RC 45 Adamson Drive Developemnt 28 August 2026.pln

Sheet Legend

RC Issue

Cover Sheet

RC01	Location Plan	A	■
RC02	Exisitng Site plan	A	■
RC03	Proposed Development Plan	A	■
RC04	Excavation/calcs Plan	A	■
RC05	Site - GRD Floor Plan	A	■
RC06	Site - First Floor Plan	A	■
RC07	S/W Elevations	C	■
RC08	N/E Elevations	C	■
RC09	Sections	B	■
RC10	Images	A	■
RC11	Subdivision Plan	A	■
RC12	6500mm Max Hgt Plan	B	■
RC13	Roof Plan	A	■
RC14	Landscape Plan	A	■



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PROPOSED NEW RESIDENCE FOR G TRAINER & L WATT
45 ADAMSON DRIVE • ARROWTOWN • QUEENSTOWN • OTAGO

Project GRP - Trainer/Watt
Designed by: Tony Richardson
Scale:as shown @ A3

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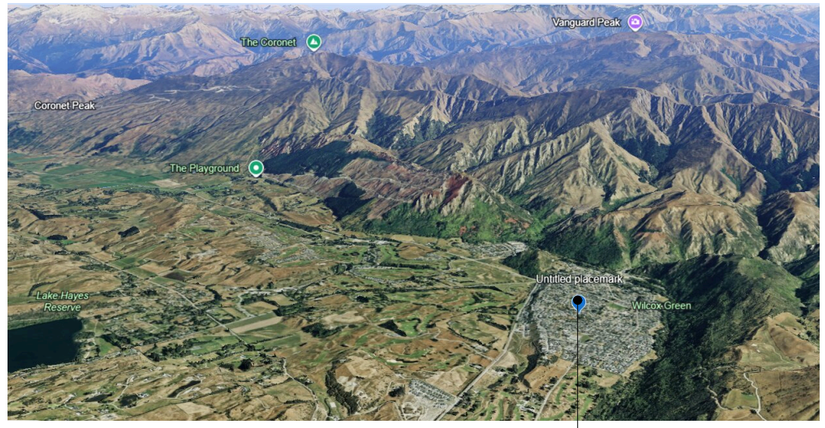
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SITE LOCATION - (GE)
45 ADAMSON DRIVE
- Lat -44.945
- Long 168.836
- 418.48 Alt

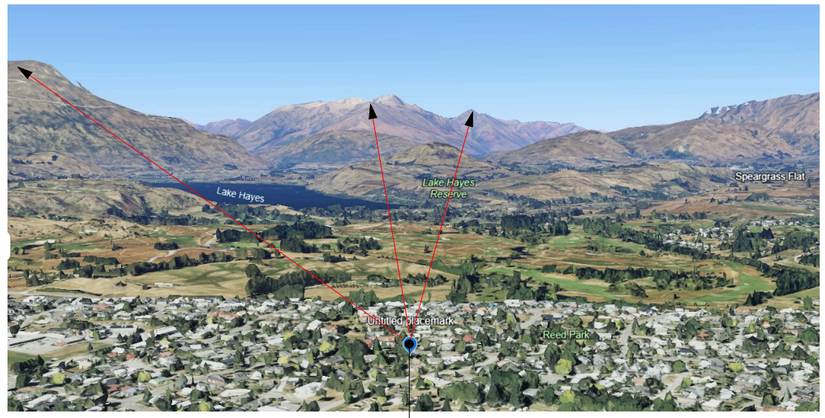
Location Plan

scale - n.t.s



view 1

45 ADAMSON DRIVE



view 2

45 ADAMSON DRIVE



view 3

45 ADAMSON DRIVE

Geographic Aerial parameters

scale - n.t.s

Location Plan

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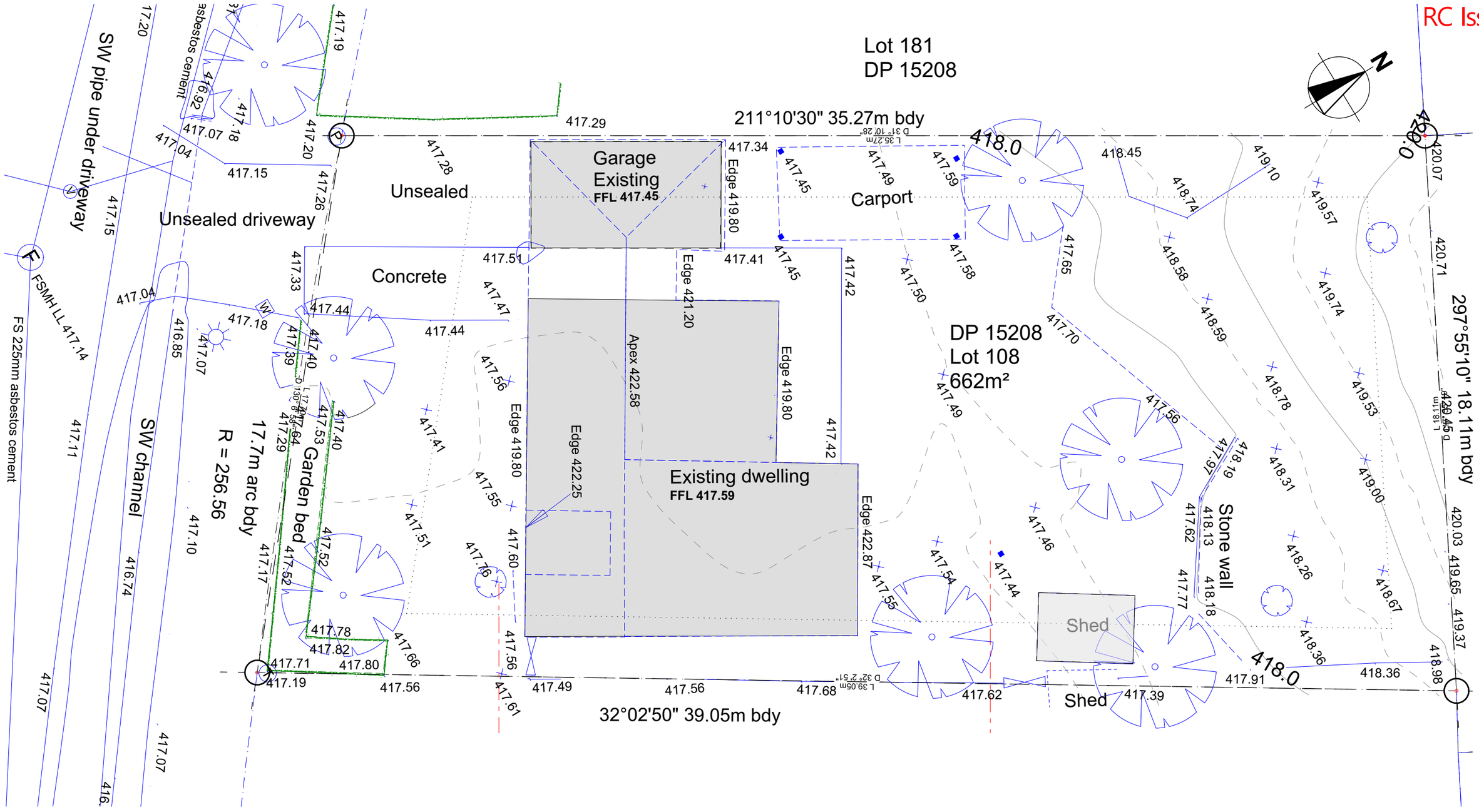
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EXISTING SITE PLAN

