All designs and details are copyright to GJ Gardner Homes

G.J. Gardner. HOMES

ph: 03 442 8840
e: queenstown@gjgardner.co.nz

Sheet Index		Revision Date
Layout ID	**Layout Name**	
01	Cover Page	
02	Site & Location Plan	**27.08.26**
03	Site Context	
04	Site Coverage	
05	Site Landscaping Plan	
06	Site Stormwater Plan	**27.08.26**
07	Site Drainage Plan	
08	Earthworks Calcs	
09	Floor Plan	**17.09.26**
010	Elevations 1	**24.09.26**
011	Elevations 2	**24.09.26**
012	Fire Plan	
013	Foundation Engineering Plan	**27.08.26**
014	Foundation Drainage Plan	**27.08.26**
015	Roof Framing Plan	
016	Lintels and Top Plate Fixings	
017	H1 Requirements	
018	Bracing Plan	
019	Bracing Demand & Calculations - Main House	**27.08.26**
020	Bracing Demand & Calculations - Main House	**27.08.26**
021	Bracing Demand & Calculations - Flat	**27.08.26**
022	Electrical Plan	
023	Cross Section A	
024	Cross Section B	**17.09.26**
025	Cross Section C	**17.09.26**
026	Construction Details 1 - Door Sills 1	
027	Construction Details 2 - Door Sills 2 & Foundation 1	**25.08.26**
028	Construction Details 3 - Foundation 2	
029	Construction Details 4 - Garage Rebate & Details	
030	Construction Details 5 - Brick Joinery	
031	Construction Details 6 - Brick Joinery	
032	Construction Details 7 - Brick Ties Calculations	
033	Construction Details 8 - Taigawood Joinery 1	
034	Construction Details 9 - Taigawood Joinery 2 & Linea Oblique Joinery 1	
035	Construction Details 10 - Linea Oblique Joinery 2	
036	Construction Details 11 - Cladding Junctions	
037	Construction Details 11 - Mixed Cladding Junctions	**25.08.26**
038	Construction Details 13 - Linea Oblique & Roof Cladding Junctions	
039	Construction Details 14 - Soffits 1	
040	Construction Details 15 - Soffits 2	
041	Construction Details 16 - Meter Box Junctions	
042	Construction Details 17 - Meter Box Junctions	
043	Rafter Connection Detail	
044	Site Drainage Details 1	
045	Site Drainage Details 2	
046	Site Drainage Details 3	
047	Foundation Details 1	
048	Foundation Details 2	
049	Bracing Details 1	
050	Bracing Details 2	
051	Bracing Details 3	
052	Window Shroud Details	
053	Wet Area Details 1 - Tiled Shower Details	
054	Wet Area Details 2	
055	Wet Area Details 3 - Acrylic Shower Details	
056	Wet Area Details 4	
057	Wet Area Details 5 - Gib Details 1	
058	Wet Area Details 6 - Gib Details 2	
059	NZBC Roof Details 1	
060	NZBC Roof Details 2	
061	NZBC Roof Details 3	**25.08.26**
062	STUD-LOK Lintel Fixings	
063	GBTLAB 60b Details 1	
064	GBTLAB 60b Details 2	
065	GBTLAB 60b Details 3	
066	Fire Wall Details 1	
067	External Firewall Details	
068	Fire Wall Details 2	
069	NZBC Details 1	
070	NZBC Details 2	
071	NZBC Details 3	
072	Construction Details 18 - Foundation 3	**25.08.26**

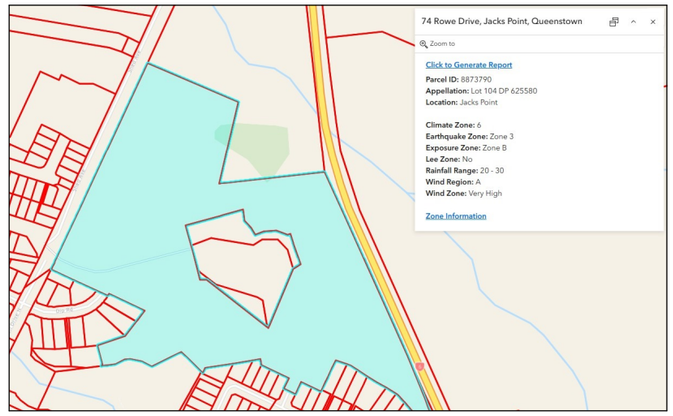




client:
Lot 1187

site address:
Lot 1187, DP 629299
HANLEYS FARM
QUEENSTOWN

job no:
NZ67-63



THESE PLANS MUST BE READ IN CONJUNCTION WITH ACCOMPANYING DOCUMENTS:
SITE SPECIFIC GEOTECH REPORT - GQ76671, DATED JULY 2026
FOUNDATION & STRUCTURAL ENGINEERING REPORT - S2223 REV D, DATED 26/08/2026
TRUSS LAYOUT PLACEMAKERS REPORT - 29440A v5, DATED 30/07/2026

Notes:

1. All building work is to be carried out in accordance to NZS:3604:2011 and the New Zealand Building Code latest edition.
2. All sub trades are to complete work in accordance to their relevant standards.
3. All fixings, materials and workmanship to comply with NZBC clause B2 'durability'.
4. The contractor is responsible for verifying all dimensions, levels, boundaries and underground service locations on site before construction commences.
5. All queries are to be referred to the designer and/or engineer as applicable.

General Notes:

1. All dimensions & underground service locations are to be checked prior to commencement of any works.
2. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to any earthworks. If any discrepancies occur, contact the Designer immediately before commencing works or ordering.
3. COPYRIGHT; These drawings remain the property of GJ Gardner Homes and are provided for use as described above and may not be used or re-produced in whole or part without written permission.
4. Producer statements are to be issued by all suppliers & tradesmen where applicable.
5. ***Any site/construction works are not to commence until building permit is issued.***
6. Plan drawings prepared on the understanding that the Building Contractor has a firm understanding of the NZ Building Code and NZS 3604:2011.
7. All contractors or Authorized parties of the Owner or Builder shall ensure that all works complies with the requirements of the Territorial Authority & NZ Building Code and NZS 3604:2011.
8. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer against any claims in respect of the said work.

LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

All designs and details are copyright to GJ Gardner Homes

ADNZ Professional Member

CORNERSTONE DESIGN

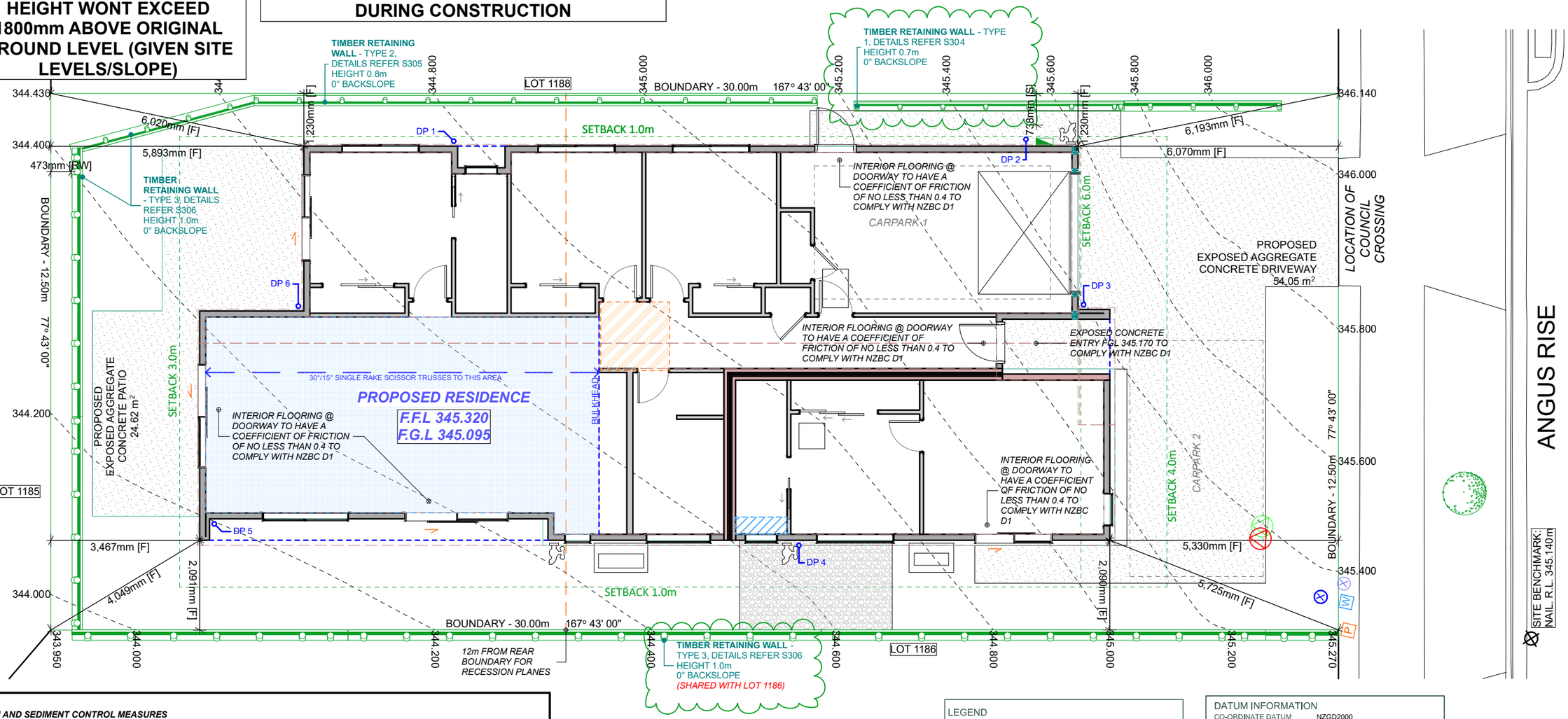
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

