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

Layout ID	Layout Name	Revision Date
01	Cover Page	
02	Site Context	
03	Location Plan	27.10.26
04	Site Plan	18.09.26
05	Site Coverage	18.09.26
06	Landscaping Plan	18.09.26
07	Site Storm Water Disposal Plan	18.09.26
08	Site Drainage Plan	18.09.26
09	Earthworks Calcs	18.09.26
010	Floor Plan	18.09.26
011	Elevations 1	18.09.26
012	Elevations 2	18.09.26
013	Fire Plan	
014	Foundation Engineering Plan	
015	Foundation Drainage Plan	
016	Roof Framing Plan	
017	Lintels and Top Plate Fixings	
018	Bracing Plan	18.09.26
019	Bracing Demand & Calculations	
020	H1 Requirements	
021	Electrical Plan	18.09.26
022	Cross Section A	
023	Cross Section B	
024	Cross Section C	
025	Cross Section D	
026	Cross Section E/1	
027	Cross Section E/2	
028	Construction Details 1 - Door Sills	
029	Construction Details 2 - Foundation	
030	Construction Details 3 - Foundation	
031	Construction Details 4 - Integra External Joinery	
032	Construction Details 5 - Axon External Joinery	
033	Construction Details 6 - Axon External Joinery	
034	Construction Details 7 - Axon External Joinery	
35	Construction Details 9 - JSC External Joinery	
035	Construction Details 8 - JSC External Joinery	
037	Construction Details 10 - Cladding Junctions	
038	Construction Details 10 - Cladding Junctions	
039	Construction Details 11 - Cladding Junctions	
040	Construction Details 12 - Soffit	
041	Construction Details 13 - Soffit	
042	Site Drainage Details 1	
043	Site Drainage Details 2	
044	Site Drainage Details 3	
045	NZBC Roof Details 1	
046	NZBC Roof Details 2	
047	NZBC Roof Details 3	
048	Roof Details 1	
049	STUD-LOK Lintel Fixings	
050	Foundation Details	
051	GBTLAB 60b Details 1	
052	GBTLAB 60b Details 2	
053	GBTLAB 60b Details 3	
054	GWTLE 30 Firewall Detail	
055	GWTLP 30 Firewall Detail	





Sheet Index

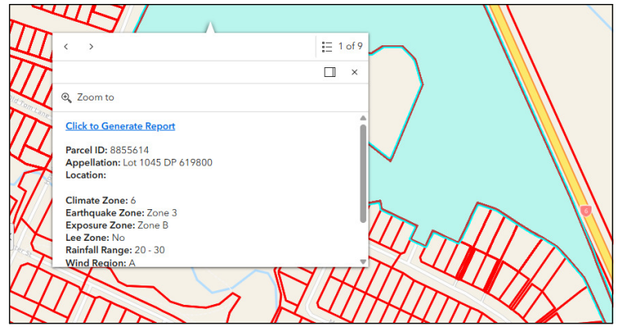
Layout ID	Layout Name	Revision Date
056	Bracing Details 1	
057	Bracing Details 2	
058	Construction Details - Wet Area	
059	Construction Details - Wet Area	
060	Construction Details - Wet Area	
061	Construction Details - Wet Area	
062	Construction Details - Wet Are	
063	NZBC Details	

client:
LDC H&L

site address:
Lot 1136, DP 629299
DIP ROAD

QUEENSTOWN

job no:
67-57



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.

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.

THESE PLANS MUST BE READ IN CONJUNCTION WITH ACCOMPANYING DOCUMENTS:
SITE SPECIFIC GEOTECH REPORT GQ76666, DATED JUNE 2026
FOUNDATION & STRUCTURAL ENGINEERING REPORT S2224 REV D, DATED 28 AUGUST 2026
FRAME & TRUSS DESIGN 29424A, DATED 27 FEB 2026

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

AP NZ Architectural Designers New Zealand Professional Member

CORNERSTONE DESIGN

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

All designs and details are copyright to GJ Gardner Homes

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:

Rev	Revision Details	by	Date
D	Lot 10 (road) widened to 11m wide, changes to Lots 1111 - 1119, 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).

