NEW RESIDENCE

FOR

ASH AND BELEN
19 PEREGRINE FALCON ROAD

RESOURCE CONSENT ISSUE 22/09/2026

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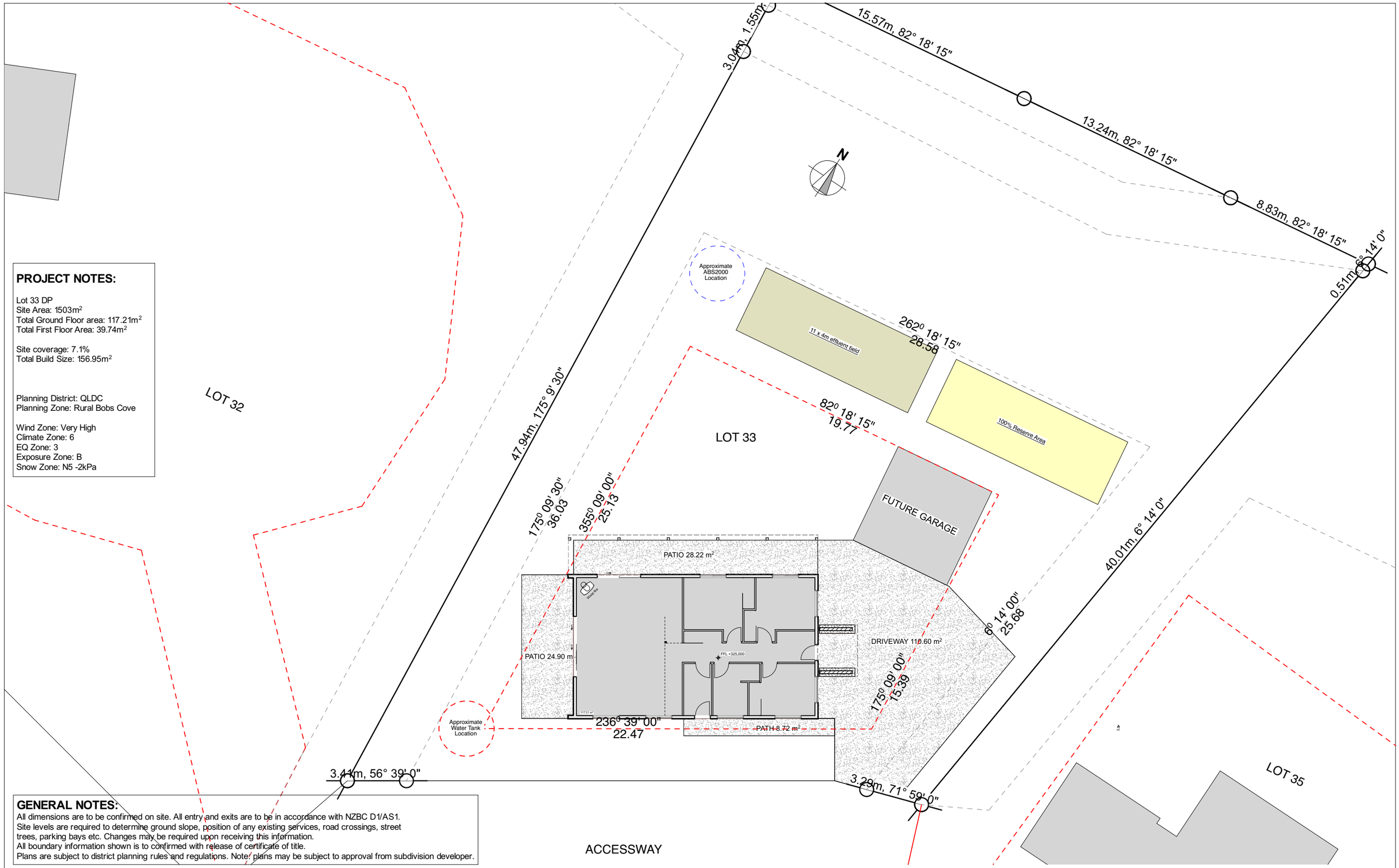
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SAMANTHA HUNTER DESIGN QUEENSTOWN, NZ samanthahunterdesign@gmail.com 0273168005	19 PEREGRINE FALCON ROAD FOR ASH AND BELEN	Site Location Plan	ADDRESS: LOT: 33 DP: 514319 19 PEREGRINE FALCON ROAD GLENTUI HEIGHTS NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	DATE OF ISSUE: 22/09/2026 DESIGNED: S Hunter DRAWN: S Hunter SHEET: A01	A01 REVISION:



PROJECT NOTES:

Lot 33 DP
Site Area: 1503m²
Total Ground Floor area: 117.21m²
Total First Floor Area: 39.74m²

Site coverage: 7.1%
Total Build Size: 156.95m²

Planning District: QLDC
Planning Zone: Rural Bobs Cove

Wind Zone: Very High
Climate Zone: 6
EQ Zone: 3
Exposure Zone: B
Snow Zone: N5 -2kPa

GENERAL NOTES:
All dimensions are to be confirmed on site. All entry and exits are to be in accordance with NZBC D1/AS1.
Site levels are required to determine ground slope, position of any existing services, road crossings, street trees, parking bays etc. Changes may be required upon receiving this information.
All boundary information shown is to confirmed with release of certificate of title.
Plans are subject to district planning rules and regulations. Note: plans may be subject to approval from subdivision developer.

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19 PEREGRINE FALCON ROAD

FOR
ASH AND BELEN

Site Plan

1:200

ADDRESS:
LOT: 33 DP: 514319
19 PEREGRINE FALCON ROAD GLENTUI HEIGHTS

NOTES:
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A02

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LANDSCAPING NOTES:

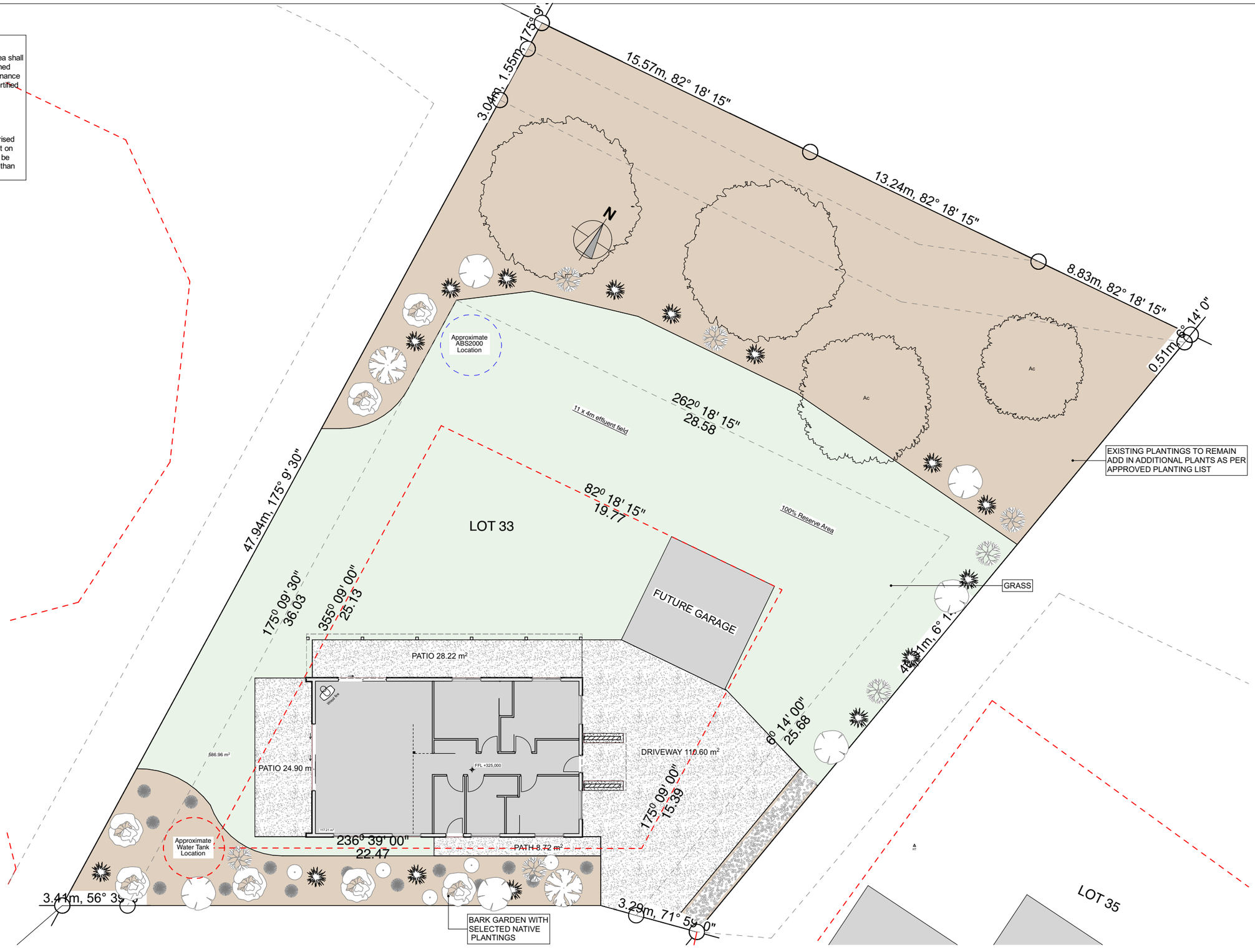
-All proposed planting outside of the development area shall be of native species and selected from the list contained in the approved "Ecological Management and Maintenance Specification Plan" (EMMP) dated Dec 2013 or be certified by council

-All proposed planting to be implemented within 8 months of build completion

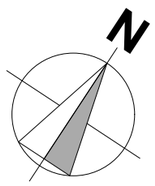
-Planting between internal boundaries shall be comprised of at least three species selected from the planting list on the approved Stage 2 (2B) Landscape plan and shall be managed to remain at a maximum height of no more than 3m. Below list of suggested plants:

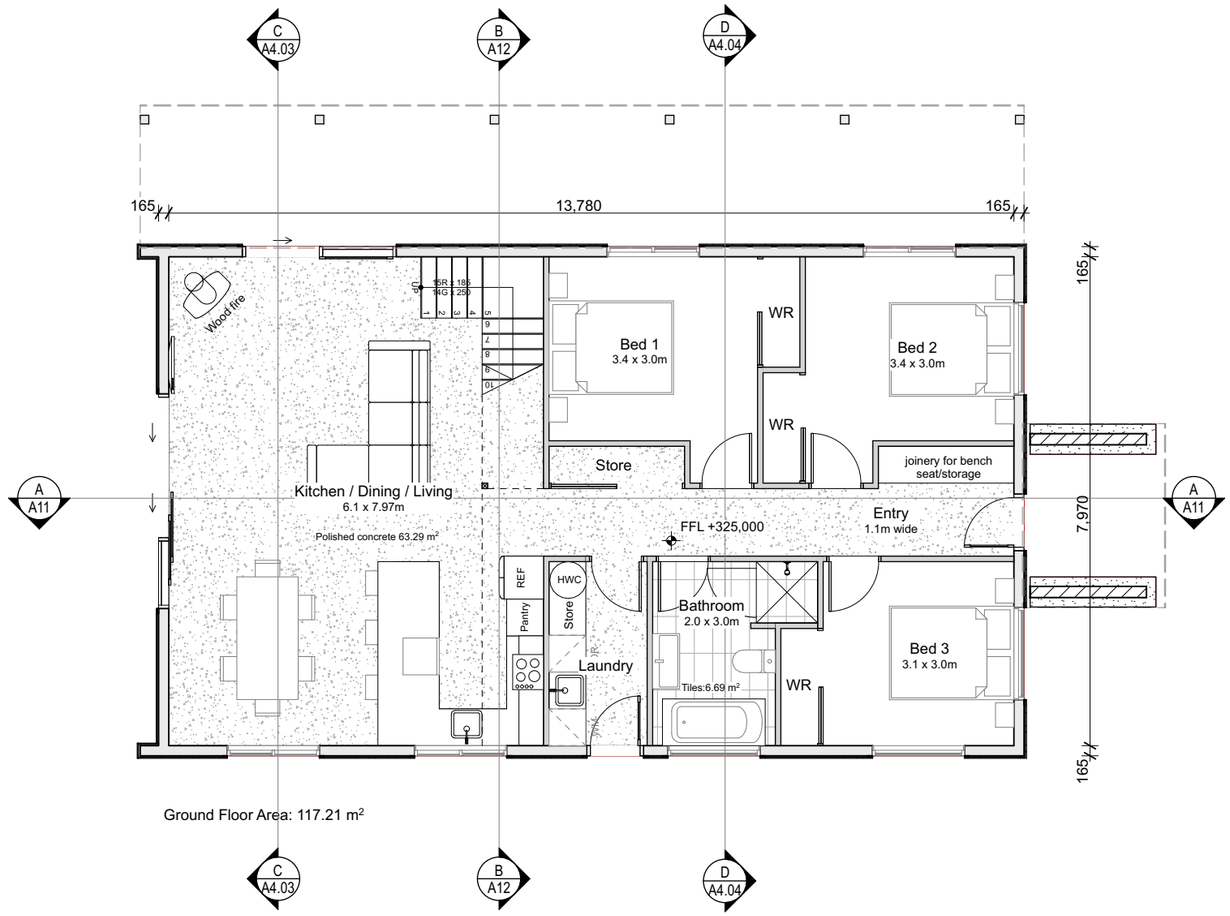
LEGEND:

- Red Beech
- Native Tussock
- Native flax species
- Hebes
- Wineberry
- Pittosporum
- Coprosmas
- Cabbage Tree
- Lancewood
- Kowhai tree
- Broadleaf hedging



SAMANTHA HUNTER DESIGN QUEENSTOWN, NZ samanthahunterdesign@gmail.com 0273168005	19 PEREGRINE FALCON ROAD FOR ASH AND BELEN	Site Landscaping Plan 1:200	ADDRESS: LOT: 33 DP: 514319 19 PEREGRINE FALCON ROAD GLENTUI HEIGHTS NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	DATE OF ISSUE: 22/09/2026 DESIGNED: S Hunter DRAWN: S Hunter SHEET: A03	A03 REVISION:





PROJECT NOTES:

Total Build Area Ground Floor:117.21m^2

Foundation:	Maxraft
Stud Height:	2455mm
Ceilings:	2.4m ceiling height Raking ceiling to living space
Exterior Joinery:	Selected powdercoated aluminium joinery 2.2m high Architraves to window / doors joinery Aluminium entry door
Interior Doors:	MDF hollow core doors throughout, in MDF frame with architraves, door height 1980mm Selected hardware throughout Painted MDF skirtings throughout
Interior Wall / ceiling linings:	10mm GIB Standard wall boards 13mm GIB Standard ceiling lining Aqualine GIB to wet areas
Cladding:	James Hardie Stria on 20mm cavity battens Shiplap Timber Weatherboard on 20mm cavity battens
Roofing:	5 Rib longrun roofing at 35^0 over nail plate trusses
Heating:	Ducted Heatpump.
Flooring:	TBC

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19 PEREGRINE FALCON ROAD

FOR
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Ground Floor Plan

1:100

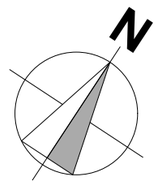
ADDRESS:
LOT: 33 DP: 514319
19 PEREGRINE FALCON ROAD GLENTUI HEIGHTS

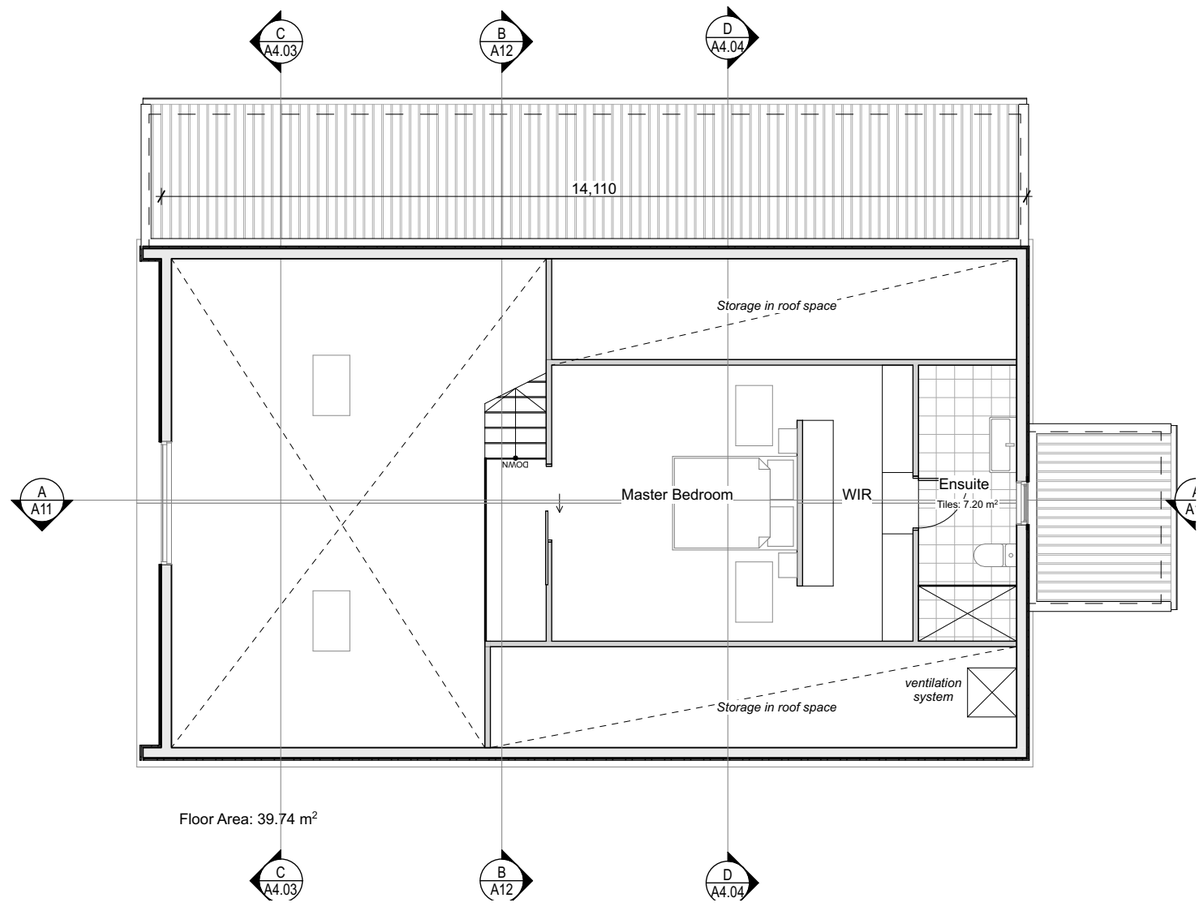
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PROJECT NOTES:

Total Build Area First Floor: 39.74m^2

Midfloor:	Timber
Stud Height:	2455mm to first floor
Exterior Joinery:	Selected powdercoated aluminium joinery 2.2m high Architraves to window / doors joinery
Interior Doors:	MDF hollow core doors throughout, in MDF frame with architraves, door height 1980mm Selected hardware throughout Painted MDF skirtings throughout
Interior Wall / ceiling linings:	10mm GIB Standard wall boards 13mm GIB Standard ceiling lining Aqualine GIB to wet areas
Cladding:	James Hardie Stria on 20mm cavity battens Shiplap Timber Weatherboard on 20mm cavity battens
Roofing:	5 Rib longrun roofing at 35^0 over nail plate trusses
Heating:	Ducted Heatpump
Flooring:	TBC

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19 PEREGRINE FALCON ROAD

FOR
ASH AND BELEN

First Floor Plan

1:100

ADDRESS:
LOT: 33 DP: 514319
19 PEREGRINE FALCON ROAD GLENTUI HEIGHTS

NOTES:
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LEGEND:

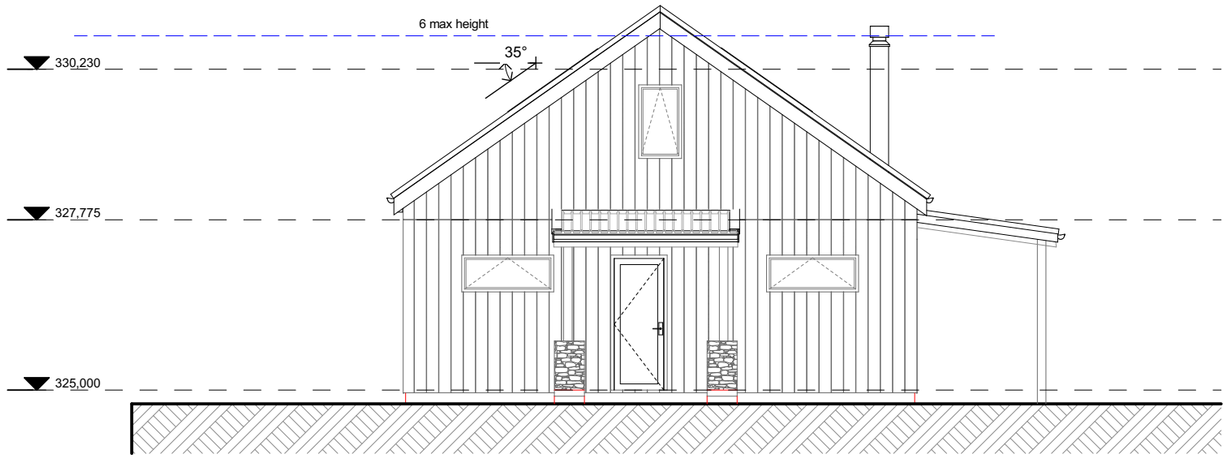
5 Rib / 5 rib
on self supporting underlay on 70x45
H1.2 purlins @ 900 crs max on approved
nail plate trusses/scissor trusses
Finish: Flaxpod

James Hardie Stria cladding, over
20mm cavity battens
Finish: Resene Element

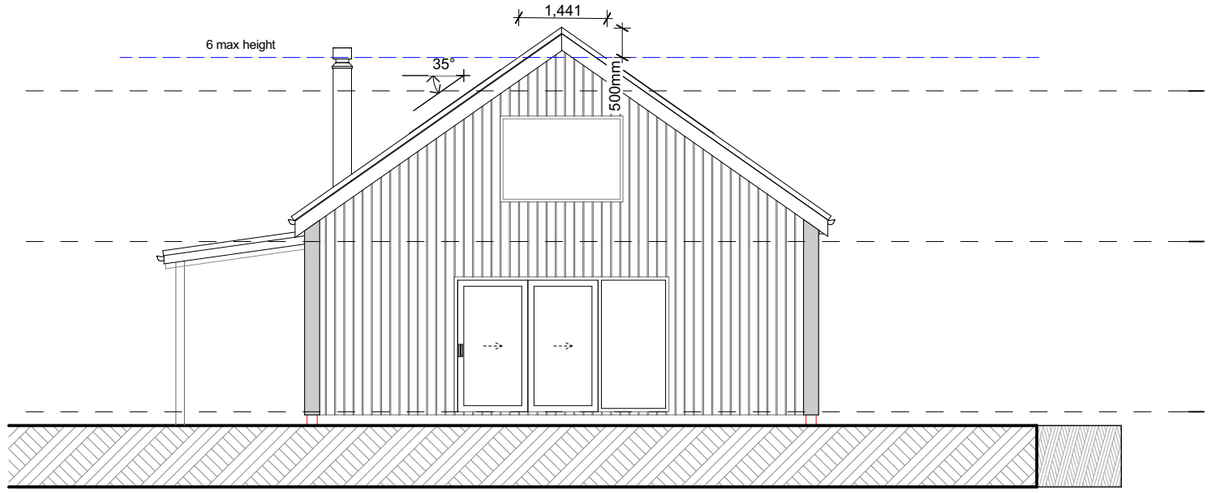
Rusticated Timber
weatherboards, over 20mm cavity battens
Finish: Drydens "Dune"