All dimensions & underground service locations are to be checked prior to commencement of anyworks. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to any earthworks. If any descrepancies occur, contact the Designer immediately before commencing works or ordering. COPYRIGHT; These drawings remain the property of GJ Gardner Homes and are provided for use as described above and may not be used or re-produced in whole or part without written permission. Producer statements are to be issued by all suppliers & tradesmen where applicable. *Any site/construction works are not to commence until building permit is issued.*

Notes:

PERMANENT SITE FENCING HEIGHT WONT EXCEED 1800mm ABOVE ORIGINAL GROUND LEVEL (GIVEN SITE LEVELS/SLOPE)

1800mm HIGH RING FENCE TO BUILDING SITE DURING CONSTRUCTION



NOTE:

EROSION AND SEDIMENT CONTROL MEASURES

TEMPORARY CONSTRUCTION AREA:
RESTRICT ACESS TO ONE ENTRY / EXIT POINT.
ENSURE ALL-WEATHER ACCESS IS PROVIDED IN A MANNER THAT PREVENTS THE ACCESS BECOMING A SOURCE OF SEDIMENT

EARLY STORMWATER DRAINAGE CONNECTION:
TO AVOID LOCAL EROSION, CONNECT TEMPORARY OR PERMANENT DOWNPIPES TO THE STORMWATER SYSTEM AS SOON AFTER LAYING THE ROOF AS POSSIBLE

MATERIAL STOCKPILES:
STOCKPILES SHOULD BE PLACED UPSLOPE OF PERIMETER CONTROLS & COVERED WHEN NOT IN USE

INSTALL PERIMETER CONTROLS:
SILT FENCE OR OTHER BARRIER (STRAW BALE, BUND ETC) TO INTERCEPT SEDIMENT LADEN RUN OFF. THE CONTOURS OF THE SITE WILL DETERMINE THE NUMBER AND SPACING OF SILT FENCES REQUIRED

DIVERT OVERLAND FLOW:
DIVERT OVERLAND FLOW AWAY FROM THE SITE WORKS TO REDUCE RUN OFF FOM TRAVELLING ACROSS THE DISTURBED LAND

CONCRETE WASTE AND WASHING:
WASTE CONCRETE AND HOUSEHOLD PAINT SHOULD NOT BE ALLOWED TO WASH OFF SITE

MINIMISE DISTURBED AREAS WHEN WORKING:
PRESERVE AS MUCH GRASSED AREA AS POSSIBLE TO REDUCE SEDIMENT DISCHARGE AND FILTER SEDIMENT FROM OTHER AREAS.
ONCE GRADING IS COMPLETE , STABILISE BARE SOIL AS SOON AS POSSIBLE

LOT 1187

DP 629299
AREA: 375m²

TBC HANLEYS FARM
QUEENSTOWN

KEY
(S) - DIMENSIONED TO THE SOFFIT
(F) - DIMENSIONED TO THE FOUNDATIONS

LEGEND

- BOUNDARY MARK
- WATER TOBY
- WATER LATERAL CONNECTION
- STORMWATER LATERAL CONNECTION
- WASTEWATER LATERAL CONNECTION
- POWER BOX
- FIBRE CONNECTION
- TREE
- 345.0 — CONTOUR MAJOR 1.0m
- CONTOUR MINOR 0.2m
- EDGE OF CONCRETE
- KERBS
- ROAD CROWN
- EDGE OF SEAL
- BOUNDARY
- ADJACENT BOUNDARY

DATUM INFORMATION

CO-ORDINATE DATUM	NZGD2000
MERIDIONAL CIRCUIT	MOUNT NICHOLAS CIRCUIT
ORIGIN POINT	AP 201 DP 629299
ORIGIN OF COORDINATES	427840,991mE 808206,555mN
VERTICAL DATUM	DUNEHT1958
ORIGIN OF LEVELS	AP 201 DP 629299
REDUCED LEVEL	341.42m

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

LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

ADNZ Professional Member

Owner's signature _____

Date _____

GJ Gardner Homes' signature _____

Date _____

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

all designs and details are copyright to GJ Gardner Homes

G.J. Gardner. HOMES

ph: 03 442 8840
e: queenstown@gjgardner.co.nz

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

client: Lot 1187
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

site address: HANLEYS FARM QUEENSTOWN
Lot 1187, DP629299

job no: NZ67-63 **scale:** 1:100, 1:1.2566 **sheet:** 2

drawn: EGO
checked: AKC
date: 24/09/2026

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

Site & Location Plan

Plan drawings prepared on the understanding that the Building Contractor has a firm undestanding of the NZ Building Code and NZS 3604:2011. All contractors or Authorised parties of the Owner or Builder shall ensure that all works complies with the requirements of the Territorial Authority & NZ Building Code and NZS 3604:2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer against any claims in respect of the said work.

All dimensions & underground service locations are to be checked prior to commencement of anyworks. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to any earthworks. If any descrepancies occur, contact the Designer immediately before commencing works or ordering. COPYRIGHT; These drawings remain the property of GJ Gardner Homes and are provided for use as described above and may not be used or re-produced in whole or part without written permission. Producer statements are to be issued by all suppliers & tradesmen where applicable. *Any site/construction works are not to commence until building permit is issued.*

No.	Revision Details	By	Date
D	Lot 10 (road) widened to 11m wide, changes to Lots 1111 - 1115, 1122, 1126 and 1127	MA	05/12/2024
C	Boundary adjustment initial stage added, remove Lot 1177 right of way	MA	25/09/2024
B	Change building restriction areas, add right of way to Lot 1177	MA	17/09/2024
A	Original Issue	MA	23/08/2024

GENERAL DEVELOPMENT NOTES:

1. All parcel areas and dimensions shown are subject to survey, Council and LINZ approvals and may vary on final survey.
2. Refer to Records of Title for registered interests.
3. Proposed easements are to be determined.
4. Boundaries and easements will follow as-built infrastructure. Easements are to be granted or reserved on deposit of the survey plan and may not necessarily be shown on these plans. Easement widths are to be confirmed.
5. 'Net Area' has the same meaning as defined in the Queenstown Lakes District Council (Proposed) District Plan.
6. Any aerial imagery is sourced from QLDC GIS.
7. This plan and its content should not be used for any reason other than its intended purpose. This plan and surveyed information does not include assessment or representations concerning:
   - Hazard registers, ground conditions or suitability for development
   - 'Ground level' as defined by the QLDC District Plan
   - The identity, correctness or usability of utility services portrayed, or service connections to utility services.

SUBDIVISION NOTES:

VEST AS ROAD
Lots 3 - 8 and 10 hereon are to vest in Queenstown Lakes District Council as Legal Road.

VEST AS RESERVE
Lot 73 hereon is to vest in Queenstown Lakes District Council as Local Purpose Reserve (Walkway and Services).

Lot 77 hereon is to vest in Queenstown Lakes District Council as Local Purpose Reserve (Visual Amenity).

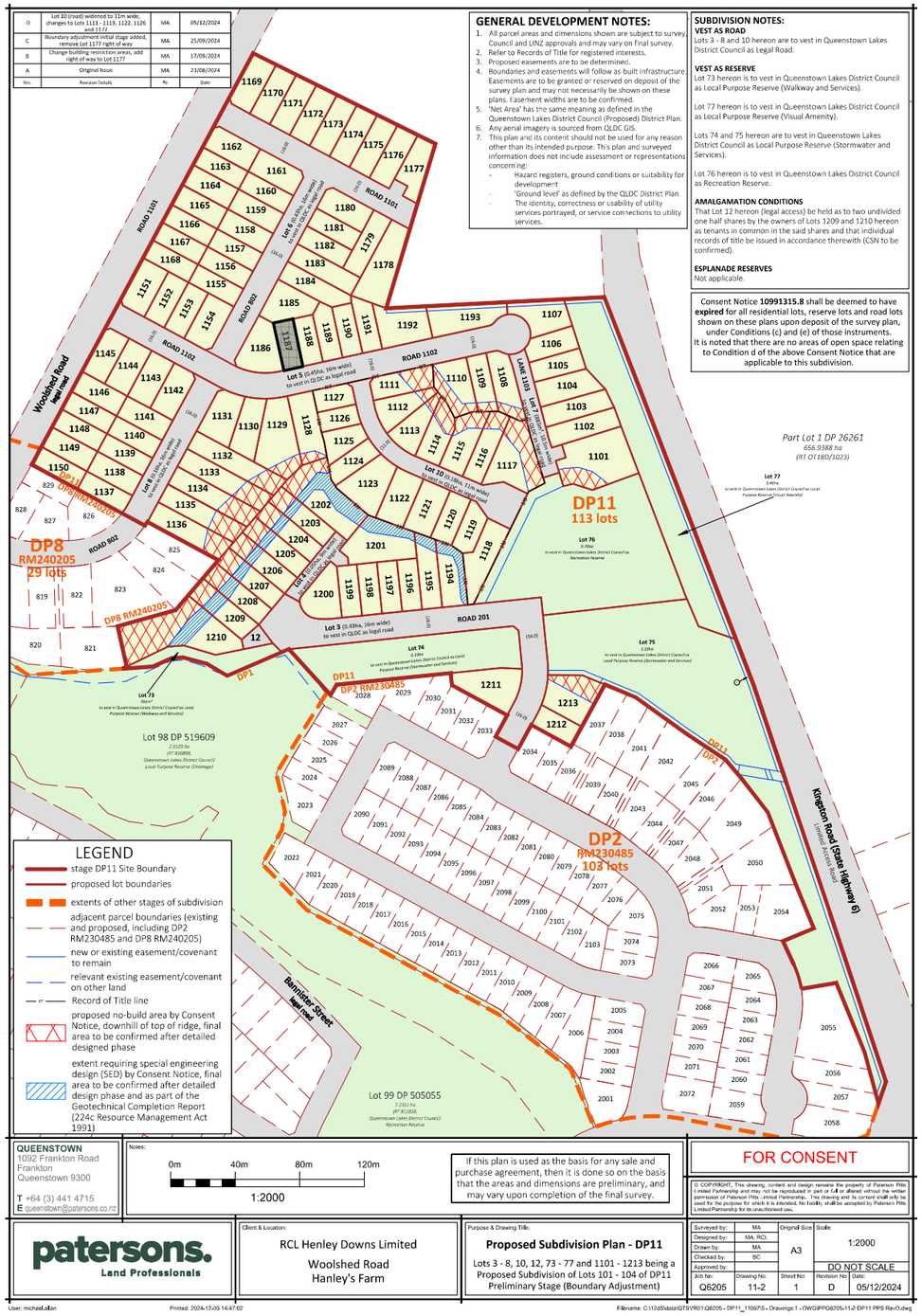
Lots 74 and 75 hereon are to vest in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services).