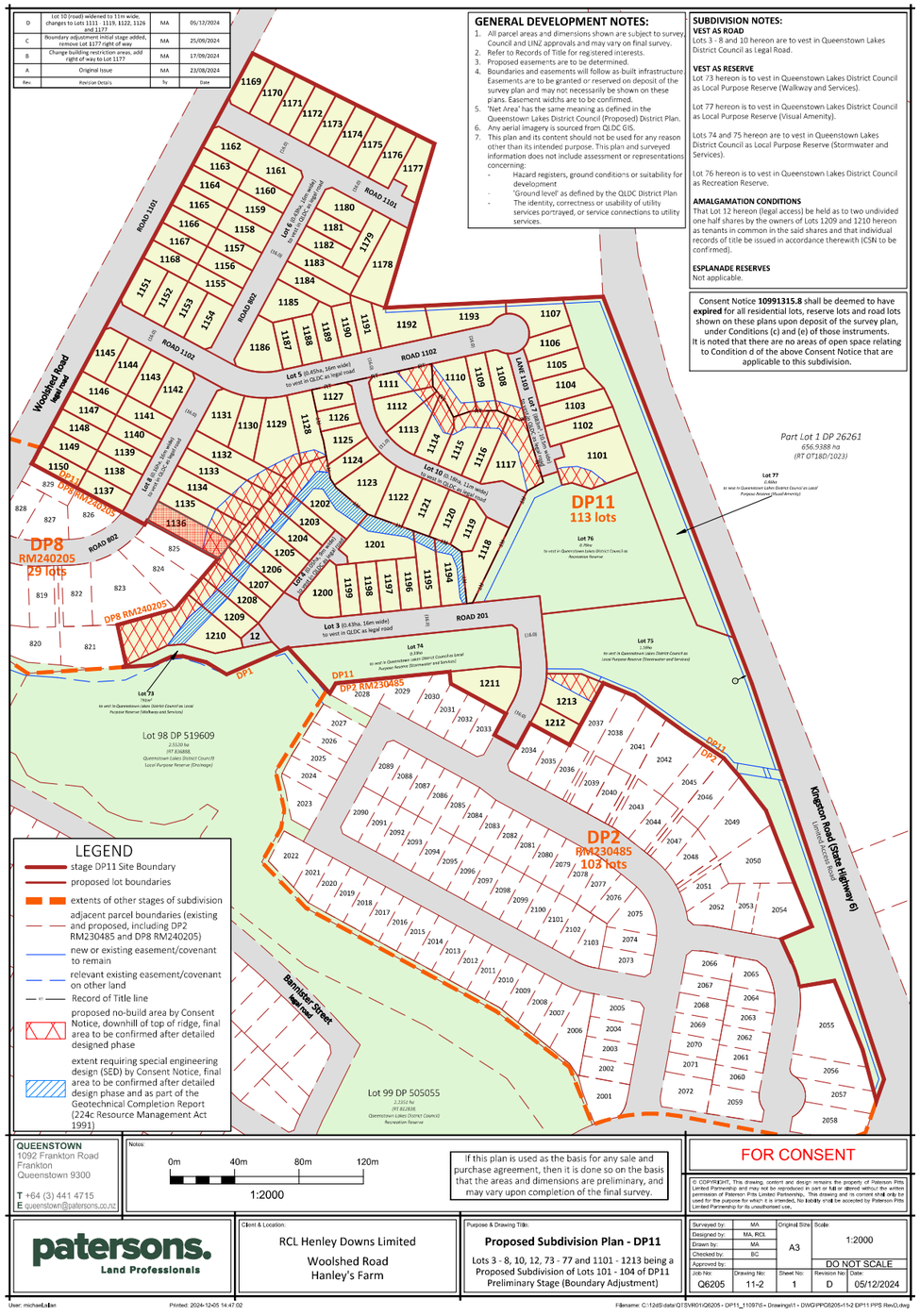
Lots 74 and 75 hereon are to vest in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services).

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

User: michaelLaban Printed: 2024-12-05 14:47:02 Filename: C:\12dSdata\QTSVR01\Q6205 - DP11_110976 - Drawings\1 - DWG\PPQ6205-11-2 DP11 PPS Rev D.dwg

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

8m HEIGHT RESTRICTION
50% COVERAGE MAX (FOR LOTS GREATER 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 1136
DP 629299
AREA: 720m²

DIP ROAD HANLEY'S
FARM QUEENSTOWN

Site Context

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: LDC H&L
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE
site address: DIP ROAD HANLEY'S FARM QUEENSTOWN
Lot 1136, DP 629299