SCALE 1:125

DP 15208
LOT 180
AREA 664m2
VALUATION No 2918118600
EXTG SITE FOOTPRINT
EXTG SITE COVERAGE

Extg Site plan

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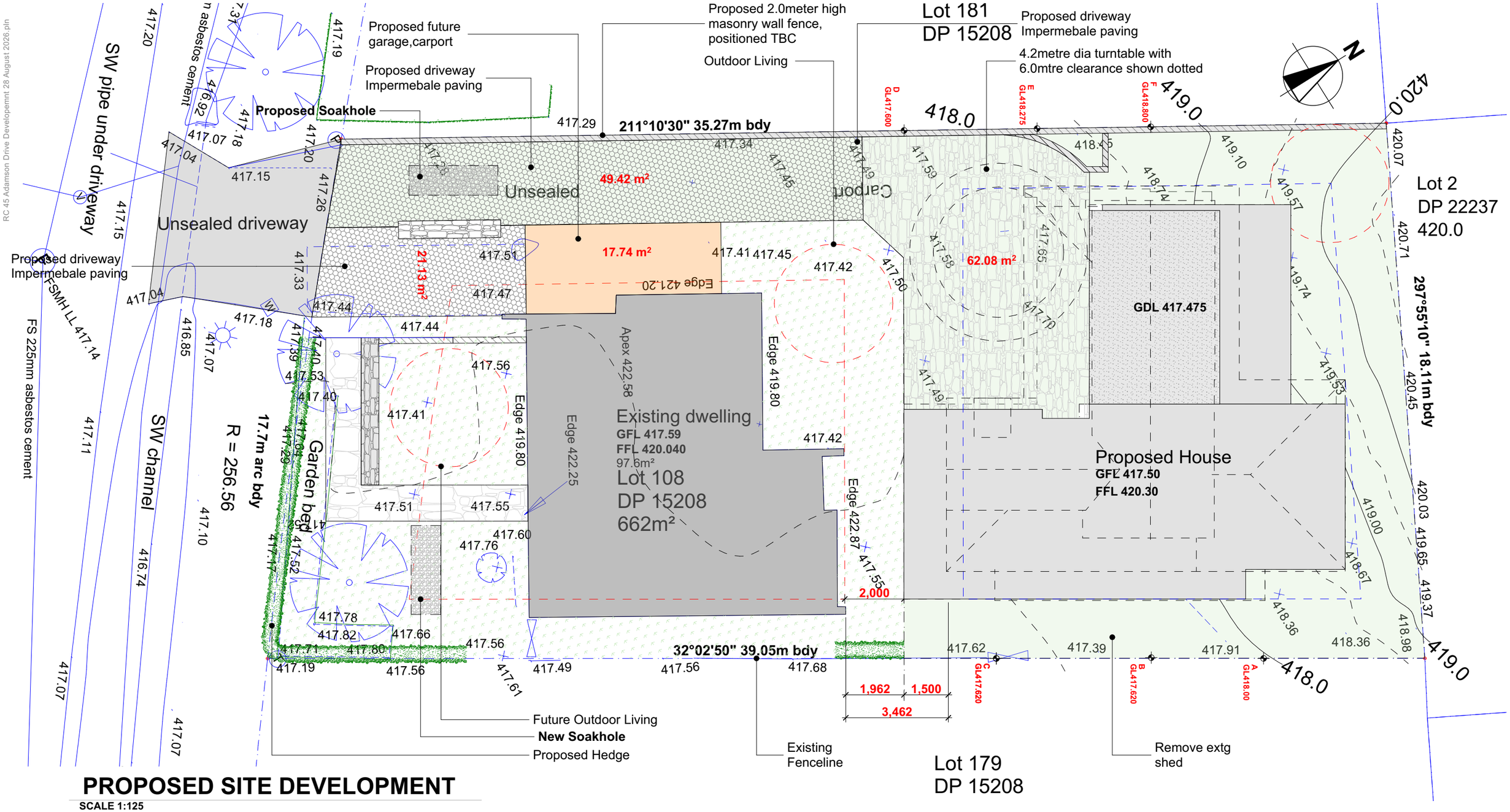
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PROPOSED SITE DEVELOPMENT

SCALE 1:125

LEGAL DESCRIPTION	
DP 15208	
LOT 180	
AREA 664m2	
VALUATION No 2918118600	
EXTG SITE FOOTPRINT	134.25m²
EXTG SITE COVERAGE	20.27%
TOTAL MAX SITE COVERAGE	**265.6m²** 40.0%

LOT 1	
AREA 300.17m2	
PROPOSED SITE FOOTPRINT	97.40m²
PROPOSED S/GARAGE	17.14m²
BLDG COVERAGE	114.54m²

LOT 2	
AREA 363.83m2 NET AREA 306.50m2	
PROPOSED GRD FLOOR AREA	110.21m²
+ COVERED PARKING AREA	28.82m²
TOTAL FLOOR AREA	**138.68m²**
PROPOSED FIRST FLOOR AREA	126.73m²
+ FIRST FLOOR DECK	11.35m²
TOTAL FIRST FLOOR AREA	**138.08m²**

LOT 2	
PROPOSED GRD FLOOR AREA	110.21m²
PROPOSED FIRST FLOOR AREA	126.73m²
TOTAL FLOOR AREA	**138.08m²**
COVERAGE	
TOTAL COVERAGE - GRD FLR + FIRST FLR	
STORE AREA BELOW 13.5m² +	138.08m²
TOTAL COVERAGE	**151.23m²**

LOT 1 & LOT 2	
LOT 1 BLDG COVERAGE	114.54m²
LOT 2 BLDG COVERAGE	151.23m²
TOTAL O/A SITE COVERAGE	**265.77m²**
TOTAL O/A SITE COVERAGE	**40%**

Proposed Development Plan

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700 mm Fill Infringement

211°10'30" 35.27m bdy

32°02'50" 39.05m bdy

297°55'10" 18.11m bdy

Lot 2
DP 22237
420.0

Lot 108
DP 15208
662m²
Existing dwelling
FFL 417.59
97.6m²

Existing Garage
FFL 417.45

Carport

Unsealed

Unsealed driveway

Concrete

Proposed House
GFL 417.50
FFL 420.30

GDL 417.475

FDL 417.475

FGL 420.075

FGL 417.275

Shed

Lot 179
DP 15208

SW pipe under driveway

SW channel

17.7m arc bdy
R = 256.56

Garden bed

Edge 419.80

Edge 421.20

Edge 422.25

Edge 422.87

Apex 422.58

50.15 m²

143.82 m²

49.16 m²

2.69 m²

2.06 m²

0.80 m²

13.01 m²

9.34 m²

18.29 m²

4.29 m²

0.19 m²

1.11 m²

28.02 m²

Legend

Excavation cut/fill

Cut

0 - 0.5 417.5-418.0	143.82 x 0.5 x 0.5 = **35.995m3**
0 - 1.0 417.5-418.5	49.16 x 0.5 x 0.5 = **12.29m3** 49.16 x 0.5 = **24.58m3**
0 - 1.5 417.5-419.0	28.02 x 0.5 x 0.5 = **7.0m3** 28.02 x 1.0 = **28.02m3**
0 - 2.0 417.5-419.5	10.40 x 0.5 x 0.5= **2.6m3** 10.40 x 1.5 = **15.6m3**
0 - 2.25 417.5-419.775	2.06 x 0.5 x 0.5= **0.50m3** 2.06 x 2.0 = **4.12m3**
0 - 0.3 Driveway	50.15 x 0.3 = **15.05m3**
Total Cut	**145.75m3**