Lot 76 hereon is to vest in Queenstown Lakes District Council as Recreation Reserve.

AMALGAMATION CONDITIONS
That Lot 12 hereon (legal access) be held as to two undivided one half shares by the owners of Lots 1209 and 1210 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith (CSN to be confirmed).

ESPLANADE RESERVES
Not applicable.

Consent Notice **10991315.8** shall be deemed to have **expired** for all residential lots, reserve lots and road lots shown on these plans upon deposit of the survey plan, under Conditions (c) and (e) of those instruments.
It is noted that there are no areas of open space relating to Condition d of the above Consent Notice that are applicable to this subdivision.



QUEENSTOWN
1092 Frankton Road
Frankton
Queenstown 9300
T +64 (3) 441 4715
E queenstown@patersons.co.nz

Notes:
0m 40m 80m 120m
1:2000

If this plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

FOR CONSENT

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Limited Partnership and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Limited Partnership. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Limited Partnership for its unauthorised use.

patersons. Land Professionals

Client & Location:
RCL Henley Downs Limited
Woolshed Road
Hanley's Farm

Purpose & Drawing Title:
Proposed Subdivision Plan - DP11
Lots 3 - 8, 10, 12, 73 - 77 and 1101 - 1213 being a Proposed Subdivision of Lots 101 - 104 of DP11 Preliminary Stage (Boundary Adjustment)

Surveyed by:	MA	Original Size:	Scale:	
Designed by:	MA, RCL	A3	1:2000	
Drawn by:	MA			
Checked by:	BC		DO NOT SCALE	
Approved by:				
Job No:	Drawing No:	Sheet No:	Revision No:	Date:
Q6205	11-2	1	D	05/12/2024

User: michaelLallan Printed: 2024-12-05 14:47:07 Filename: C:\12dSdata\QTS\VR01\Q6205 - DP11_110975 - Drawings\1 - DWG\PPS\Q6205-11-2 DP11 PPS Rev-D.dwg

Notes:

HANLEYS FARM DP11 - LOTS GREATER THAN 380m² (DECEMBER 2023)

8m HEIGHT RESTRICTION
60% COVERAGE MAX (FOR LOTS LESS THAN 550m²)
FENCES 1.0m BACK FROM FRONT FACADE
ALL FENCING MAY BE UP TO 1.2m HIGH
SCREENED UTILITIES NOT VISIBAL FROM THE STREET
NO FRONT HIPS
SCREENED UTILITIES
4.0 ROADFRONT SETBACK
5.0m TO GARAGE
1m INTERNAL BOUNDARIES
3.0m TO ONE INTERNAL SETBACK
NORTH - 2.5 @ 55°
SOUTH - 2.5 @ 35°
WEST & EAST - 2.5 @ 45°
EAVES CAN BE IN SETBACKS UP TO 400mm

LOT 1187
DP 629299
AREA: 375m²

TBC HANLEYS FARM
QUEENSTOWN

Site Context

LICENSED BUILDING PRACTITIONER · BUILDING CONFIDENCE · www.dbh.govt.nz

ADNZ Architectural Designers New Zealand Professional Member

Owner's signature

Date

GJ Gardner Homes' signature

Date

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

all designs and details are copyright to GJ Gardner Homes

G.J. Gardner. HOMES

ph: 03 442 8840
e: queenstown@gjgardner.co.nz

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

client: Lot 1187
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

site address:
HANLEYS FARM
QUEENSTOWN
Lot 1187, DP629299

job no:	scale:	sheet:
NZ67-63	1:1.7998	3

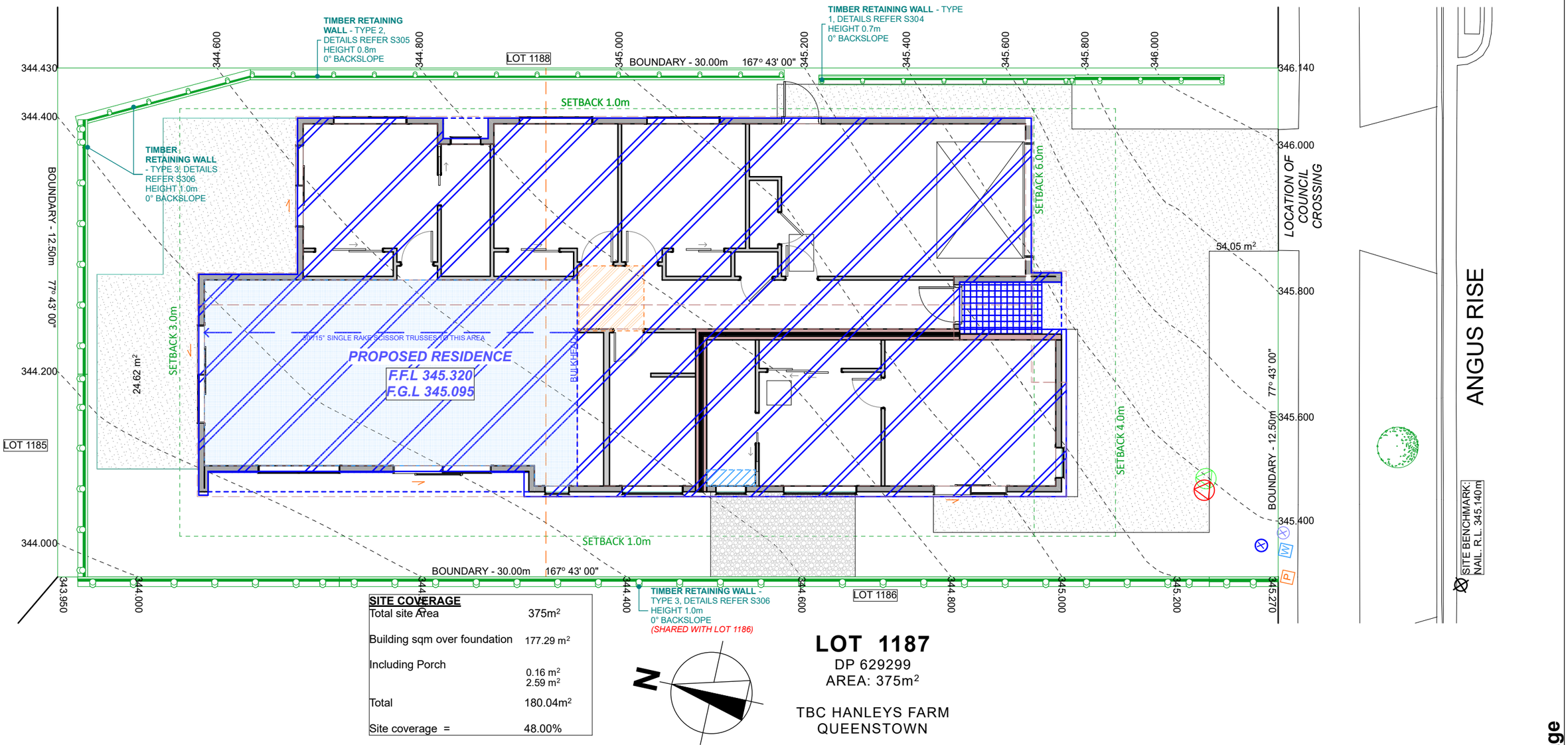
drawn: EGO
checked: AKC
date: 24/09/2026

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

Plan drawings prepared on the understanding that the Building Contractor has a firm undestanding of the NZ Building Code and NZS 3604:2011. All contractors or Authorised parties of the Owner or Builder shall ensure that all works complies with the requirements of the Territorial Authority & NZ Building Code and NZS 3604:2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer against any claims in respect of the said work.