job no:	scale:	sheet:
67-57	1:1.7965	2

drawn: AKC
checked: AKC
date: 27/10/2026

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

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

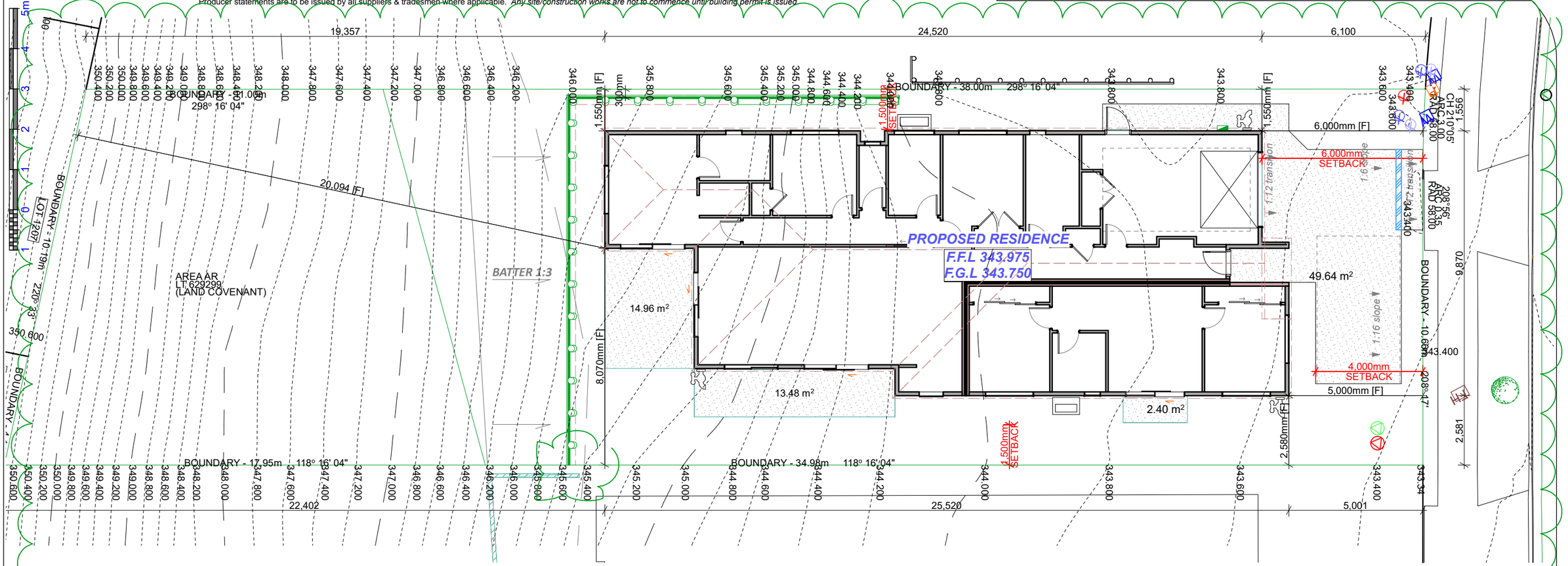
ADNZ Professional Member

1 0 1 2 3 4 5m

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:



LOT 1136

DP 629299
AREA: 720m²

DIP ROAD HANLEY'S
FARM QUEENSTOWN

N

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

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

Location Plan

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

1 0 1 2 3 4 5m

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

APNZ 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: LDC H&L	drawn: AKC	
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE	checked: AKC	
site address: DIP ROAD HANLEY'S FARM QUEENSTOWN Lot 1136, DP 629299	date: 27/10/2026	
job no: 67-57	scale: 1:150	sheet: 3

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:

TIMBER RETAINING WALL
MAX HEIGHT 1.6m
MAX SURCHARGE - 5 kPa
REFER TO PAI DETAILS S304

LOT 825
FFL = 343.475
FGL = 343.250
-500

NEIGHBOUR'S PROPOSED 500mm LANDSCAPE WALL

BOUNDARY - 38.00m 298° 16' 04"

346.000 345.800 345.600 345.400 345.200 345.000 344.800 344.600 344.400 344.200 344.000 343.800 343.800 343.600 343.400 343.600

DP1 DP2 DP3 DP4 DP5 DP6

PROPOSED RESIDENCE
F.F.L 343.975
F.G.L 343.750

INTERIOR FLOORING @ DOORWAY TO HAVE A COEFFICIENT OF FRICTION OF NO LESS THAN 0.4 TO COMPLY WITH NZBC D1

CARPARK 1

1:12 transition

PROPOSED EXPOSED AGGREGATE CONCRETE DRIVEWAY 49.64 m²

1:6 slope

1:12 transition

343.400

EXPOSED CONCRETE ENTRY FGL 343.825 TO COMPLY WITH NZBC D1

14.96 m²

13.48 m²

2.40 m²

CARPARK 2

1:16 slope

CH 210°05'
ARC 3.00
RAD 58.00

208°56'
ARC 0.35
RAD 58.00

BOUNDARY - 10.66m 208° 56' 343.400

500

TIMBER RETAINING WALL
MAX HEIGHT 1.6m
MAX SURCHARGE - 5 kPa
REFER TO PAI DETAILS S304

BOUNDARY - 34.98m 118° 16' 04"