Fill

0 - 0.5 420-420.075	13.01 x 0.075 x.5 = **.488m3**
0 - 1.0 420.075-419.50	18.29 x 0.575 x0.5 = **5.25m3** 18.29 X 0.50 = **9.15m3**
0 - 1.5 420.075-419.00	6.98 x 0.5 x 0.5 = **1.75m3** 6.98 x 1.0 = **6.98m3**
0 - 2.0 420.075-418.7	0.19 x 0.5 x0.5 = **0.0475m3** 0.19 x 0.875 = **.166m3**
Total Fill	**23.832m3**
Total volume - cut/fill	**169.6m3**

EXCAVATION SITE PLAN

SCALE 1:125

Excavation Plan

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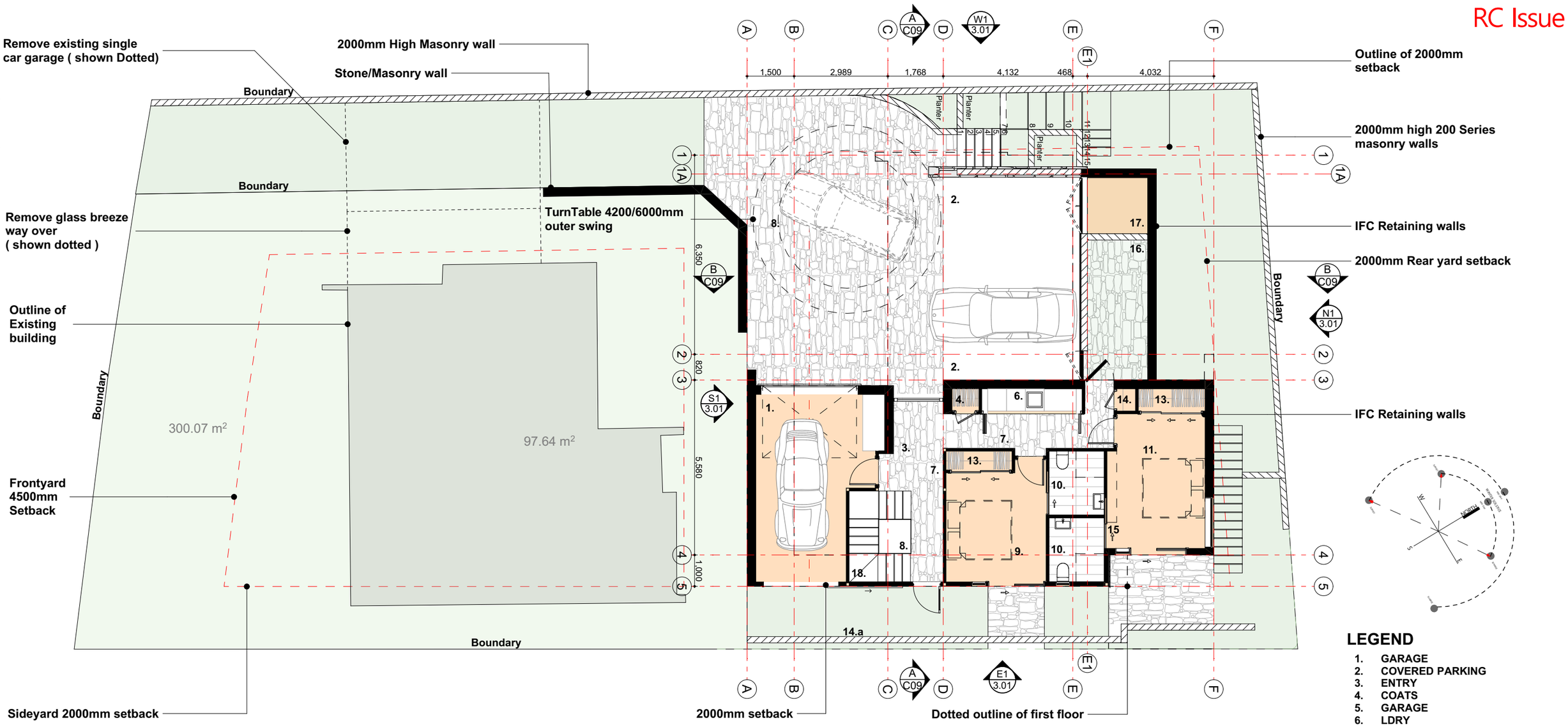
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LEGEND

1. GARAGE
2. COVERED PARKING
3. ENTRY
4. COATS
5. GARAGE
6. LDRY
7. GALLERY
8. STAIRS/LIFT
9. BEDROOM 2
10. ENSUITE
11. BEDROOM 3
12. ENSUITE
13. W/ROBES
14. STORE
14.a BINS AREA
15 CABINETRY/SHELVING
16 WINE CELLAR / ART STORE
17 PLANT ROOM
18 STORE UNDER STAIRS
19. KITCHEN
20. DINING,LIVING,FIRE
21. MASTER BEDROOM
22. ENSUITE
23. WIR
24. OFFICE/MEDIA
25. STORE/WINE
26. GUEST WC