All dimensions & underground service locations are to be checked prior to commencement of anyworks. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to any earthworks. If any descrepancies occur, contact the Designer immediately before commencing works or ordering. COPYRIGHT; These drawings remain the property of GJ Gardner Homes and are provided for use as described above and may not be used or re-produced in whole or part without written permission. Producer statements are to be issued by all suppliers & tradesmen where applicable. *Any site/construction works are not to commence until building permit is issued.*

Notes:



SITE COVERAGE

Total site Area	375m²
Building sqm over foundation	177.29 m²
Including Porch	0.16 m² 2.59 m²
Total	180.04m²
Site coverage =	48.00%

LOT 1187

DP 629299
AREA: 375m²

TBC HANLEYS FARM
QUEENSTOWN

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

Professional Member

Owner's signature ----------
Date ----------
GJ Gardner Homes' signature ----------
Date ----------

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

all designs and details are copyright to GJ Gardner Homes

G.J. Gardner. HOMES

ph: 03 442 8840
e: queenstown@gjgardner.co.nz

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

client: Lot 1187
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

site address: HANLEYS FARM QUEENSTOWN
Lot 1187, DP629299

job no:	scale:	sheet:
NZ67-63	1:100	4

drawn: EGO
checked: AKC
date: 24/09/2026

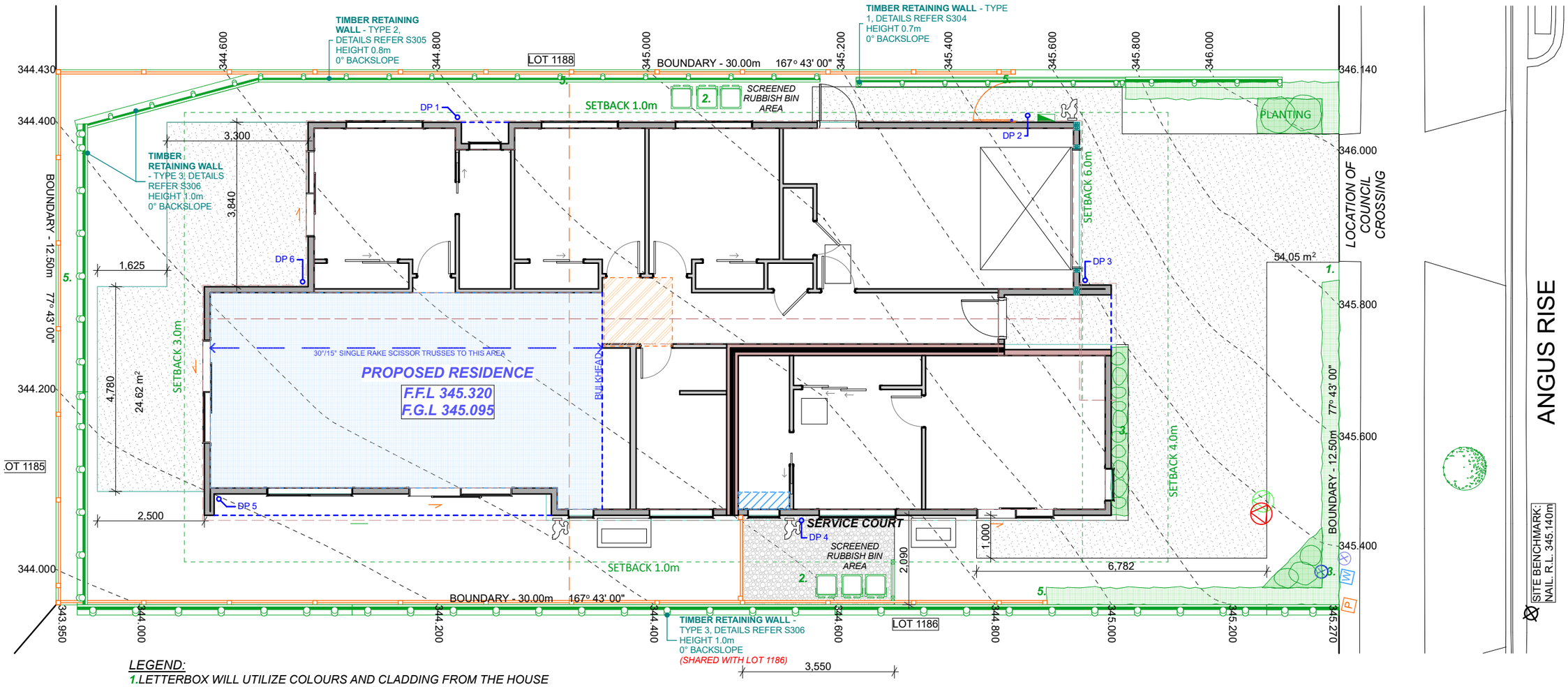
CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

Site Coverage

Plan drawings prepared on the understanding that the Building Contractor has a firm undestanding of the NZ Building Code and NZS 3604:2011. All contractors or Authorised parties of the Owner or Builder shall ensure that all works complies with the requirements of the Territorial Authority & NZ Building Code and NZS 3604:2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer against any claims in respect of the said work.

All dimensions & underground service locations are to be checked prior to commencement of anyworks. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to any earthworks. If any descrepancies occur, contact the Designer immediately before commencing works or ordering. COPYRIGHT; These drawings remain the property of GJ Gardner Homes and are provided for use as described above and may not be used or re-produced in whole or part without written permission. Producer statements are to be issued by all suppliers & tradesmen where applicable. *Any site/construction works are not to commence until building permit is issued.*

Notes:



LEGEND:

1. *LETTERBOX WILL UTILIZE COLOURS AND CLADDING FROM THE HOUSE*
2. *'SERVICE AREA' BINS & CLOTHESLINE BEHIND FENCE*
3. *PLANTING WILL COMPLY WITH THE SPECIES LIST ON 7.3 OF THE GUIDELINES*
4. *HEDGE - MAINTAINED 1.2m MAX HIGH*
5. *TIMBER FENCE MUST NOT EXCEED 1.8m IN HEIGHT ABOVE ORIGINAL GROUND LEVEL STOPPED 1.0m BEHIND FRONT FACADE. TO BE CAPPED TIMBER PALINGS WITH EXPOSED POSTS*

ALL RETAINING WALLS VISABLE FROM THE STREET TO BE STAINED OR PAINTED

LOT 1187

DP 629299
AREA: 375m²

TBC HANLEYS FARM
QUEENSTOWN

ANGUS RISE

Site Landscaping Plan

Owner's signature _____

Date _____

GJ Gardner Homes' signature _____

Date _____

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

all designs and details are copyright to GJ Gardner Homes

G.J. Gardner. HOMES

ph: 03 442 8840
e: queenstown@gjgardner.co.nz

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

client: Lot 1187
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

site address: HANLEYS FARM QUEENSTOWN
Lot 1187, DP629299

job no: NZ67-63 | scale: 1:100 | sheet: 5

drawn: EGO
checked: AKC
date: 24/09/2026

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

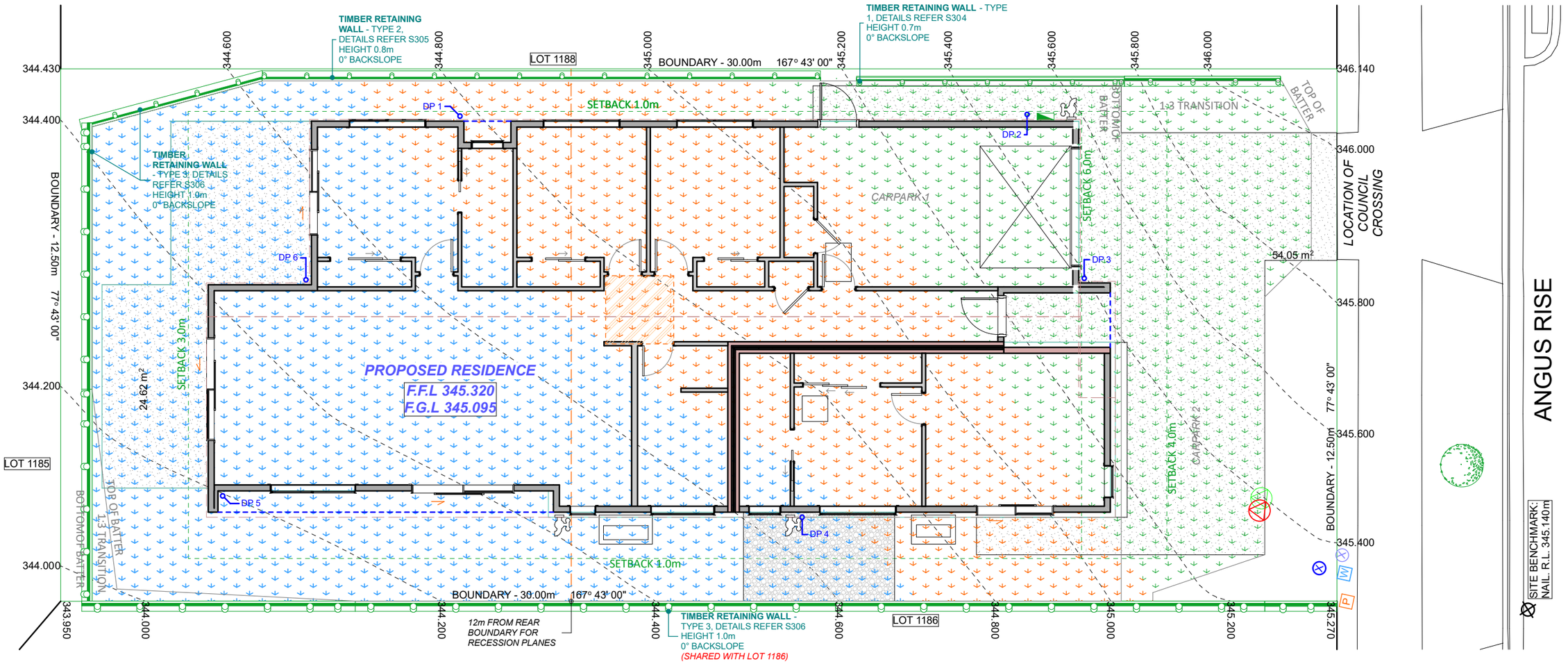
LICENSED BUILDING PRACTITIONER • BUILDING CONFIDENCE • www.dbh.govt.nz

ADNZ Professional Member

Plan drawings prepared on the understanding that the Building Contractor has a firm undestanding of the NZ Building Code and NZS 3604:2011. All contractors or Authorised parties of the Owner or Builder shall ensure that all works complies with the requirements of the Territorial Authority & NZ Building Code and NZS 3604:2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer against any claims in respect of the said work.