Aluminium double glazed
exterior joinery
Finish: Flaxpod

Dominator Valero sectional
garage door
Finish: Flaxpod



East Elevation
1:100



West Elevation
1:100

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19 PEREGRINE FALCON ROAD

FOR
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Exterior Elevations

1:100

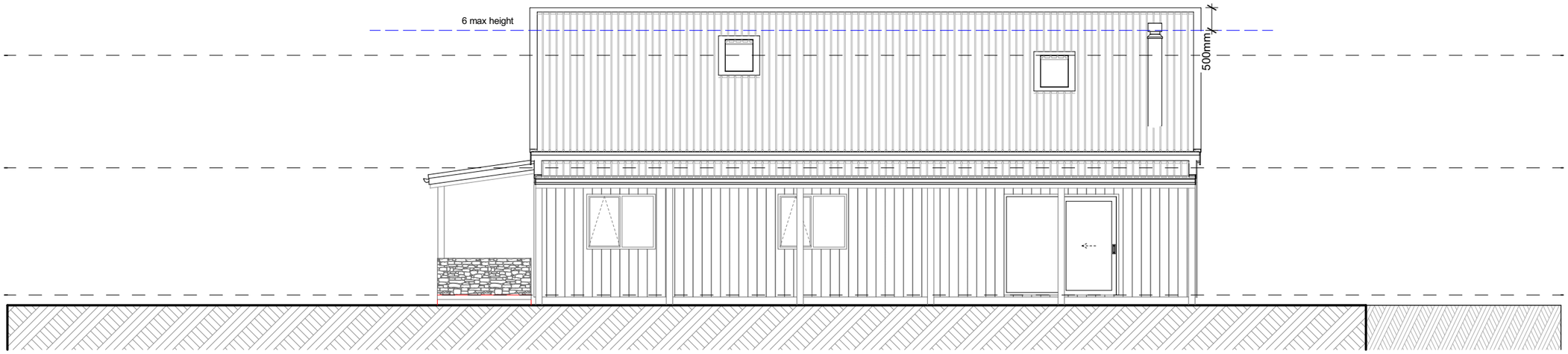
ADDRESS:
LOT: 33 DP: 514319
19 PEREGRINE FALCON ROAD GLENTUI HEIGHTS

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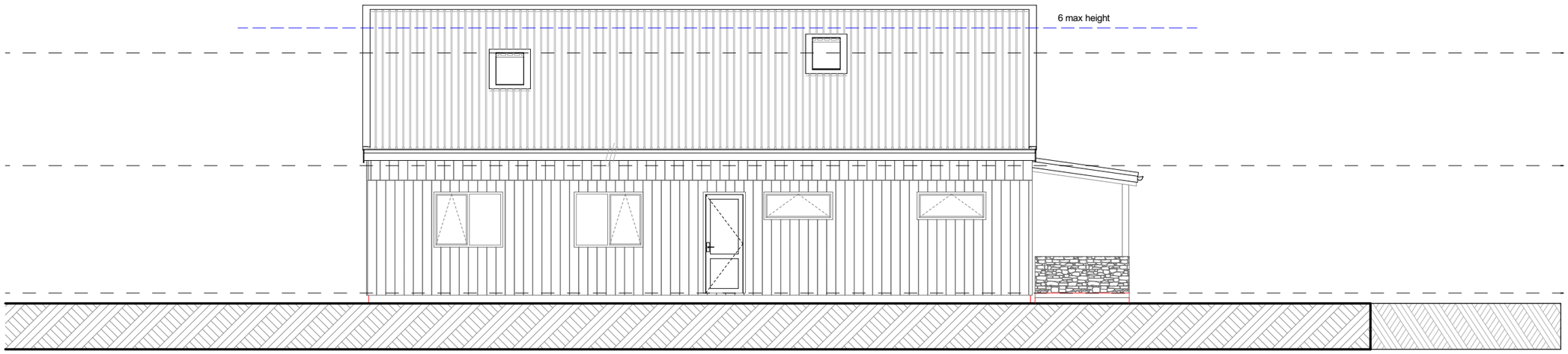
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North Elevation
1:100



South Elevation
1:100

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19 PEREGRINE FALCON ROAD

FOR
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Exterior Elevations

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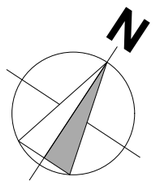
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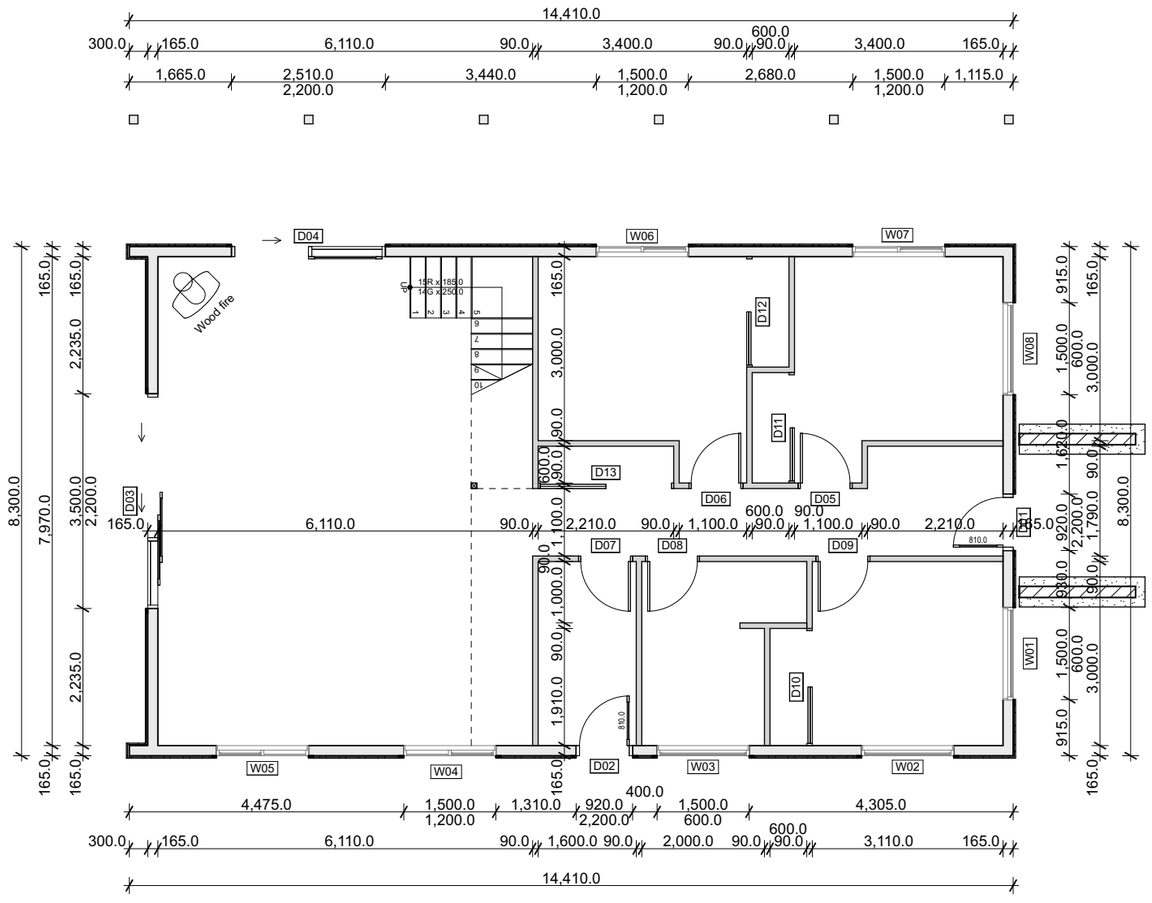
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PROJECT NOTES:

All ground floor exterior walls to be 165mm SIP Panels

All timber framed interior walls to be 90x45 H1.2 SG8 timber framing, studs @ 600 crs, dwangs @800 crs

Top Plate Fixing: Top plate to be fixed to studs @ 600 crs max. with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixings unless noted otherwise.