PROPOSED LANDSCAPE + GRD FLOOR LAYOUT

SCALE 1:125

AREA

GROUND FLOOR AREA	110.21m²
COVERED PARKING AREA	28.82m²
GRD FLOOR AREA	**110.21m²**
FORECOURT AREA	65.00m²

Site G-Floor Layout

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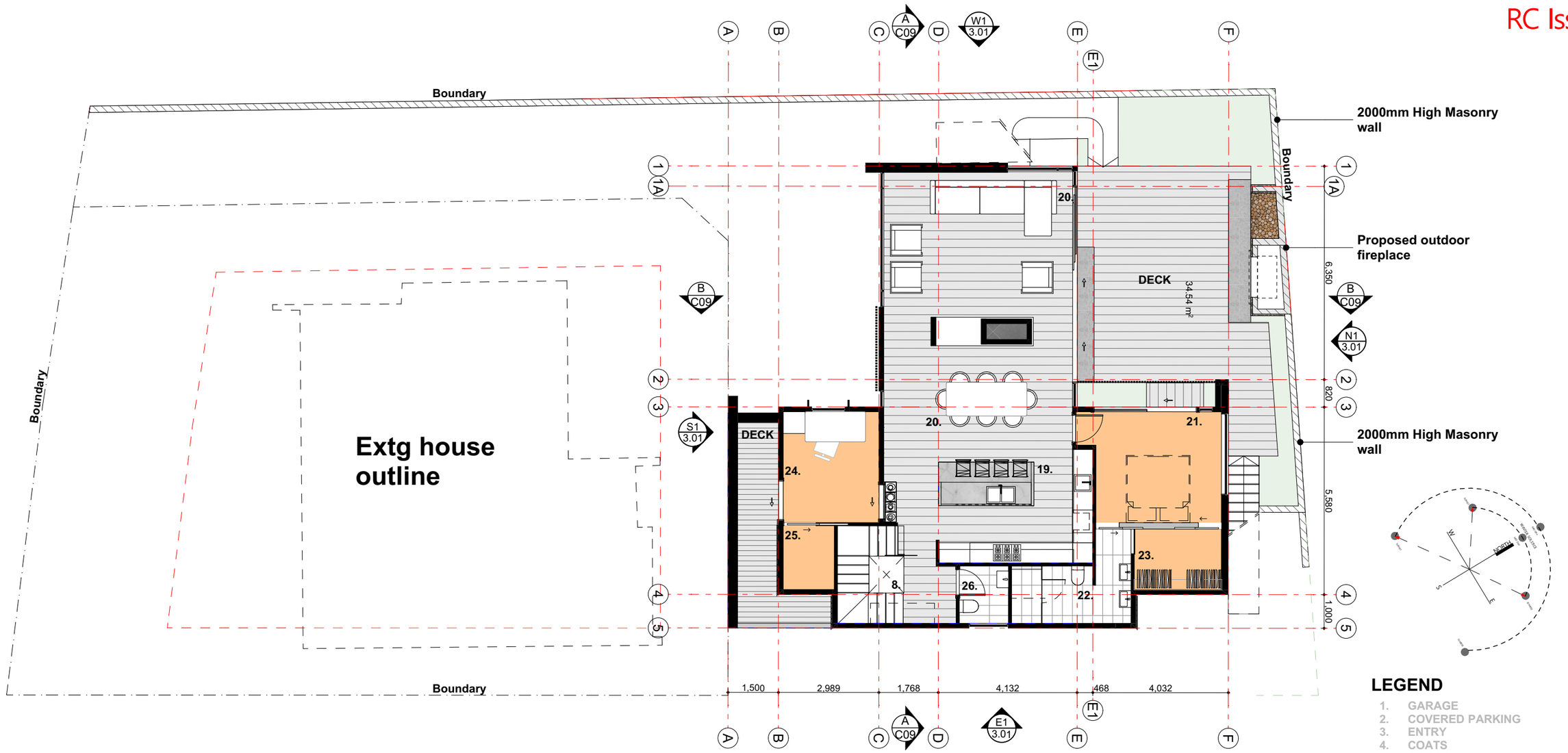
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LEGEND

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2. COVERED PARKING
3. ENTRY
4. COATS
5. GARAGE
6. LDRY
7. GALLERY
8. STAIRS/LIFT
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11. BEDROOM 3
12. ENSUITE
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14. STORE
14.a BINS AREA
15 CABINETRY/SHELVING
16 WINE CELLAR / ART STORE
17 PLANT ROOM
18 STORE UNDER STAIRS
19. KITCHEN
20. DINING,LIVING,FIRE
21. MASTER BEDROOM
22. ENSUITE
23. WIR
24. OFFICE/MEDIA
25. STORE/WINE
26. GUEST WC

PROPOSED SITE + PROPOSED FIRST FLOOR PLAN

SCALE 1:125

AREA

PROPOSED FIRST FLOOR AREA	126.73m²
+ FIRST FLOOR DECK (OVER)	11.35m²
TOTAL FIRST FLOOR AREA	**138.08m²**
OUTDOOR DECKING AREA	34.00m²

Site/First Floor Plan

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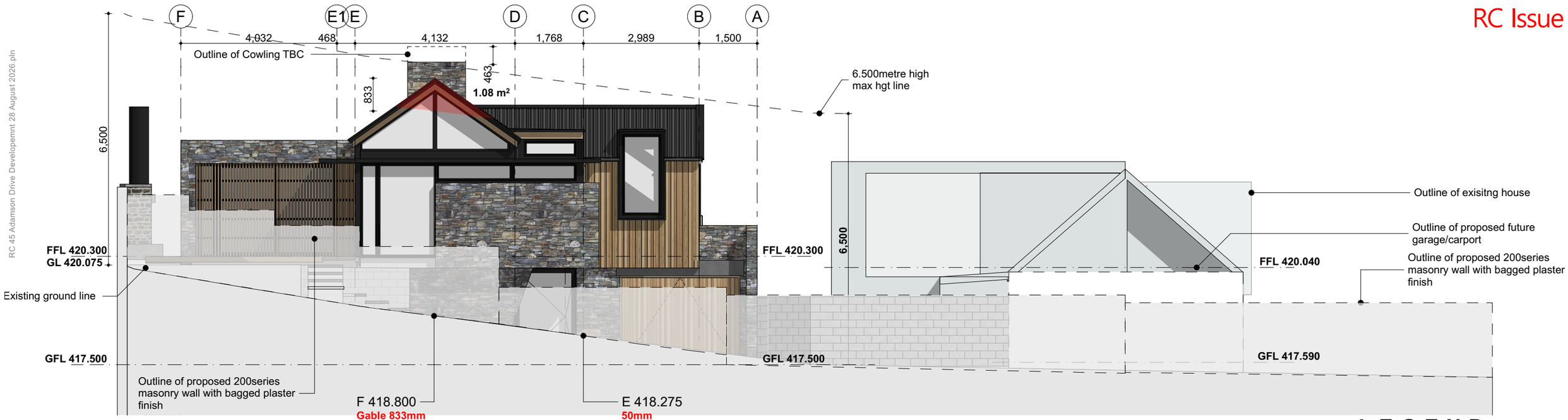
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WEST ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100

LEGEND

WALL CLADDING

Corrugated Iron profiled wall cladding over battens - Colour TBC (as selected by client TBC) and built in accordance with manuf details and spec.

Exterior Hermpac Cedar Weather Brd +Hermpac Cp862 cladding fixed **Vertically, coated with a Drydens oil as selected by client**

Exterior 40mm Schist stone veneer - (as selected by client) by Island Stone Gibbston finished over designed and built in accordance with eng details and spec.