All dimensions & underground service locations are to be checked prior to commencement of anyworks. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to any earthworks. If any descrepancies occur, contact the Designer immediately before commencing works or ordering. COPYRIGHT; These drawings remain the property of GJ Gardner Homes and are provided for use as described above and may not be used or re-produced in whole or part without written permission. Producer statements are to be issued by all suppliers & tradesmen where applicable. *Any site/construction works are not to commence until building permit is issued.*

Notes:



APPROXIMATE AREA OF FILL & BATTER <500mm DEEP = **99.71 m²**

APPROXIMATE AREA OF FILL & BATTER >500mm DEEP = **149.58 m²**

APPROXIMATE AREA OF CUT >500mm DEEP = **88.99 m²**

APPROXIMATE AREA OF EARTH TO BE REMOVED = 43.55m³

APPROXIMATE AREA OF EARTH TO BE FILLED = 124.60m³

LOT 1187

DP 629299

AREA: 375m²

TBC HANLEYS FARM
QUEENSTOWN

Earthworks Calcs

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

LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

ADNZ Professional Member

Owner's signature _____

Date _____

GJ Gardner Homes' signature _____

Date _____

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

all designs and details are copyright to GJ Gardner Homes

G.J. Gardner. HOMES

ph: 03 442 8840
e: queenstown@gjgardner.co.nz

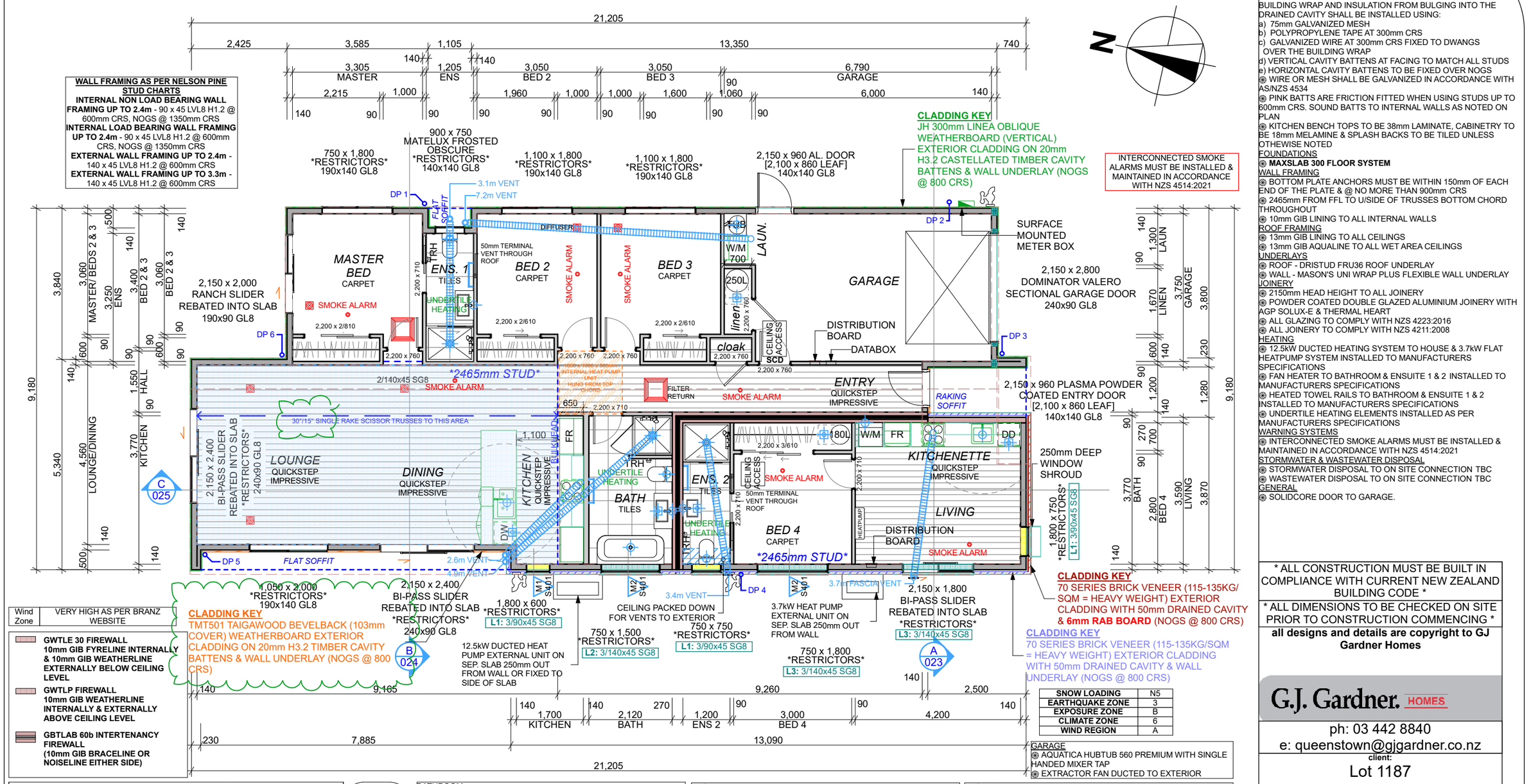
* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

client:	Lot 1187
	Wind Zone: VERY HIGH AS PER BRANZ WEBSITE
site address:	HANLEYS FARM QUEENSTOWN
	Lot 1187, DP629299
job no:	NZ67-63
scale:	1:100
sheet:	8
drawn:	EGO
checked:	AKC
date:	24/09/2026

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

Plan drawings prepared on the understanding that the Building Contractor has a firm undestanding of the NZ Building Code and NZS 3604:2011. All contractors or Authorised parties of the Owner or Builder shall ensure that all works complies with the requirements of the Territorial Authority & NZ Building Code and NZS 3604:2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer against any claims in respect of the said work.

All dimensions & underground service locations are to be checked prior to commencement of anyworks. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to any earthworks. If any descrepancies occur, contact the Designer immediately before commencing works or ordering. COPYRIGHT; These drawings remain the property of GJ Gardner Homes and are provided for use as described above and may not be used or re-produced in whole or part without written permission. Producer statements are to be issued by all suppliers & tradesmen where applicable. *Any site/construction works are not to commence until building permit is issued.*



Wind Zone	VERY HIGH AS PER BRANZ WEBSITE

- GWTLE 30 FIREWALL 10mm GIB FYRELINE INTERNALLY & 10mm GIB WEATHERLINE EXTERNALLY BELOW CEILING LEVEL
- GWTLP FIREWALL 10mm GIB WEATHERLINE INTERNALLY & EXTERNALLY ABOVE CEILING LEVEL
- GBTLAB 60b INTERTENANCY FIREWALL (10mm GIB BRACELINE OR NOISELINE EITHER SIDE)

SNOW LOADING	N5
EARTHQUAKE ZONE	3
EXPOSURE ZONE	B
CLIMATE ZONE	6
WIND REGION	A

GARAGE
- AQUATICA HUBTUB 560 PREMIUM WITH SINGLE HANDED MIXER TAP
- EXTRACTOR FAN DUCTED TO EXTERIOR

DIMENSIONS ARE OVER THE FRAME

House Floor Area:	140.38 m²	o/frame
House Floor Area:	140.95 m²	o/brick
Flat Floor Area:	34.46 m²	o/frame
Flat Floor Area:	36.32 m²	o/brick
TOTAL Floor Area:	174.84 m²	o/frame
TOTAL Floor Area:	177.28 m²	o/brick

Roof Area = 216.20m²

R3.2 (140mm) Wall Insulation
R2.8 (90mm) Internal Garage Wall Insulation
R5.0 (225mm) Ceiling Insulation

elevation guide

BATHROOM
- 1000mm² CORNER TILED SHOWER ON VILLABOARD
- 900mm WALL HUNG VANITY
- 1700mm x 730mm NEWTECH FRANK BACK TO WALL FREE-STANDING BATH
- NEWTECH FRANK BACK TO WALL TOILET SUITE 8202
- HEIRLOOM CENTRO TOILET ROLL HOLDER
- HEATED TOWEL RAIL
- FAN HEATER
- EXTRACTOR FAN DUCTED TO EXTERIOR
- UNDERTILE HEATING ELEMENTS INSTALLED AS PER MANUFACTUERS SPECIFICATIONS
- 100mm HIGH TILED SKIRTING, MINIMUM, TO ALL WALLS WITH MEMBRANE WATERPROOFING TO MEET NZBC E3/AS1 2.1, CONTAINMENT, AND AS PER FIGURE 1

ENSUITE
- 1200mm x 900mm ALCOVE TILED SHOWER ON VILLABOARD
- 750mm x 465mm WALL HUNG VANITY
- NEWTECH FRANK BACK TO WALL TOILET SUITE 8202
- HEIRLOOM CENTRO TOILET ROLL HOLDER
- HEATED 450mm TOWEL RAIL
- FAN HEATER
- EXTRACTOR FAN DUCTED TO EXTERIOR
- UNDERTILE HEATING ELEMENTS INSTALLED AS PER MANUFACTUERS SPECIFICATIONS
- 100mm HIGH TILED SKIRTING, MINIMUM, TO ALL WALLS WITH MEMBRANE WATERPROOFING TO MEET NZBC E3/AS1 2.1, CONTAINMENT, AND AS PER FIGURE 1

ENSUITE 2
- 1200mm x 1000mm ALCOVE CEZANNE ACRYLIC SHOWER
- 750mm x 465mm WALL HUNG VANITY
- NEWTECH FRANK BACK TO WALL TOILET SUITE 8202
- HEIRLOOM CENTRO TOILET ROLL HOLDER
- HEATED TOWEL RAIL
- FAN HEATER
- EXTRACTOR FAN DUCTED TO EXTERIOR
- UNDERTILE HEATING ELEMENTS INSTALLED A PER MANUFACTUERS SPECIFICATIONS
- 100mm HIGH TILED SKIRTING, MINIMUM, TO ALL WALLS WITH MEMBRANE WATERPROOFING TO MEET NZBC E3/AS1 2.1, CONTAINMENT, AND AS PER FIGURE 1

SED LINTEL KEY:

REFER TO ENGINEER DETAILS M1 & M2 ON SHEET S401

L1: 3/90x45 SG8 LINTEL MINIMUM, STUDS @ 300 CRS MAX. WITH MIX 100x75x6mm H.D.G SHELF ANGLE, FIX TO LINTEL WITH M10-110 GALV. COACH SCREWS @ 400 CRS. 200mm EXTENDED BEYOND WINDOW OPENING HORIZONTALLY. SUPPORTING MAX. 1.5m HIGH BRICK VENEER.

