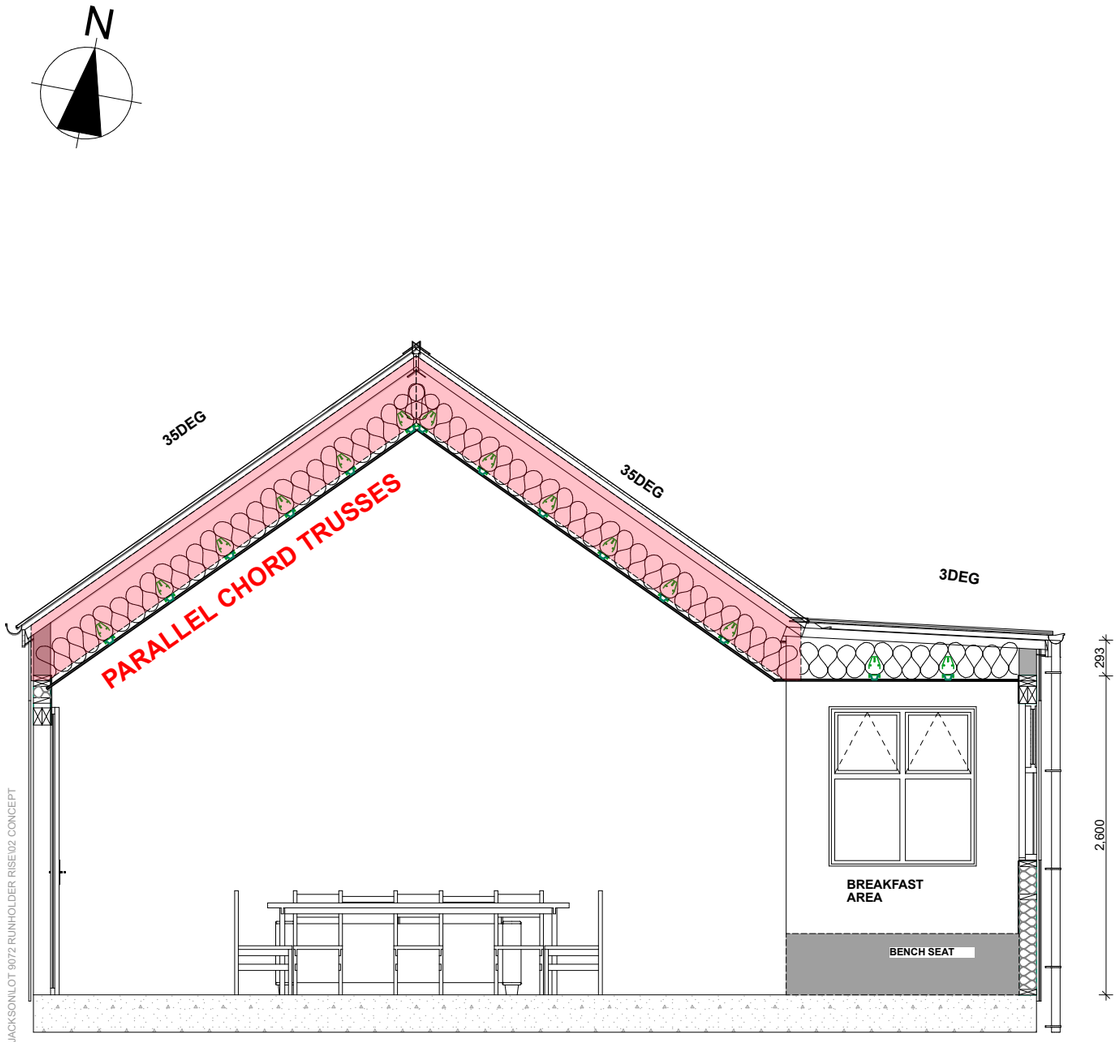
SECTION A & B & C
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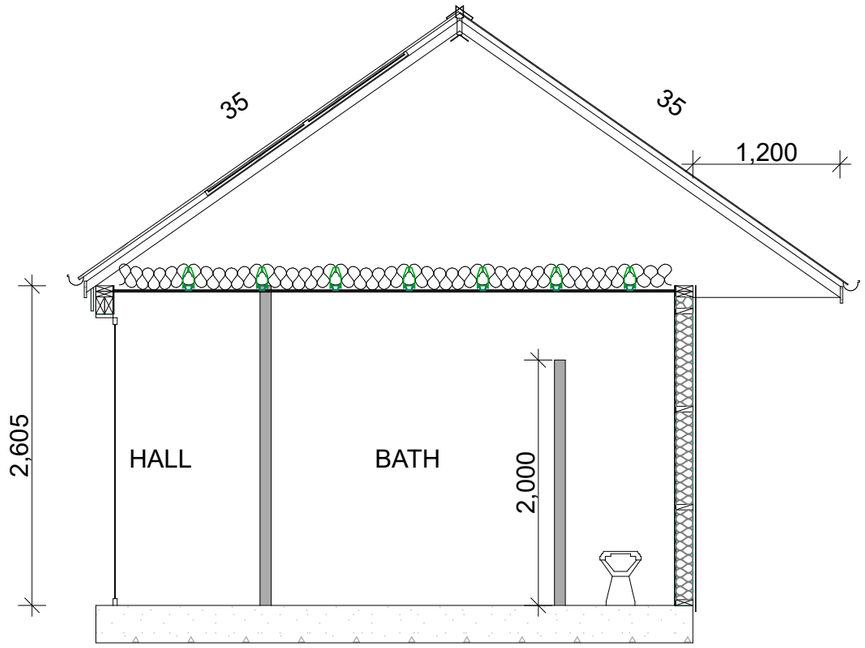
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WD10