ROOFING

Corrugated Iron profiled Roofing - (as selected by client TBC) and built in accordance with manuf details and spec. Colour TBC

S/W Elevation

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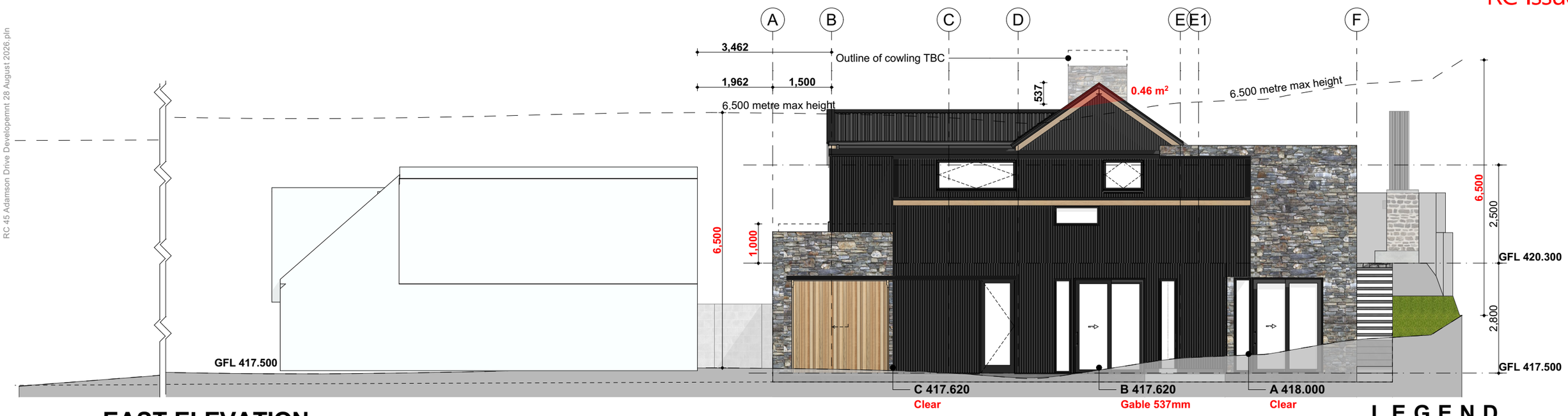
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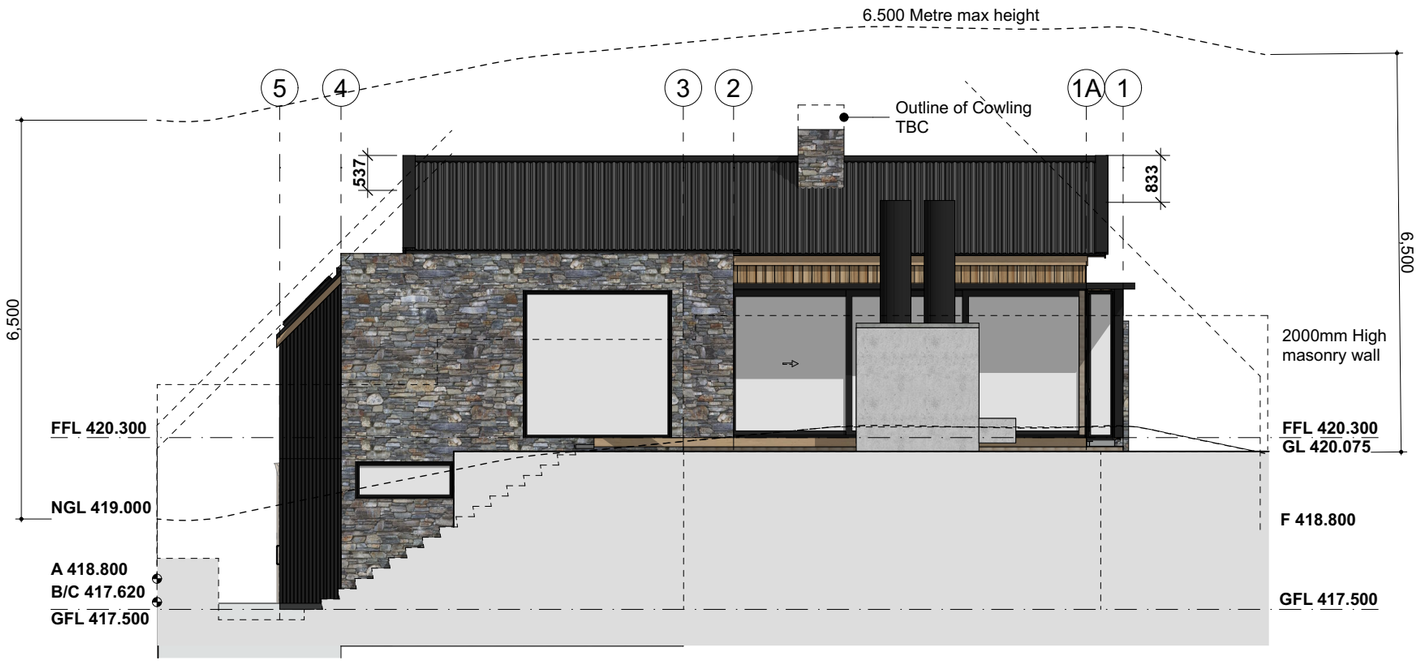
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EAST ELEVATION

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NORTH ELEVATION

SCALE 1:100

L E G E N D

WALL CLADDING



Corrugated Iron profiled wall cladding over battens - Colour TBC (as selected by client TBC) and built in accordance with manuf details and spec.



Exterior Hermpac Cedar Weather Brd +Hermpac Cp862 cladding fixed **Vertically, coated with a Drydens oil as selected by client**



Exterior 40mm Schist stone veneer - (as selected by client) by Island Stone with a bagged plaster finished over designed and built in accordance with eng details and spec.

ROOFING



Corrugated Iron profiled Roofing - (as selected by client TBC) and built in accordance with manuf details and spec. Colour TBC