L2 / L3: 3/140x45 SG8 LINTEL MINIMUM, STUDS @ 300 CRS MAX. WITH MIN 100x75x6mm H.D.G SHELF ANGLE, FIX TO LINTEL WITH M10-110 GALV. COACH SCREWS @ 400 CRS. 200mm EXTENDED BEYOND WINDOW OPENING HORIZONTALLY. SUPPORTING MAX. 1.5m HIGH BRICK VENEER.

LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE www.dbh.govt.nz

Plan drawings prepared on the understanding that the Building Contractor has a firm undestanding of the NZ Building Code and NZS 3604:2011. All contractors or Authorised parties of the Owner or Builder shall ensure that all works complies with the requirements of the Territorial Authority & NZ Building Code and NZS 3604:2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer against any claims in respect of the said work.

ADNZ Architectural Designers New Zealand Professional Member

Notes:

TECHNICAL
- WHERE STUD SPACINGS ARE GREATER THAN 450mm AN INTERMEDIATE MEANS OF RESTRAINING THE BUILDING WRAP AND INSULATION FROM BULGING INTO THE DRAINED CAVITY SHALL BE INSTALLED USING:
  a) 75mm GALVANIZED MESH
  b) POLYPROPYLENE TAPE AT 300mm CRS
  c) GALVANIZED WIRE AT 300mm CRS FIXED TO DWANGS OVER THE BUILDING WRAP
  d) VERTICAL CAVITY BATTENS AT FACING TO MATCH ALL STUDS
  e) HORIZONTAL CAVITY BATTENS TO BE FIXED OVER NOGS
- WIRE OR MESH SHALL BE GALVANIZED IN ACCORDANCE WITH AS/NZS 4534
- PINK BATTS ARE FRICTION FITTED WHEN USING STUDS UP TO 600mm CRS. SOUND BATTS TO INTERNAL WALLS AS NOTED ON PLAN
- KITCHEN BENCH TOPS TO BE 38mm LAMINATE, CABINETRY TO BE 18mm MELAMINE & SPLASH BACKS TO BE TILED UNLESS OTHEWISE NOTED

FOUNDATIONS
- **MAXSLAB 300 FLOOR SYSTEM**

WALL FRAMING
- BOTTOM PLATE ANCHORS MUST BE WITHIN 150mm OF EACH END OF THE PLATE & @ NO MORE THAN 900mm CRS
- 2465mm FROM FFL TO U/SIDE OF TRUSSES BOTTOM CHORD THROUGHOUT
- 10mm GIB LINING TO ALL INTERNAL WALLS

ROOF FRAMING
- 13mm GIB LINING TO ALL CEILINGS
- 13mm GIB AQUALINE TO ALL WET AREA CEILINGS

UNDERLAYS
- ROOF - DRISTUD FRU36 ROOF UNDERLAY
- WALL - MASON'S UNI WRAP PLUS FLEXIBLE WALL UNDERLAY

JOINERY
- 2150mm HEAD HEIGHT TO ALL JOINERY
- POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY WITH AGP SOLUX-E & THERMAL HEART
- ALL GLAZING TO COMPLY WITH NZS 4223:2016
- ALL JOINERY TO COMPLY WITH NZS 4211:2008

HEATING
- 12.5kW DUCTED HEATING SYSTEM TO HOUSE & 3.7kW FLAT HEATPUMP SYSTEM INSTALLED TO MANUFACTURERS SPECIFICATIONS
- FAN HEATER TO BATHROOM & ENSUITE 1 & 2 INSTALLED TO MANUFACTURERS SPECIFICATIONS
- HEATED TOWEL RAILS TO BATHROOM & ENSUITE 1 & 2 INSTALLED TO MANUFACTURERS SPECIFICATIONS
- UNDERTILE HEATING ELEMENTS INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

WARNING SYSTEMS
- INTERCONNECTED SMOKE ALARMS MUST BE INSTALLED & MAINTAINED IN ACCORDANCE WITH NZS 4514:2021

STORMWATER & WASTEWATER DISPOSAL
- STORMWATER DISPOSAL TO ON SITE CONNECTION TBC
- WASTEWATER DISPOSAL TO ON SITE CONNECTION TBC

GENERAL
- SOLIDCORE DOOR TO GARAGE.

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

all designs and details are copyright to GJ Gardner Homes

G.J. Gardner. HOMES
ph: 03 442 8840
e: queenstown@gjgardner.co.nz

client:
Lot 1187

Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

site address:
HANLEYS FARM
QUEENSTOWN

Lot 1187, DP629299

job no:	scale:	sheet:
NZ67-63	1:100	9

drawn: EGO
checked: AKC
date: 24/09/2026

Floor Plan

Owner's signature
Date
GJ Gardner Homes' signature
Date

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

All dimensions & underground service locations are to be checked prior to commencement of anyworks. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to any earthworks. If any descrepancies occur, contact the Designer immediately before commencing works or ordering. COPYRIGHT; These drawings remain the property of GJ Gardner Homes and are provided for use as described above and may not be used or re-produced in whole or part without written permission. Producer statements are to be issued by all suppliers & tradesmen where applicable. *Any site/construction works are not to commence until building permit is issued.*

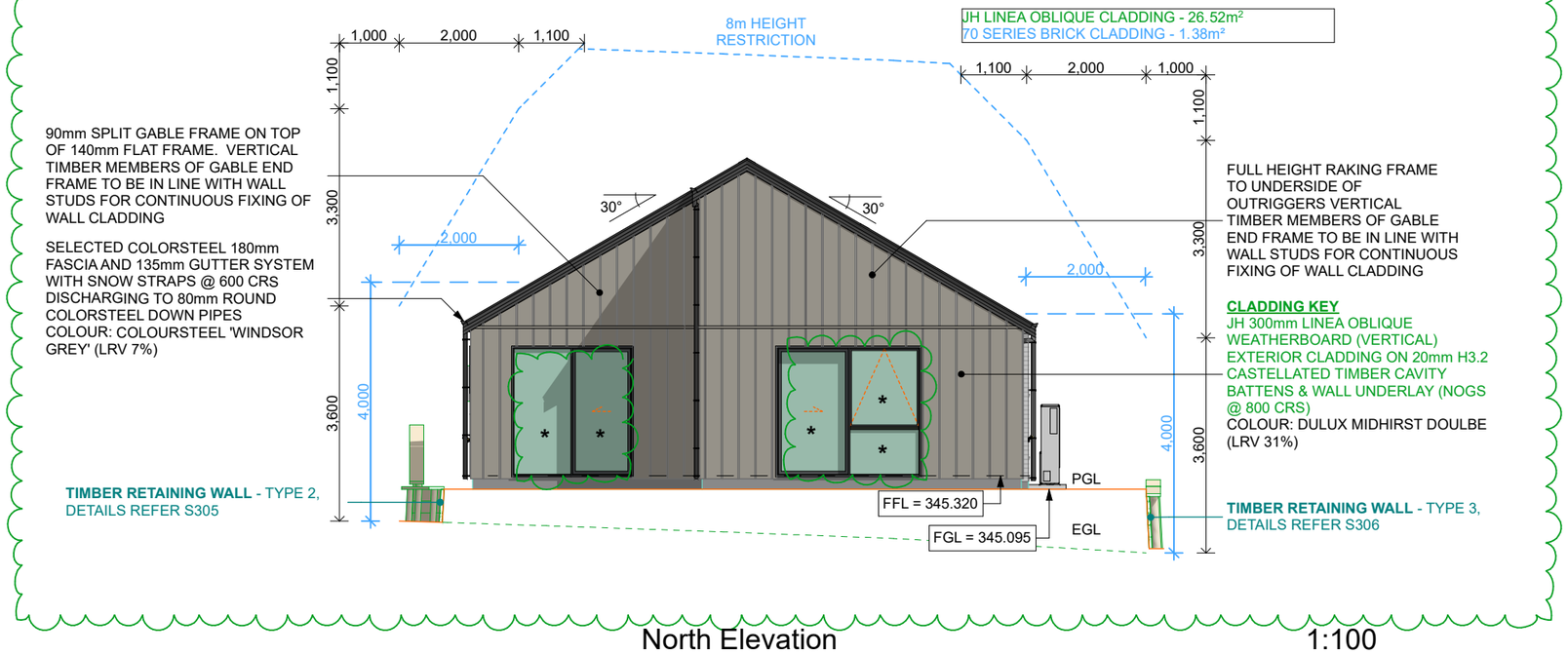
Notes:

PGL - PROPOSED GROUND LINE
EGL - EXISTING GROUND LINE

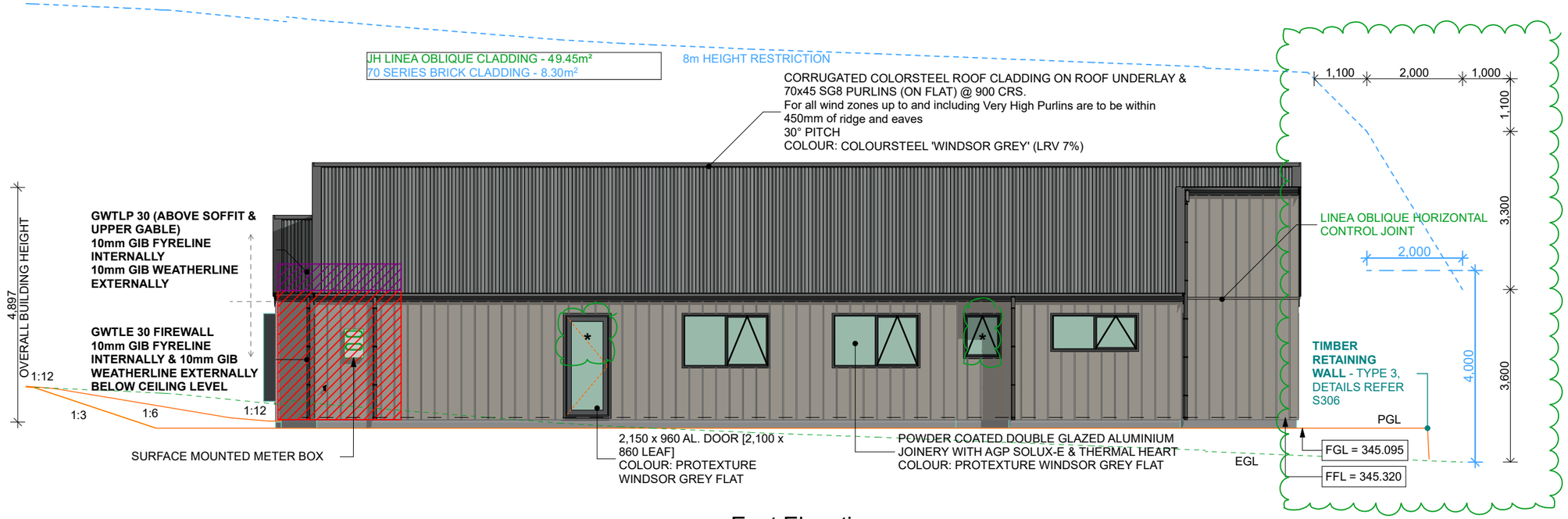
SAFETY GLASS INDICATED BY ASTERISK
*****

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**8**

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**8**



North Elevation 1:100



East Elevation 1:100

Elevations 1

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

Owner's signature

Date

GJ Gardner Homes' signature

Date

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

all designs and details are copyright to GJ Gardner Homes

G.J. Gardner. HOMES

ph: 03 442 8840
e: queenstown@gjgardner.co.nz

client: Lot 1187
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

site address: HANLEYS FARM QUEENSTOWN
Lot 1187, DP629299

job no: NZ67-63 | **scale:** 1:100 | **sheet:** 10

drawn: EGO
checked: AKC
date: 24/09/2026

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

ADNZ Professional Member

Plan drawings prepared on the understanding that the Building Contractor has a firm undestanding of the NZ Building Code and NZS 3604:2011. All contractors or Authorised parties of the Owner or Builder shall ensure that all works complies with the requirements of the Territorial Authority & NZ Building Code and NZS 3604:2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer against any claims in respect of the said work.

All dimensions & underground service locations are to be checked prior to commencement of anyworks. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to any earthworks. If any descrepancies occur, contact the Designer immediately before commencing works or ordering. COPYRIGHT; These drawings remain the property of GJ Gardner Homes and are provided for use as described above and may not be used or re-produced in whole or part without written permission. Producer statements are to be issued by all suppliers & tradesmen where applicable. *Any site/construction works are not to commence until building permit is issued.*

Notes:

PGL - PROPOSED GROUND LINE
EGL - EXISTING GROUND LINE

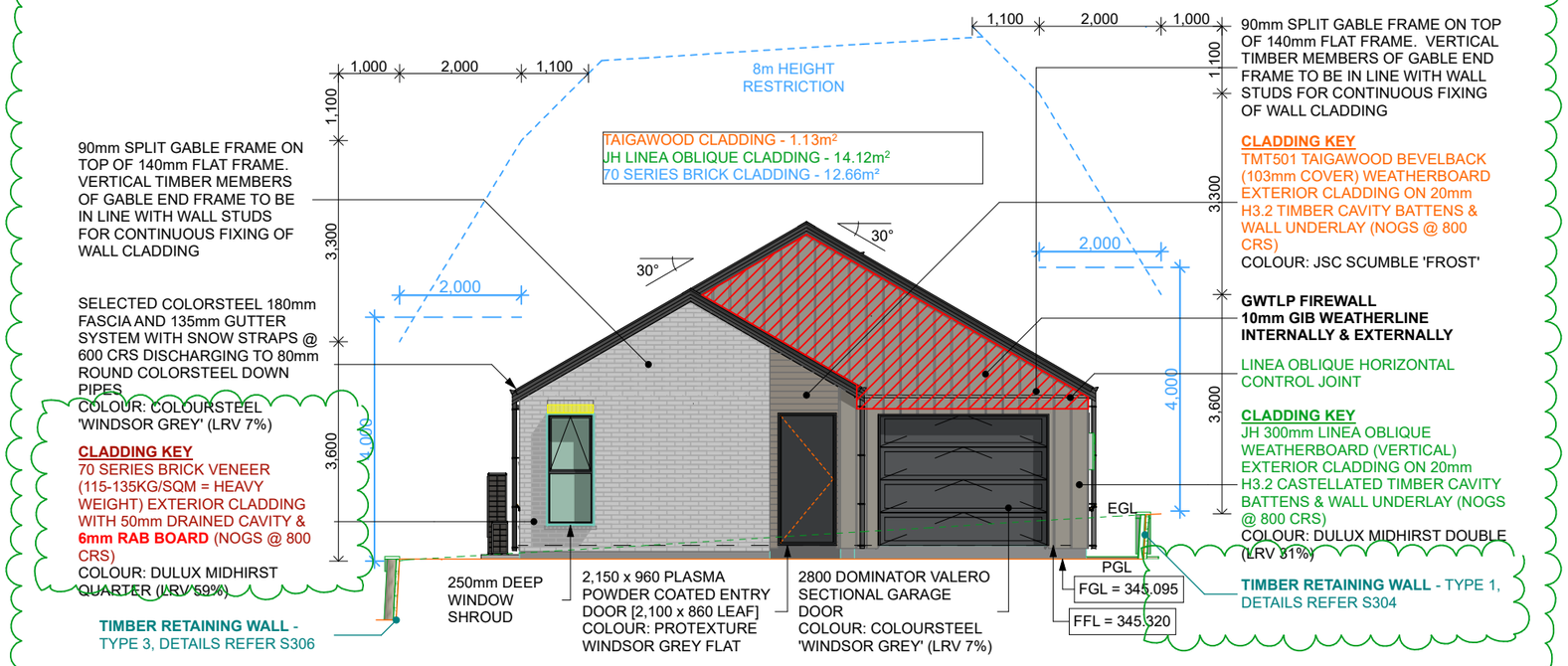
SAFETY GLASS INDICATED BY ASTERISK
*****

SED LINTEL KEY:

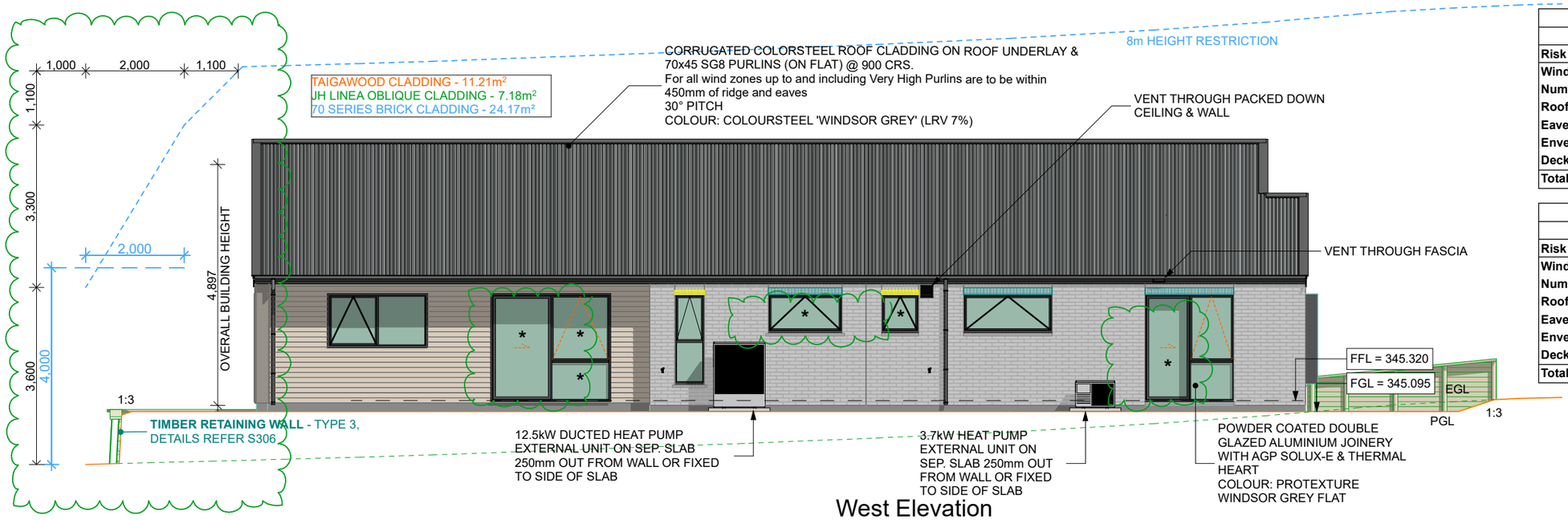
REFER TO ENGINEER DETAILS M1 & M2 ON SHEET S401

L1: 3/90x45 SG8 LINTEL MINIMUM, STUDS @ 300 CRS MAX. WITH MIX 100x75x6mm H.D.G SHELF ANGLE, FIX TO LINTEL WITH M10-110 GALV. COACH SCREWS @ 400 CRS. 200mm EXTENDED BEYOND WINDOW OPENING HORIZONTALLY. SUPPORTING MAX. 1.5m HIGH BRICK VENEER.

L2 / L3: 3/140x45 SG8 LINTEL MINIMUM, STUDS @ 300 CRS MAX. WITH MIN 100x75x6mm H.D.G SHELF ANGLE, FIX TO LINTEL WITH M10-110 GALV. COACH SCREWS @ 400 CRS. 200mm EXTENDED BEYOND WINDOW OPENING HORIZONTALLY. SUPPORTING MAX. 1.5m HIGH BRICK VENEER.