Bottom Plate Fixing: M12 cranked bolt bottom plate anchors @ 900 crs max. with 50x50x3 flat washer unless noted otherwise.

SELECTIONS:

Exterior Joinery:	Selected powdercoated aluminium joinery 2.2m high Architraves to window / doors joinery Aluminium entry door
Interior Doors:	Painted MDF hollow core doors throughout, in MDF frame with architraves, door height 1980mm Selected hardware throughout Painted MDF skirtings throughout
Interior Linings:	10mm GIB Standard wall boards 13mm GIB Standard ceiling lining 10mm GIB Aqualine to bathrooms
Insulation:	R7.0 ceiling batts R3.2 midfloor silencer batts SIP Panel exterior walls

GENERAL NOTES:

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all new hardware unless noted otherwise.

All entries and exits to be in accordance with NZBC D1/AS1

Allow for in wall 20mm plywood blocking at all sink, wall sconce, and accessory locations. Contractor to provide all blocking as required for proper installation of item.

Floor finished for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 Table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench to comply with NZBC G3/AS1.

Refer to door and window schedule for lintel sizes.

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19 PEREGRINE FALCON ROAD

FOR
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Ground Floor Framing Plan

1:100

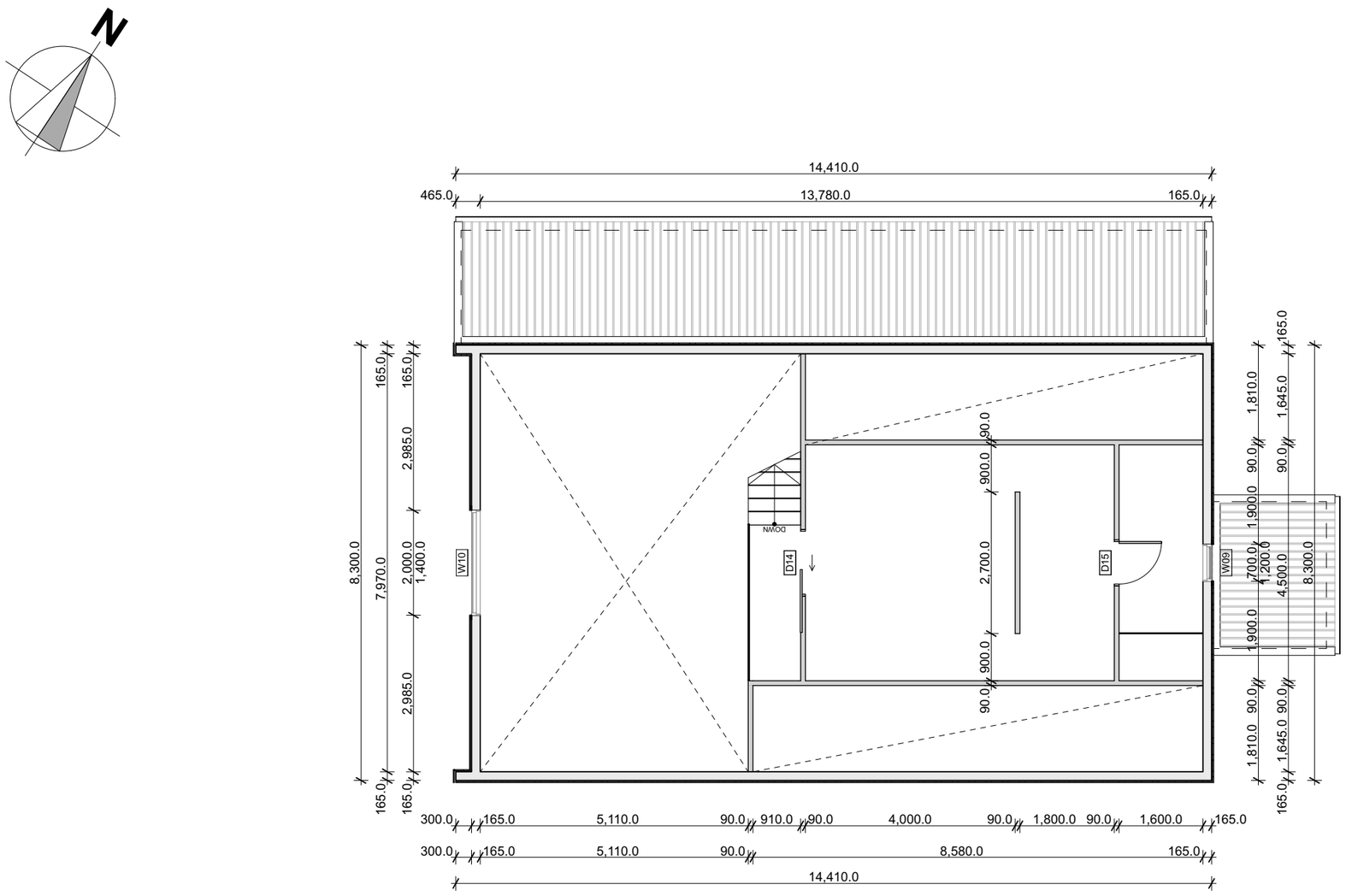
ADDRESS:
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19 PEREGRINE FALCON ROAD GLENTUI HEIGHTS

NOTES:
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A08

REVISION:



PROJECT NOTES:

All ground floor exterior walls to be 165mm SIP Panels

All timber framed interior walls to be 90x45 H1.2 SG8 timber framing, studs @ 600 crs, dwangs @800 crs

Top Plate Fixing: Top plate to be fixed to studs @ 600 crs max. with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixings unless noted otherwise.

Bottom Plate Fixing: M12 cranked bolt bottom plate anchors @ 900 crs max. with 50x50x3 flat washer unless noted otherwise.