N/E Elevation

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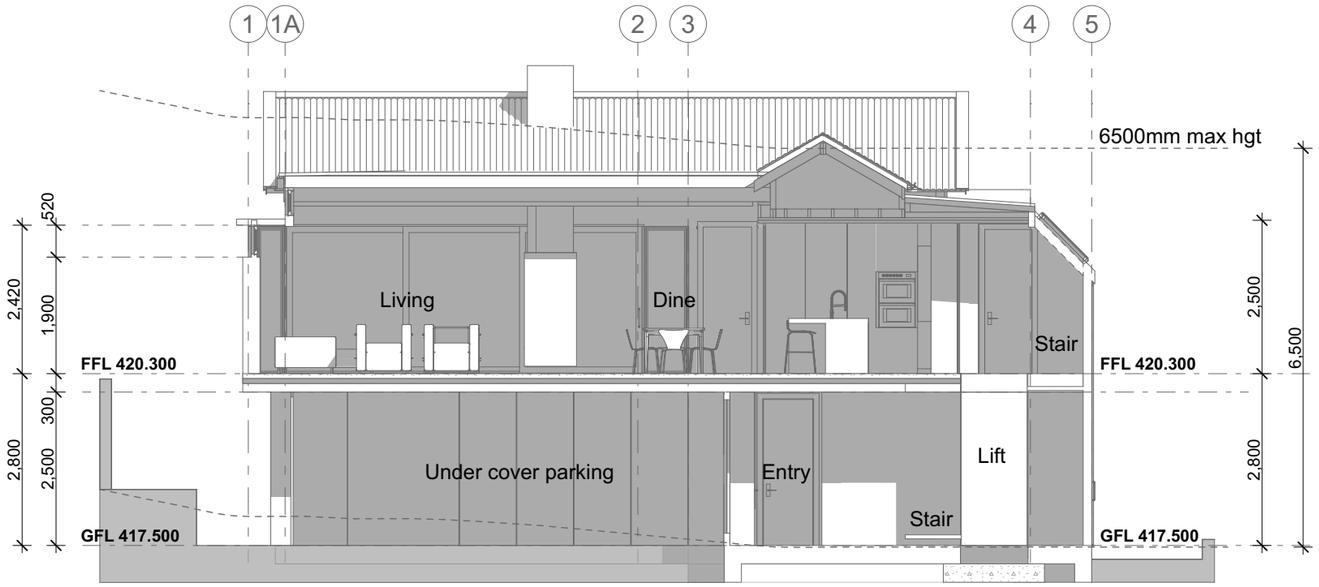
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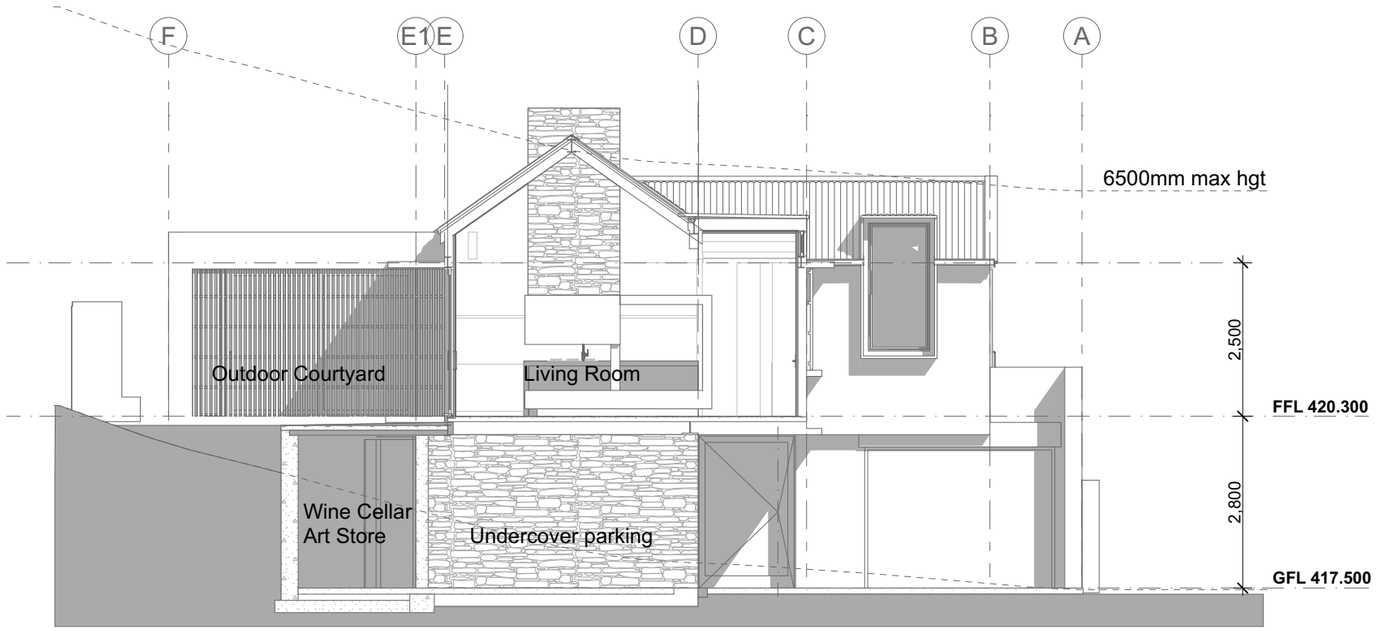
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SECTION A-A

SCALE 1:100



SECTION B-B

SCALE 1:100

Section

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Image

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C:\Users\JEA Craig\John Edmonds and Associates\John Edmonds and Associates - Shared Documents\Clients\2026\26102 - 45 Adamson Drive - Redevelopment\Survey\CAD\26102.06.01 - Scheme Plan.dwg
Plotted: 31.07.2026



REV.	DATE	REVISION DETAILS	BY

DRAWN	SURVEYED	SIGNED	DATE
CW		CHECKED CW	DATE 30.07.26

DATUM & LEVEL MT NIC 2000 - NZVD16

JOB NO. 26102 | SCALE 1:200m @ A3 | DRAWING NO. 06.01 | REV. -

LOTS 1 - 2 BEING A SUBDIVISION OF LOT 180 DP 15208
45 ADAMSON DRIVE - ARROWTOWN

CLIENT TRAINER

NOTES:
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ISSUED FOR REVIEW - 30.07.26

JEA TOWN PLANNERS & SURVEYORS
Level 3, 26 Shotover Street
PO Box 96, Queenstown, 9300