345.600 345.400 345.200 345.000 344.800 344.600 344.400 344.200 344.000 343.800 343.600 343.400 343.34

LOT 1135
FFL = 343.850
-100

LOT 1136
DP 629299
AREA: 720m²

DIP ROAD HANLEY'S FARM QUEENSTOWN

1800mm HIGH RING FENCE TO BUILDING SITE DURING CONSTRUCTION

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

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

1 0 1 2 3 4 5m

Site 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: LDC H&L
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

site address: DIP ROAD HANLEY'S FARM QUEENSTOWN
Lot 1136, DP 629299

job no: 67-57 **scale:** 1:100 **sheet:** 4

drawn: AKC
checked: AKC
date: 27/10/2026

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

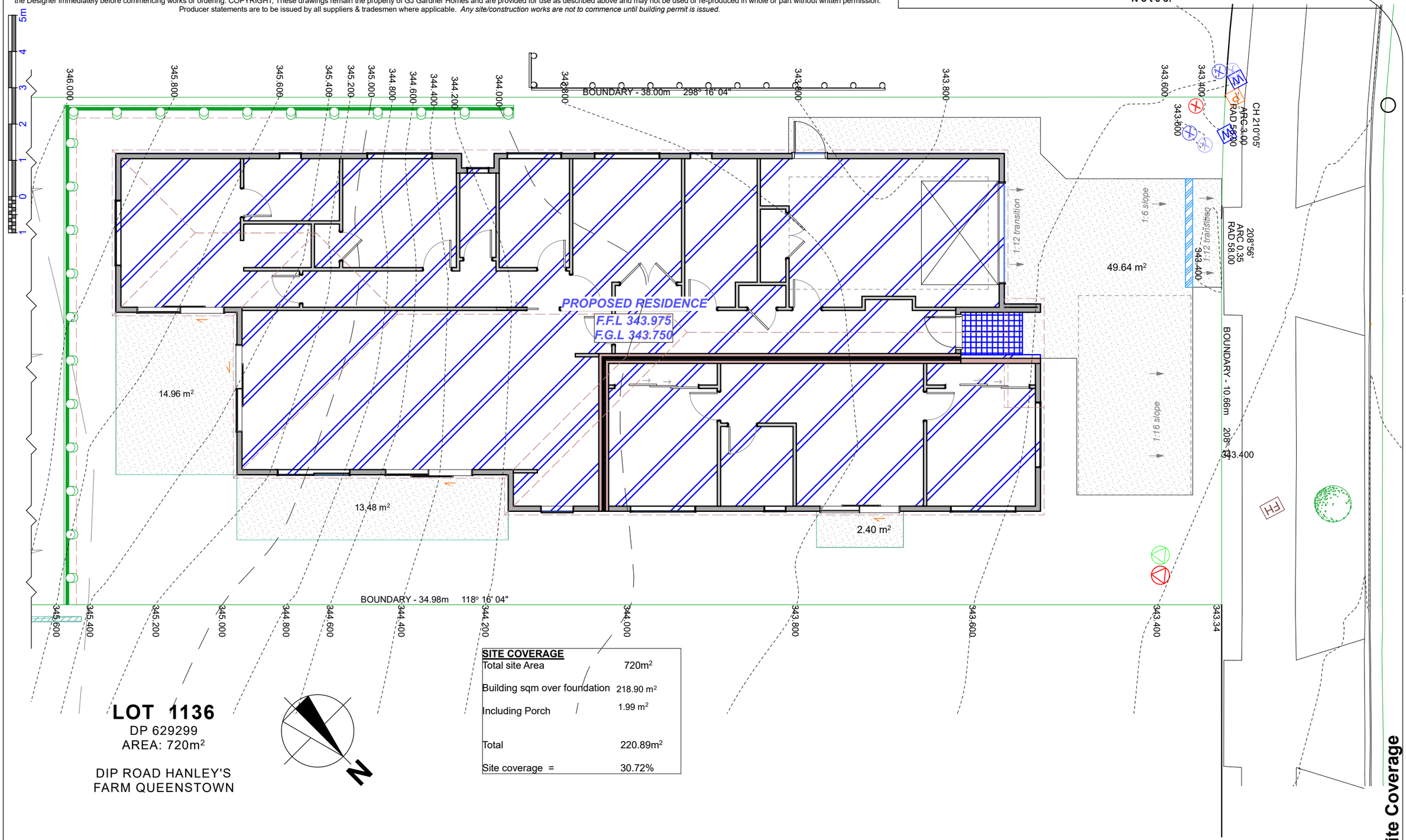
LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