SELECTIONS:

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GENERAL NOTES:

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Allow for in wall 20mm plywood blocking at all sink, wall sconce, and accessory locations. Contractor to provide all blocking as required for proper installation of item.

Floor finished for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 Table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench to comply with NZBC G3/AS1.

Refer to door and window schedule for lintel sizes.

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19 PEREGRINE FALCON ROAD

FOR
ASH AND BELEN

First Floor Framing Plan

1:100

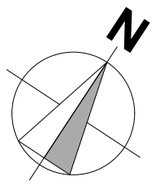
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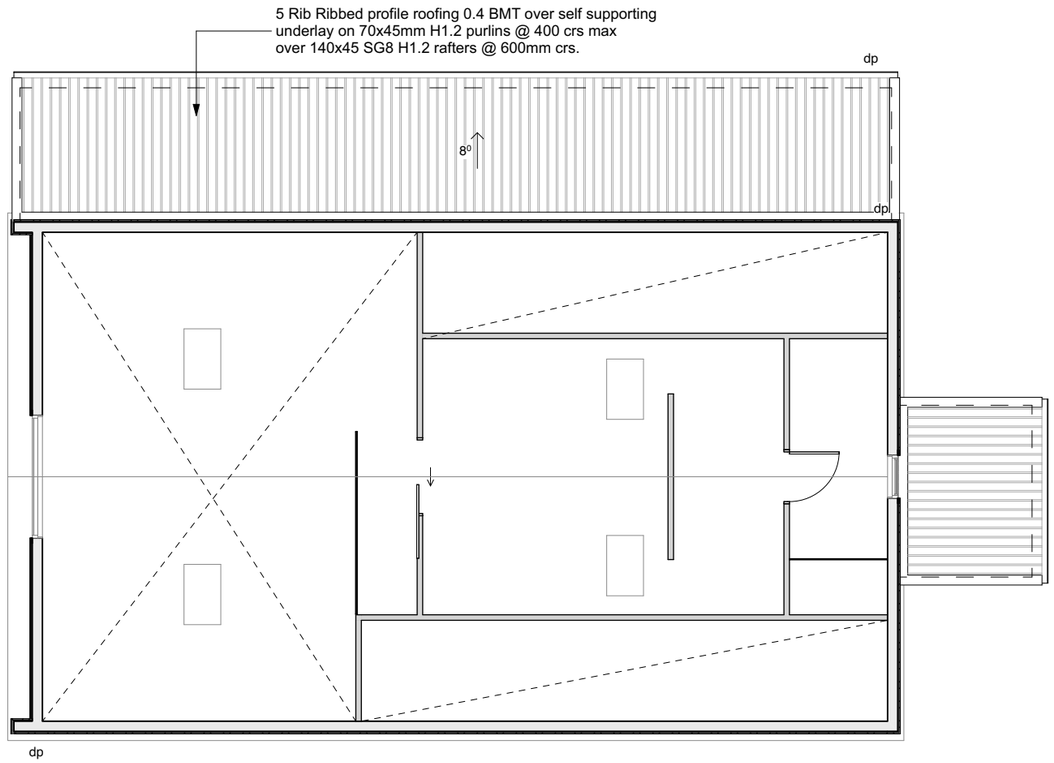
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A09

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Lower Roof Plan
1:100

Upper Roof Plan
1:100

PROJECT NOTES:

5 Rib over self supporting underlay on 70x45 H1.2 purlins depending on gauge @ 900mm crs on approved nail plate attic trusses @ 900 crs min.or 240x45 SG8 H1.2 rafters as per engineers details
185mm Colorsteel Fascia.

All external gutters to be Quad gutters, finish and colour to match roofing. To fall @ 1:100 min. towards downpipe.

All downpipes to be 80mm Circular downpipes, colour and finish to match roofing.

Refer to truss manufacturers documents for roof bracing requirements.

Snow straps and brackets to be provided to all external gutters @ 600 crs.

5 Rib Roofing: Intermediate purlin spacing to be 0.9m and end spacing to be 0.6m with crest fixing type T2 (hit 1, miss 1…) in accordance with NZBC E2/AS1 table 15.

GENERAL NOTES:

For roof lengths less than 8m use oversized holes in accordance with NZBC E2/AS1

For roof lengths between 8-12m use profiled washers in accordance with NZBC E2/AS1

Fix the top 50% (closest to the ridge) with conventional fixings and fix the lower 50% with sealing washers fixed over profiled washers using oversized holes and positioning fixing in centre of hole.

All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54

All Flashings to be 0.55 BMT colorsteel fixed in accordance with NZS3604:2011 and meeting the durability requirements of NZBC E2/AS1 Table 20,21,22

All trusses to be designed & approved by a qualified truss manufacturer able to issue a producer statement prior to building consent approval, which shall guarantee satisfactory performance within the parameters of this design. The truss system design shall include bracing in accordance with NZS3604:2011.