SUBDIVISION SITE PLAN

SCALE - nts

Subdivision Plan

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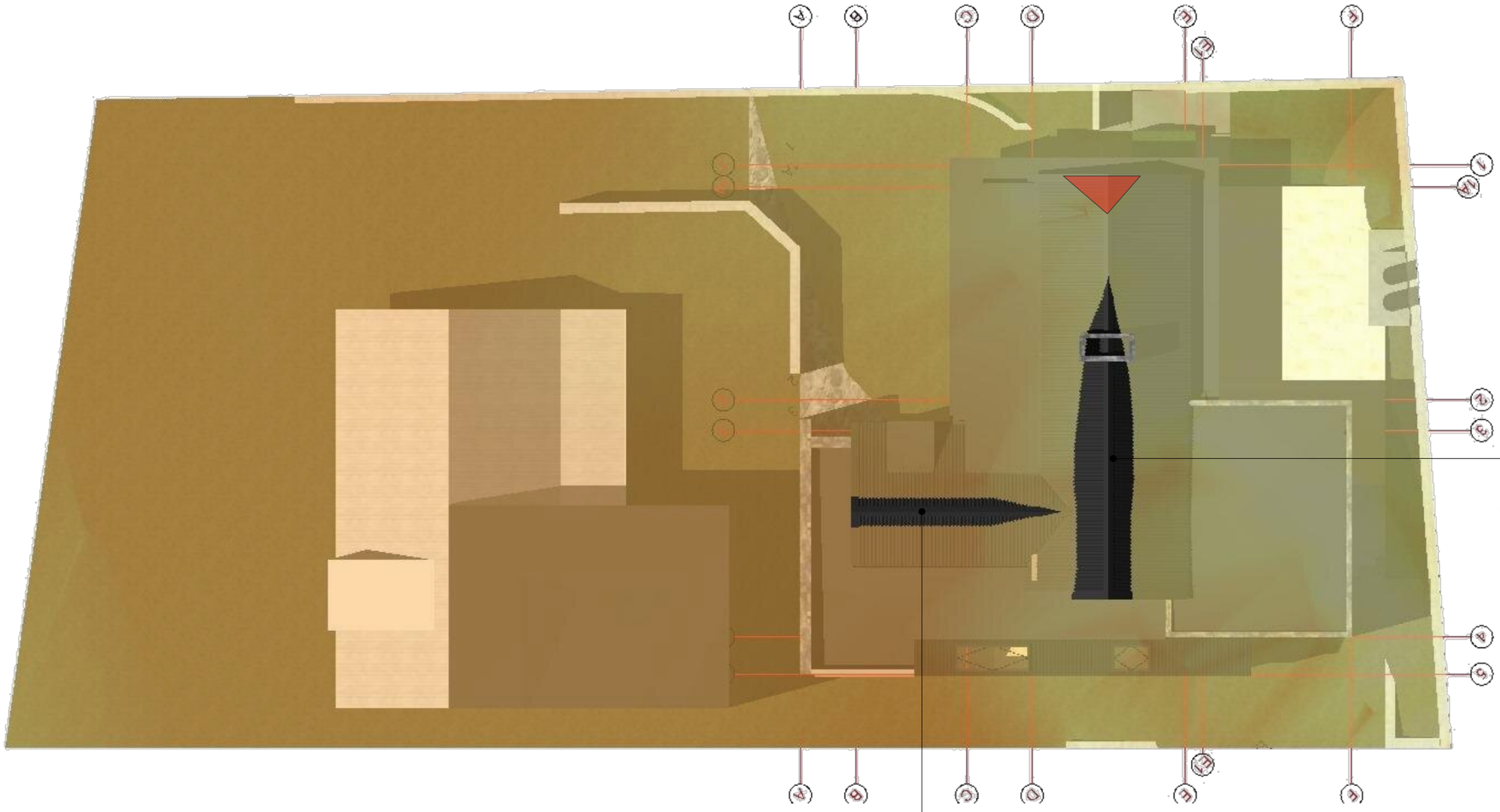
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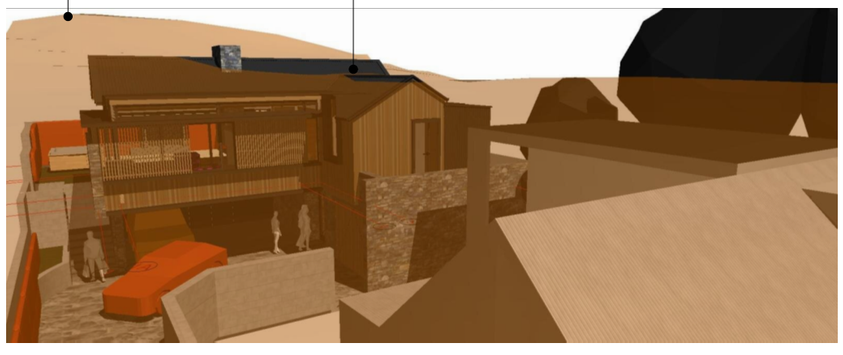
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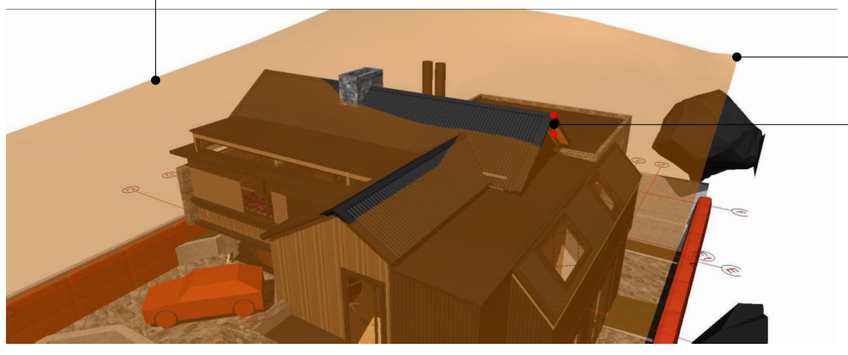
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6500mm Max Hgt plan infringement

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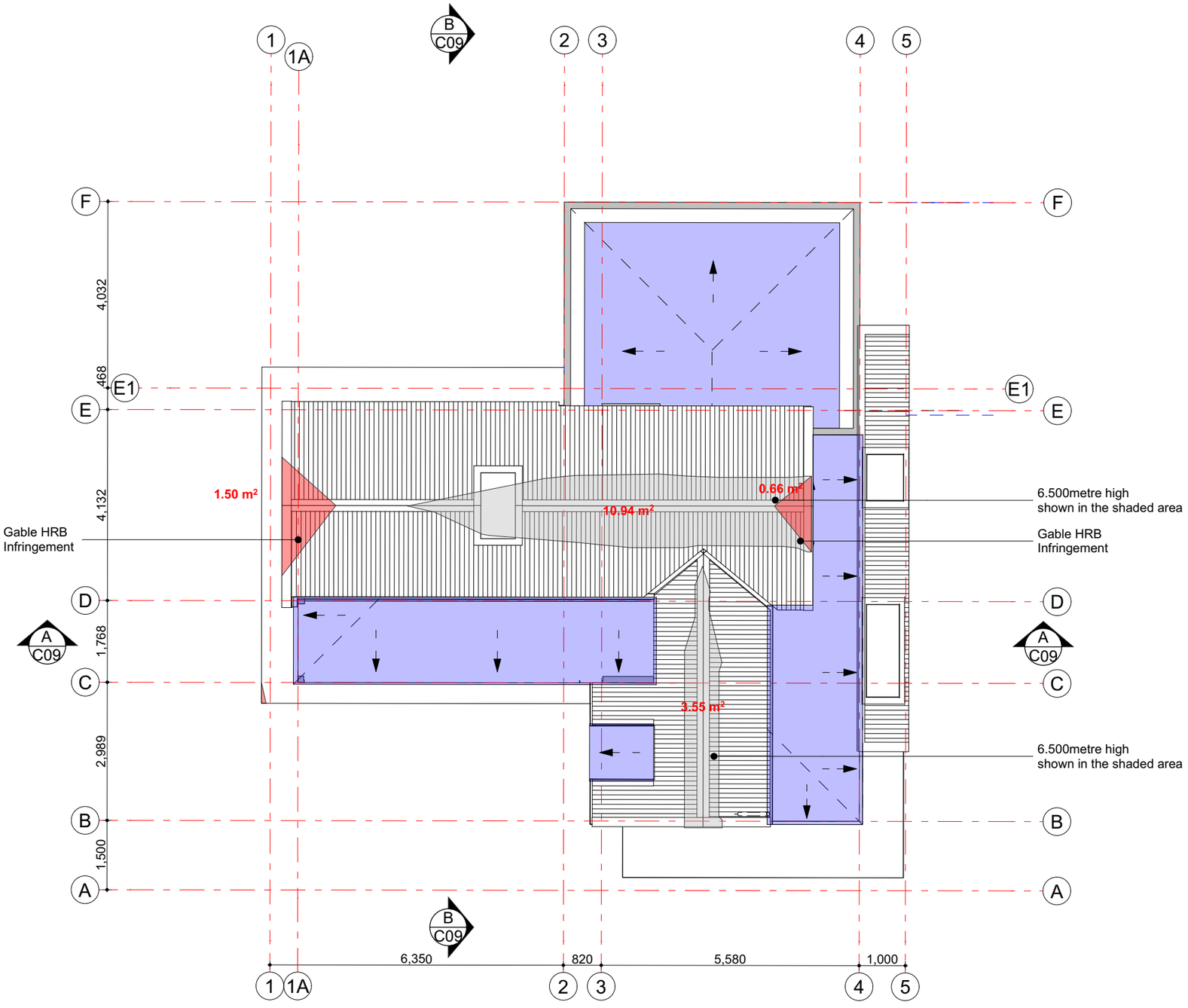
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RC Issue