APNZ 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:



LOT 1136
DP 629299
AREA: 720m²

DIP ROAD HANLEY'S
FARM QUEENSTOWN

SITE COVERAGE

Total site Area	720m²
Building sqm over foundation	218.90 m²
Including Porch	1.99 m²
Total	220.89m²
Site coverage =	30.72%

Site Coverage

1 0 1 2 3 4 5m

* 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: LDC H&L
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

site address: DIP ROAD HANLEY'S FARM QUEENSTOWN
Lot 1136, DP 629299

job no:	scale:	sheet:
67-57	1:100	5

drawn: AKC
checked: AKC
date: 27/10/2026

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

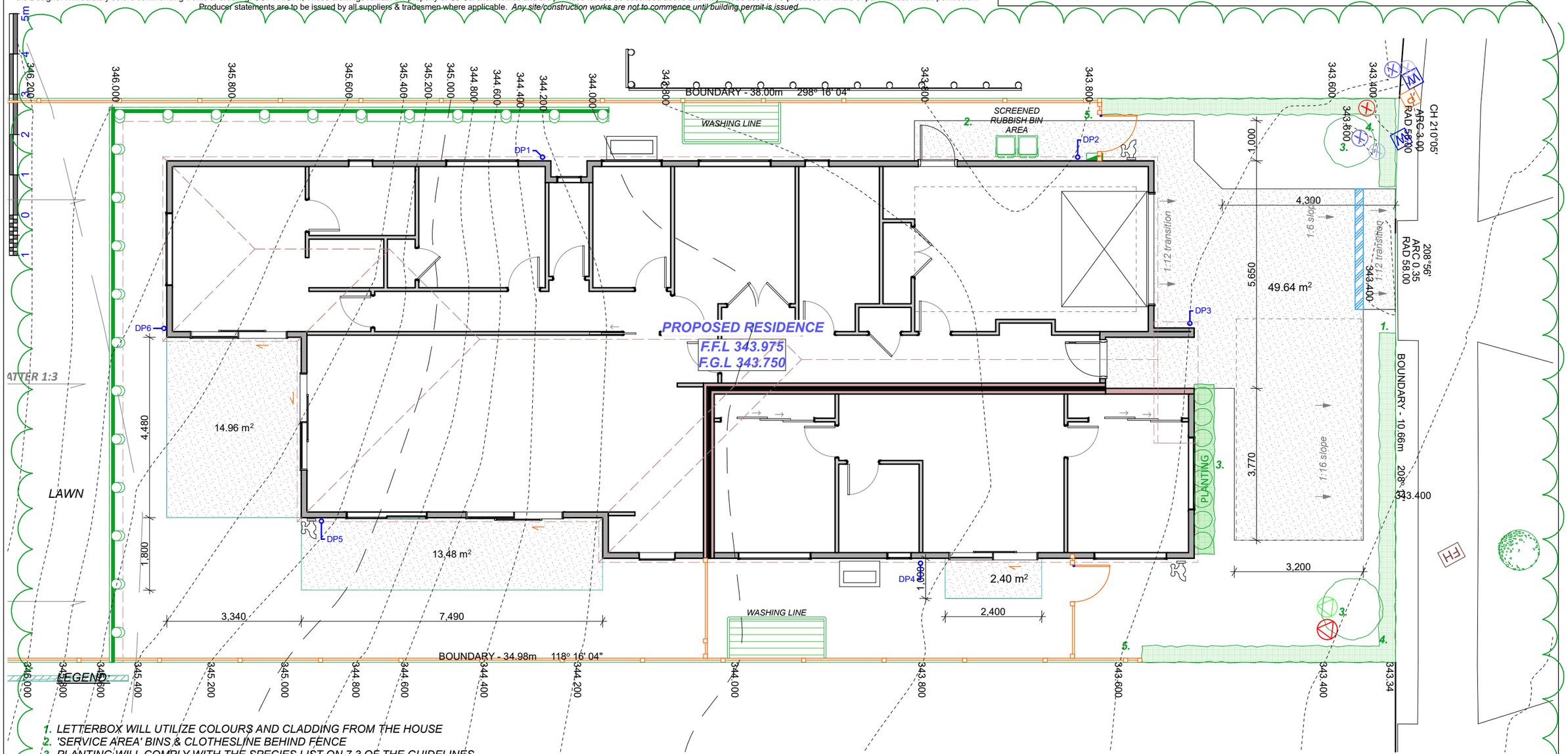
LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