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D D 1:50



E E 1:50

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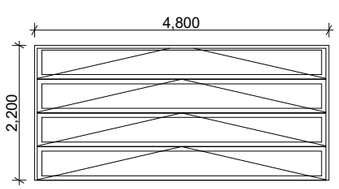
SECTION D
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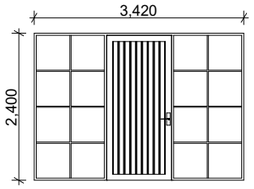
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VERSION: V6

WD11

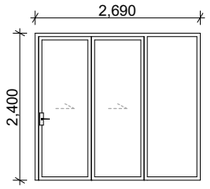
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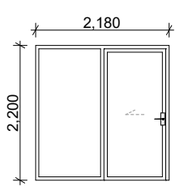
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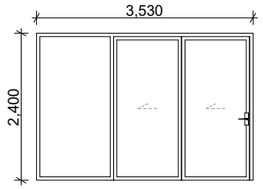
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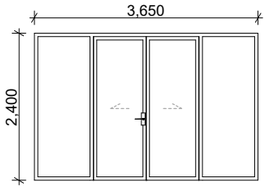
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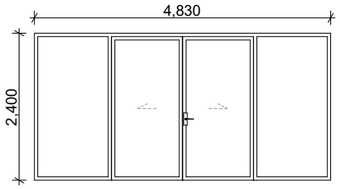
D04



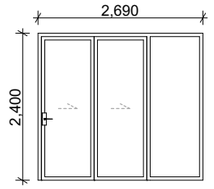
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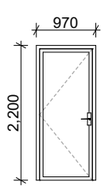
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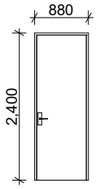
D06



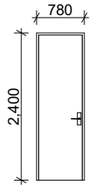
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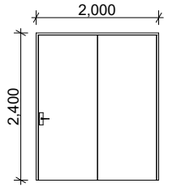
2 (D08, D09)



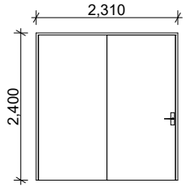
6 (D10, D11, D12, D13, D19, D20)



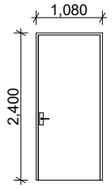
2 (D14, D17)



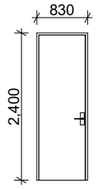
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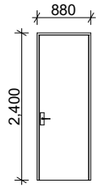
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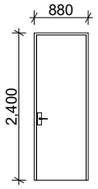
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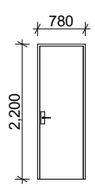
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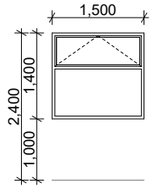
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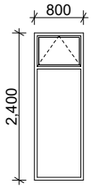
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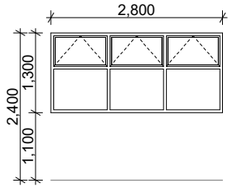
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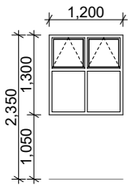
W01



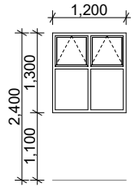
3 (W02, W11, W12)



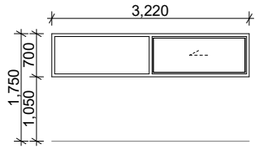
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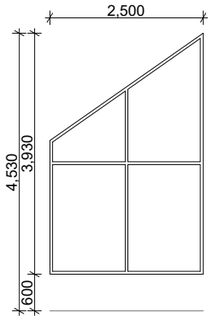
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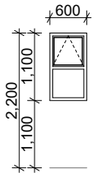
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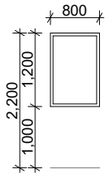
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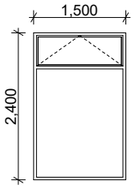
W08



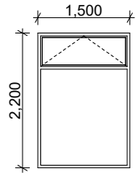
W09



W10



3 (W10, W13, W16)



2 (W14, W15)

External door & window notes:
- ALL BATHROOM AND TOILET WINDOWS TO BE OBSCURED
- ALL WINDOW AND DOOR DIMENSIONS ARE ROUGH OPENING
- ALL ALUMINIUM PROFILES TO BE CONFIRMED ON SITE
- REBATED SILLS FOR EXTERNAL SLIDING DOORS AND FLOOR TO CEILING WINDOWS

Interior door notes:
-ALL HOLLOW CORE LEAFS

Safety Glass Notes:
GENERAL RULES FOR SAFETY GLAZING:

1. ALL WET AREAS WITHIN 2M OF FFL
2. ALL GLAZED DOORS AND SIDE PANELS OVER 0.75M²
3. WINDOWS WITHIN 800MM OF FFL OVER 0.75M²

ALL GLAZING AS PER NZS4223.3.2016

Key:
D: DOOR
W: WINDOW
ID: INTERNAL DOOR
SG: SAFTEY GLAZING
OB: OBSCURED GLAZING

- ALL WINDOWS AND DOORS TO BE MIN R0.5 THERMALLY BROKEN ALUMINIUM JOINERY WITH THERMALLY IMPROVED SPACER TYPE, LOW E ARGON GAS DOUBLE GLAZING - POSSIBLY USE UPVC DOORS

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WINDOW & DOOR SCHEDULE
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WD12

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