GENERAL NOTES

DRAWINGS AND SPECIFICATION
THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATION SECTIONS INCLUDING THE P&G SECTION

NOTES - ROOFING
SPOUTING AND BRACKETS
REFER TO SPECIFICATION FOR SPOUTING AND BRACKETS WITH SNOWSTRAPS OR SNOW RAIL AS SPECIFIED

MINIMUM RECOMMENDED FALL:
1:500 (2MM IN 1M)

SPOUTING SHALL DISCHARGE TO DOWNPIPES AS SIZED

EXTRACTOR SYSTEM
ALLOW FOR A MANROSE FAN WVILP150-1 IN-LINE FAN WITH VENTTECH VBSQR 190 SQUARE CURB ROOF VENTILATOR (ROOF EXTRACT) OR VENTECH VBXGR 150 (WALL EXTRACT) IN SELECTED COLOUR INSTALLED TO MANUFACTURERS SPECIFICATIONS

LEGEND - ROOFING

	3PM NURAFLEX MEMBRANE SYSTEM AND COLOUR 3° MIN FALL (1:28) FOR ROOFED AREAS
	35⁰ Corrugated PROFILED METAL ROOFING AND COLOUR
DP	80MM DIA DOWNPIPES IN ACCORDANCE WITH NZBC E1/ AS1 TABLE 5, WITH APPROVED LEAF GRATE
SP	80MM DIA SPREADERS IN ACCORDANCE WITH NZBC E2/ AS1 FIGURE 20.
TV	TERMINAL VENT, FINISHED IN COLOUR TO MATCH ROOFING
SV	STACK VENT, FINISHED IN COLOUR TO MATCH ROOFING
EF	EXTRACT FAN

CATCHMENT AREAS
NOTE: ALL DOWNPIPES ARE TO BE 80MM DIA. WHICH EXCEEDS THE 85M² REQUIREMENTS OF NZBC E1/AS1 TABLE 5 FOR ALL OF THE CATCHMENT AREAS SHOWN ON ROOF PLAN

NOTE
Snow straps @ 600crs to gutters

LAND FEATURES

EARTHQUAKE ZONE:	**3**
WIND ZONE:	**VH**
EXPOSURE ZONE:	**B**
LEE ZONE:	**N**
RAINFALL INTENSITY:	**N/A**

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Roof Plan

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PROPOSED NEW RESIDENCE FOR G TRAINER & L WATT
45 ADAMSON DRIVE • ARROWTOWN • QUEENSTOWN • OTAGO

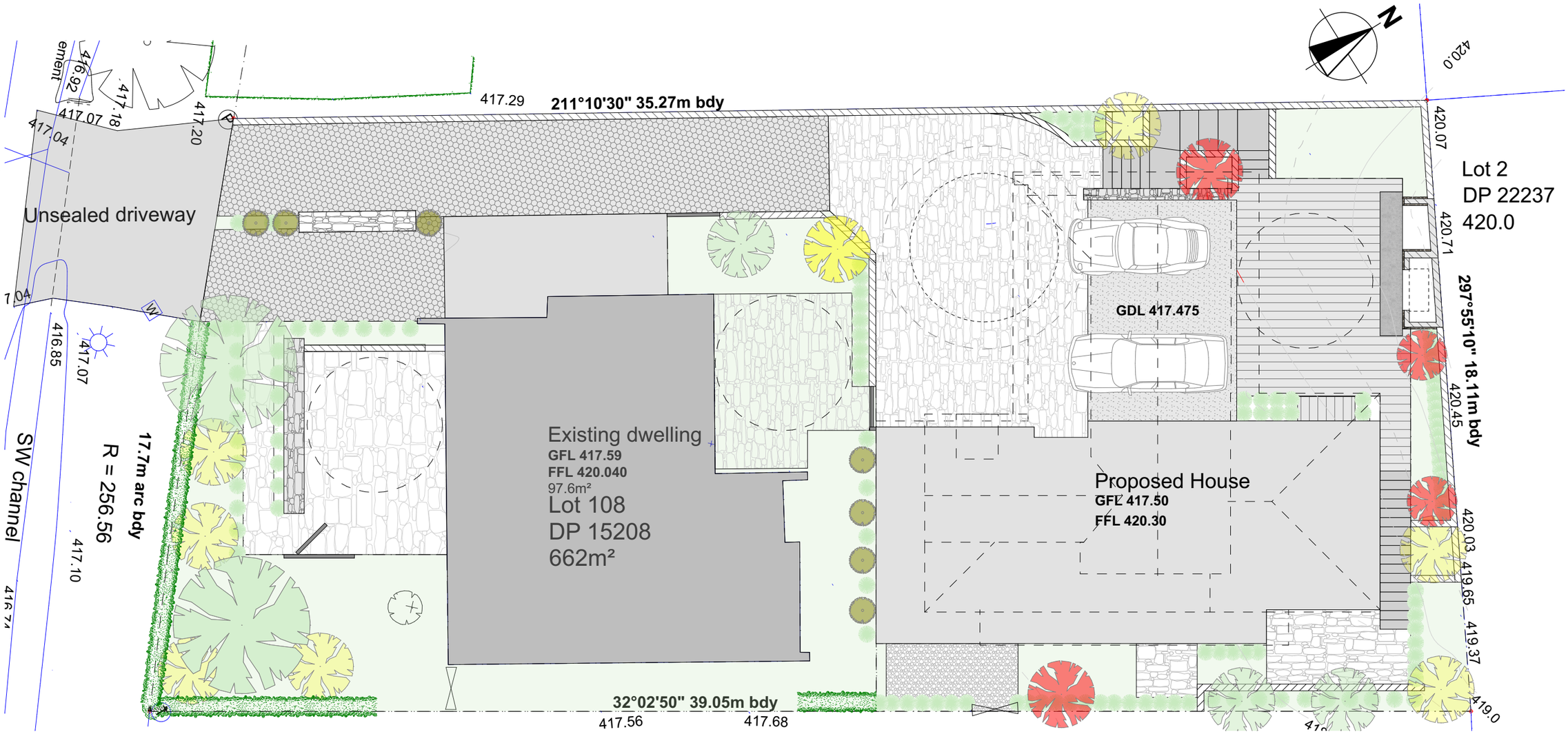
Project GRP - Trainer/Watt
Designed by: Tony Richardson
Scale:as shown @ A3

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13

RC Issue

RC 45 Adamson Drive Developemnt 28 August 2026.pln

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Legend

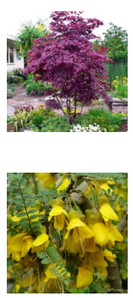
- Longspur paving stone
- Strol - SurePave permeable paving fillied with schist rock locally sourced
- 140x25 selected timber hardwood decking
- Viburnum tinus var. Laurustinus



- Exisitng Trees
- pseudopanax crassifolius lancewood
- A mixture of grasses, Carex Testacea Chionochoa rigida
- Prunus yedoensis Awanui (Yoshino Cherry)



- Acer Palmatum (Bloodgood) Red Maple.
- Sophora Microphylla (south island Kowhai)



Landscape Plan

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14