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:



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 1136

DP 629299
AREA: 720m²

DIP ROAD HANLEY'S
FARM QUEENSTOWN

Landscaping 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: LDC H&L
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

site address: DIP ROAD HANLEY'S FARM QUEENSTOWN
Lot 1136, DP 629299

job no:	scale:	sheet:
67-57	1:100	6

drawn:	checked:	date:
AKC	AKC	27/10/2026

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

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

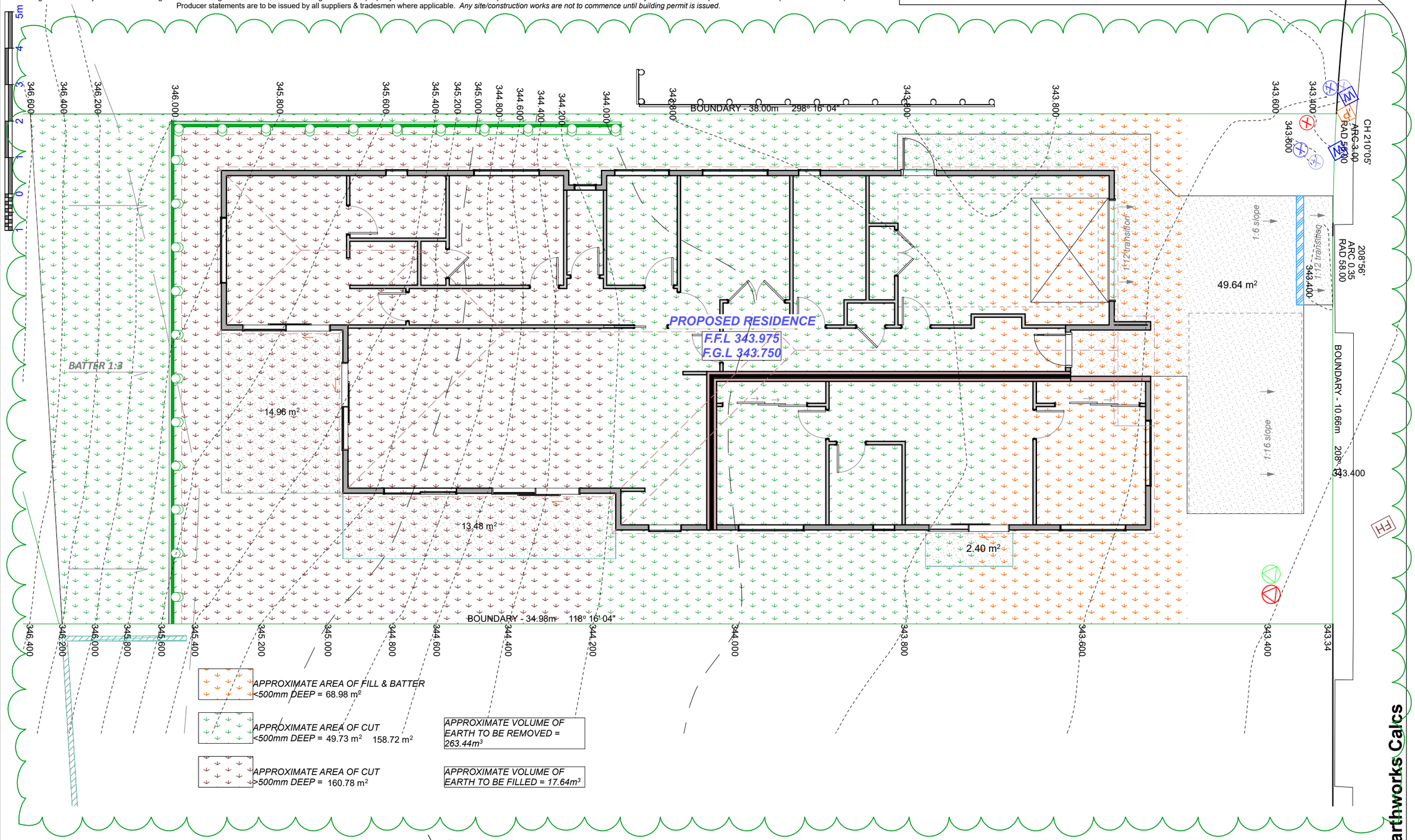
ADNZ Professional Member

1 0 1 2 3 4 5m

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:



LOT 1136
DP 629299
AREA: 720m²

DIP ROAD HANLEY'S FARM QUEENSTOWN

1 0 1 2 3 4 5m

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: LDC H&L
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

site address: DIP ROAD HANLEY'S FARM QUEENSTOWN
Lot 1136, DP 629299

job no:	scale:	sheet:
67-57	1:100	9

drawn: AKC
checked: AKC
date: 27/10/2026

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:

ENSUITE
- 900mm² CORNER TILED SHOWER
- 360mm x 750mm SLIM WALL HUNG VANITY
- NEWTECH FRANK BACK TO WALL TOILET SUITE
- 600mm TOWEL RAIL (HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR
- UNDERTILE HEATING ELEMENTS INSTALLED AS PER MANUFACTURERS 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

CLADDING KEY
JH 9mm THICK, 400mm WIDE, SMOOTH AXON PANEL (MAX 12.1KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING ON 20mm CLD CAVITY BATTENS & WALL UNDERLAY (NOGS @ 800 CRS)

BATHROOM
- 900mm² CORNER TILED SHOWER ON VILLABOARD
- 1500 NEWTECH FRANK BTW FREE STANDING BATH
- 465mm x 900mm WIDE WALL HUNG VANITY
- 600mm TOWEL RAIL (HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR
- UNDERTILE HEATING ELEMENTS INSTALLED AS PER MANUFACTURERS 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

WC
- NEWTECH FRANK BACK TO WALL TOILET SUITE
- 400mm x 220mm MINI VANITY BASIN MIXER LEFT HAND HINGED

CLADDING KEY
TMT55 LUNAWOOD SHIPLAP BEVELLED/SQUARE (110mm COVER) WEATHERBOARD (VERTICAL 3.5KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING (RANDOM LENGTHS) ON 20mm H3.2 CASTELLATED TIMBER CAVITY BATTENS & WALL UNDERLAY (NOGS @ 480 CRS)

CLADDING KEY
50mm INTEGRA AAC (MAX 49KG/SQM = MEDIUM WEIGHT) EXTERIOR CLADDING WITH RESENE FACADE SYSTEM ON 20mm VERTICAL BATTENS & WALL UNDERLAY (NOGS @ 800 CRS)

BATH 2
- 1000mm² ROUND CLEARLITE CEZANNE ACRYLIC SHOWER WITH CORNERWASTE
- 465mm x 750mm WIDE WALL HUNG VANITY
- NEWTECH FRANK BACK TO WALL TOILET SUITE
- 600mm TOWEL RAIL (HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR
- UNDERTILE HEATING ELEMENTS INSTALLED AS PER MANUFACTURERS 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

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

DIMENSIONS ARE OVER THE FRAME
House Floor Area: 167.68 m² o/frame
Flat Floor Area: 51.00 m² o/frame
TOTAL Floor Area: 218.68 m² o/frame
Roof Area = 253.04m²

Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

elevation guide: S E N W

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

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

GWTL30 EXTERNAL FIREWALL (10mm GIB WEATHERLINE EXTERNAL &10mm GIB FYRELINE INTERNAL) WITH GWTLP 30 EXTERNAL FIREWALL ABOVE (10mm GIB WEATHERLINE TO BOTH SIDES)

GBTLAB 60b INTERTENANCY FIREWALL (10mm GIB BRACELINE OR NOISELINE EITHER SIDE)

WALL FRAMING AS PER NELSON PINE STUD CHARTS
INTERNAL NON LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
INTERNAL LOAD BEARING WALL FRAMING - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
EXTERNAL WALL FRAMING UP TO 2.4m - 140 x 45 LVL8 H1.2 @ 600mm CRS

* 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: LDC H&L
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE
site address: DIP ROAD, HANLEY'S FARM, QUEENSTOWN
Lot 1136, DP 629299