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19 PEREGRINE FALCON ROAD

FOR
ASH AND BELEN

Roof Plan

1:100

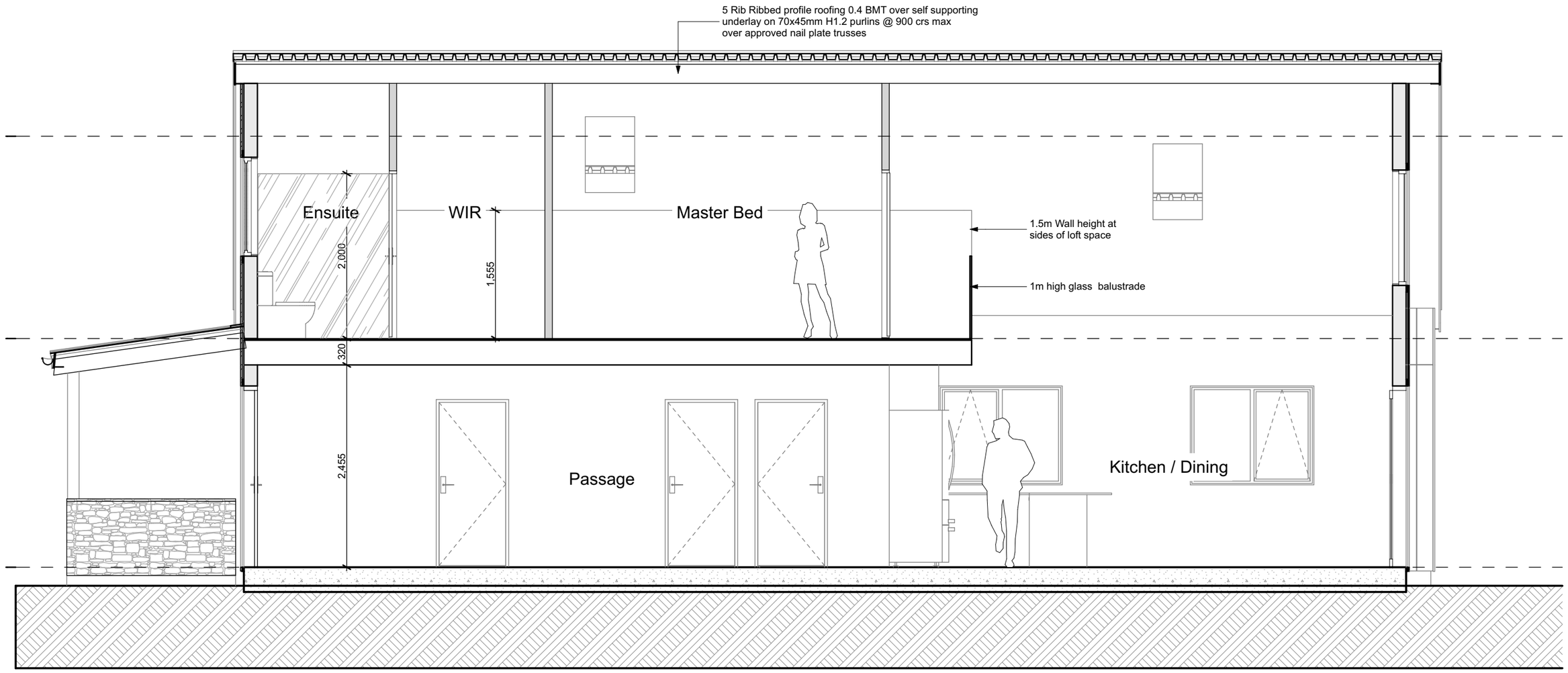
ADDRESS:
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19 PEREGRINE FALCON ROAD GLENTUI HEIGHTS

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19 PEREGRINE FALCON ROAD

FOR
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Section A

1:50

ADDRESS:

LOT: 33 DP: 514319
19 PEREGRINE FALCON ROAD GLENTUI HEIGHTS

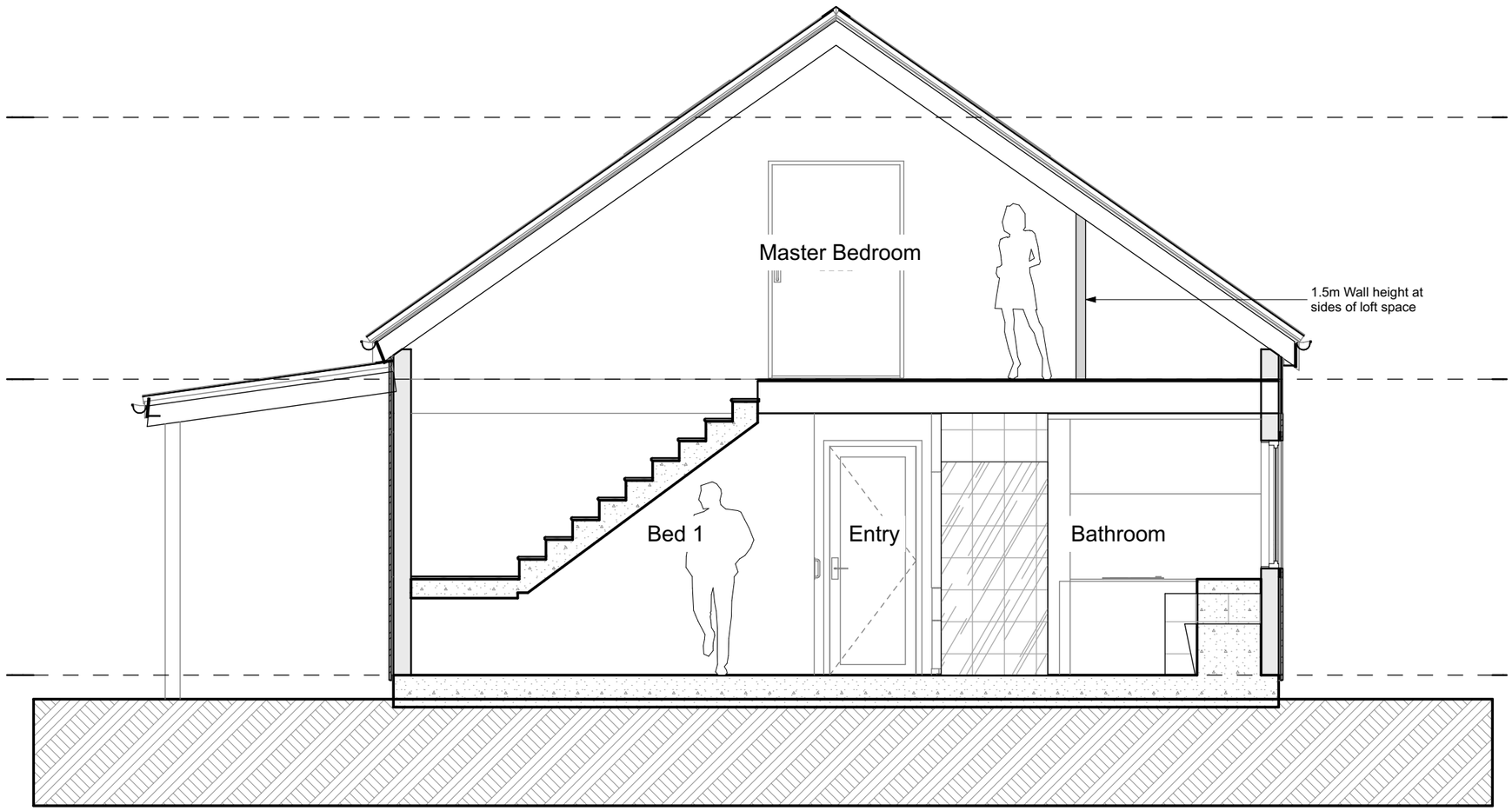
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19 PEREGRINE FALCON ROAD

FOR
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Section B

1:50

ADDRESS:
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