South Elevation 1:100



West Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**15**

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**10**

TOTAL CLADDING PERCENTAGES
TAIGAWOOD = 12.34m² = 7.90%
JH LINEA OBLIQUE - 97.27m² = 62.30%
70 SERIES BRICK CLADDING - 46.51m² = 29.79%

LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

ADNZ Professional Member

Owner's signature _____
Date _____
GJ Gardner Homes' signature _____
Date _____

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

all designs and details are copyright to GJ Gardner Homes

G.J. Gardner. HOMES

ph: 03 442 8840
e: queenstown@gjgardner.co.nz

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

client: Lot 1187
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE
site address: HANLEYS FARM QUEENSTOWN
Lot 1187, DP629299

job no: NZ67-63 | **scale:** 1:100 | **sheet:** 11

drawn: EGO
checked: AKC
date: 24/09/2026

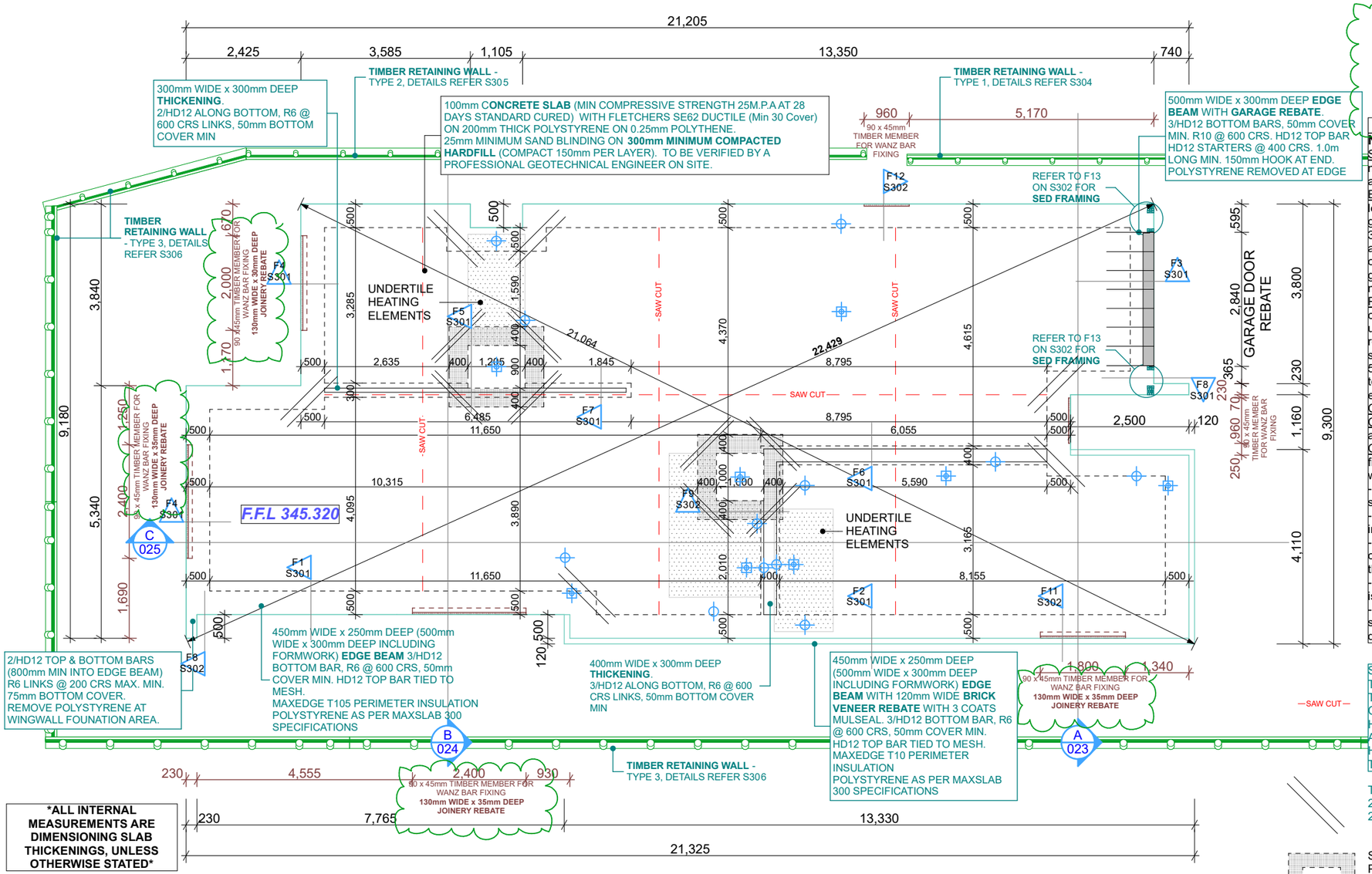
CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

Elevations 2

Plan drawings prepared on the understanding that the Building Contractor has a firm undestanding of the NZ Building Code and NZS 3604:2011. All contractors or Authorised parties of the Owner or Builder shall ensure that all works complies with the requirements of the Territorial Authority & NZ Building Code and NZS 3604:2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer against any claims in respect of the said work.

All dimensions & underground service locations are to be checked prior to commencement of anyworks. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to any earthworks. If any descrepancies occur, contact the Designer immediately before commencing works or ordering. COPYRIGHT; These drawings remain the property of GJ Gardner Homes and are provided for use as described above and may not be used or re-produced in whole or part without written permission. Producer statements are to be issued by all suppliers & tradesmen where applicable. *Any site/construction works are not to commence until building permit is issued.*

Notes:



REFER TO ENGINEERS REPORT PAI S2223 REV D, DATED 26/08/2026 FOR FOUNDATION DESIGN

DIMENSIONS ARE OVER THE FOUNDATION

NOTES

SITE PREPARATION: all vegetation, topsoil & other organic material or deleterious material shall be removed from the area to be covered by the building/ formation area

EARTHWORKS: The formation area shall be cut or filled to a level approximately 300mm below finished floor level. Cleared ground is to be"good ground" in accordance with NZ 3604:2011 "Timber Framed Building". Where fill is required to achieve this level it shall be in accordance with Clause 7.5.3 of NZ 3604:2011 "Timber Framed Building" or certified by a geotechnical engineer. The formation area shall extend a minimum of 1000mm beyond the perimeter of the slab

PLUMBING & SERVICES: Plumbing and services shall be conveyed underground to their plan location and then bought up through the system. At no stage shall any of the reinforcement bars be relocated or cut to allow for the services. Sevices are to be placed centrally within an opening 50mm greater in diameter than the pipe to allow for seismic tolerances and prevent shearing of the pipe during an earthquake

CONCRETE: shall be 25MPa

CONCRETE PLACING: Finishing and curing shall be in accordance with NZ3109:1997

CURING: of the concrete must take place immediately after finishing the concrete by ponding or continuous sprinkling of water

- when hydronic underfloor heating is proposed, the floor slab shall be increased to 100mm thick
- when polished concrete is proposed, the floor slab shall be increased to 100mm thick
- when hydronic underfloor heating & polished concrete are combined, the slab thickness shall be increased to 110mm thick
- polished floors give a much better finish if 25 MPa concrete is used and should be specified accordingly
- although it is the Client's choice, a 13mm aggregate is often substituted for the usual 19mm when polishing this should be discussed with Client first

SHRINKAGE CONTROL JOINTS (SAW CUT) TO EXTEND TO A QUARTER OF THE DEPTH OF THE SLAB. CUTTING TO TAKE PLACE NO LATER THAN 24 HOURS AFTER INITIAL SET FOR AVERAGE AMBIENT TEMPERATURES ABOVE 20°C AND 48 HOURS FOR AVERAGE AMBIENT TEMPERATURES BELOW 20°C.

—SAW CUT—

TRIMMING BARS
2/HD12 1500mm LONG AT CORNERS.
200mm APART TYPICAL

SHOWER SETDOWN:
PODS WITHIN AREA OF SHOWER +300mm ARE CUT DOWN BY 100mm MAX SO AS TO MAINTAIN 100mm TOPPING.
HD12 TRIM AROUND TOP.
STEEL IN THICKENINGS AND EDGE BEAMS CONTINUOUS THROUGH.

ICCONS THRU-BOLT M12 z 135mm STUD ANCHOR WITH 50x50x3.0mm WASHER. (DO NOT USE HIANDRI PACKER).

NOTE: ICCONS THRU-BOLT M12 STUD ANCHORS ARE SUITABLE FOR USE ON INTERNAL AND EXTERNAL WALLS AS PER NZS3604:2011, BUT NOT AS 15kN BRACE ELEMENT HOLD DOWNS.
REFER TO BRACE SYSTEM GUIDANCE FOR SPECIFICATIONS OF APPROPRIATE FIXING REQUIREMENTS

WHERE COMPACTED FILL (TO REPLACE EXCAVATED MATERIAL) IS REQUIRED TO FORM BUILDING PLATFORM, THE FILL/EXCAVATION SHALL EXTEND PAST THE BUILDING EDGE BY AT LEAST 1.0m. FILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH NZS 4431:1989

Foundation Engineering Plan

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

Owner's signature _____

Date _____

GJ Gardner Homes' signature _____

Date _____

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

all designs and details are copyright to GJ Gardner Homes

G.J. Gardner. HOMES

ph: 03 442 8840
e: queenstown@gjgardner.co.nz

client: Lot 1187
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

site address: HANLEYS FARM QUEENSTOWN
Lot 1187, DP629299

job no:	scale:	sheet:
NZ67-63	1:100	13

drawn: EGO
checked: AKC
date: 24/09/2026

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

ADNZ Professional Member

Plan drawings prepared on the understanding that the Building Contractor has a firm undestanding of the NZ Building Code and NZS 3604:2011. All contractors or Authorised parties of the Owner or Builder shall ensure that all works complies with the requirements of the Territorial Authority & NZ Building Code and NZS 3604:2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer against any claims in respect of the said work.