job no:	scale:	sheet:
67-57	1:100	10

drawn: AKC
checked: AKC
date: 27/10/2026

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

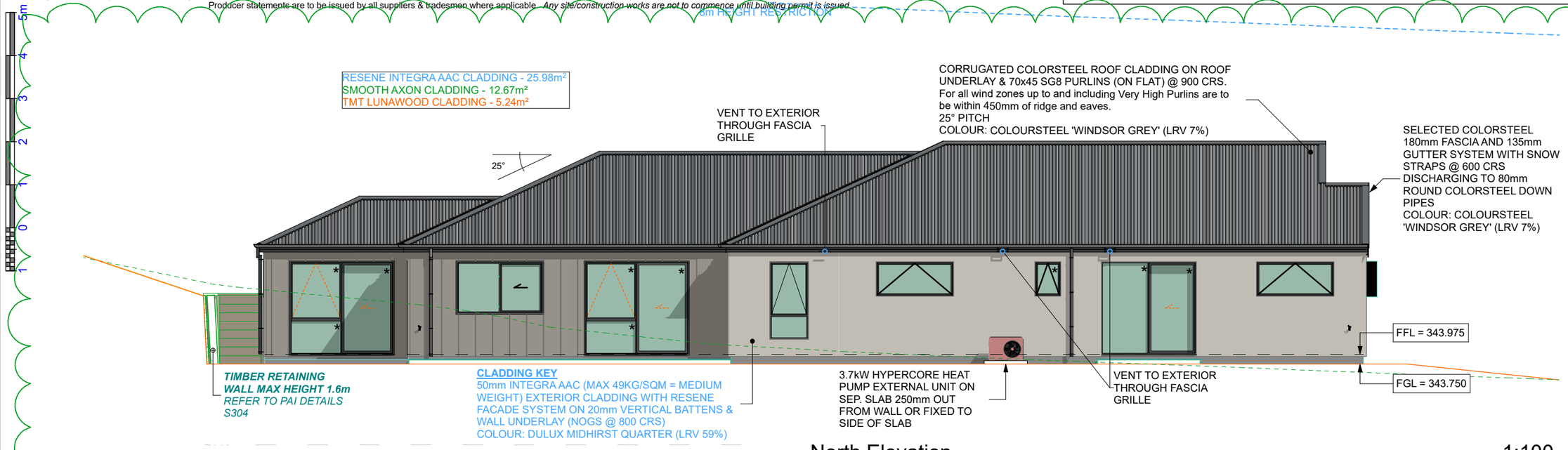
Professional Member

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.

Floor Plan

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:



North Elevation 1:100

PGL - PROPOSED GROUND LINE
EGL - EXISTING GROUND LINE

COLOURS ARE INDICATIVE ONLY

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	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**5**

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	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**4**

LOT 825
FFL = 343.475
FGL = 343.250
-500



East Elevation 1:100

1 0 1 2 3 4 5m

* 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: LDC H&L
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE
site address: DIP ROAD, HANLEY'S FARM, QUEENSTOWN
Lot 1136, DP 629299

job no:	scale:	sheet:
67-57	1:100	11

drawn: AKC
checked: AKC
date: 27/10/2026

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

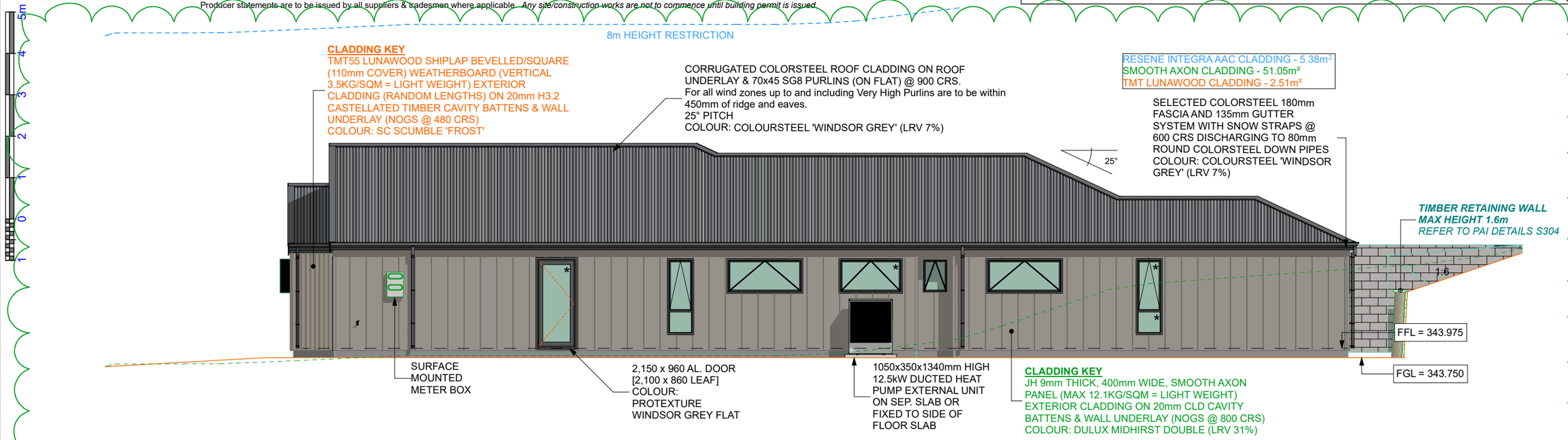
Licensed Building Practitioner www.dbh.govt.nz *Building Confidence*
ADNZ Professional Member

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.

Elevations 1

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:

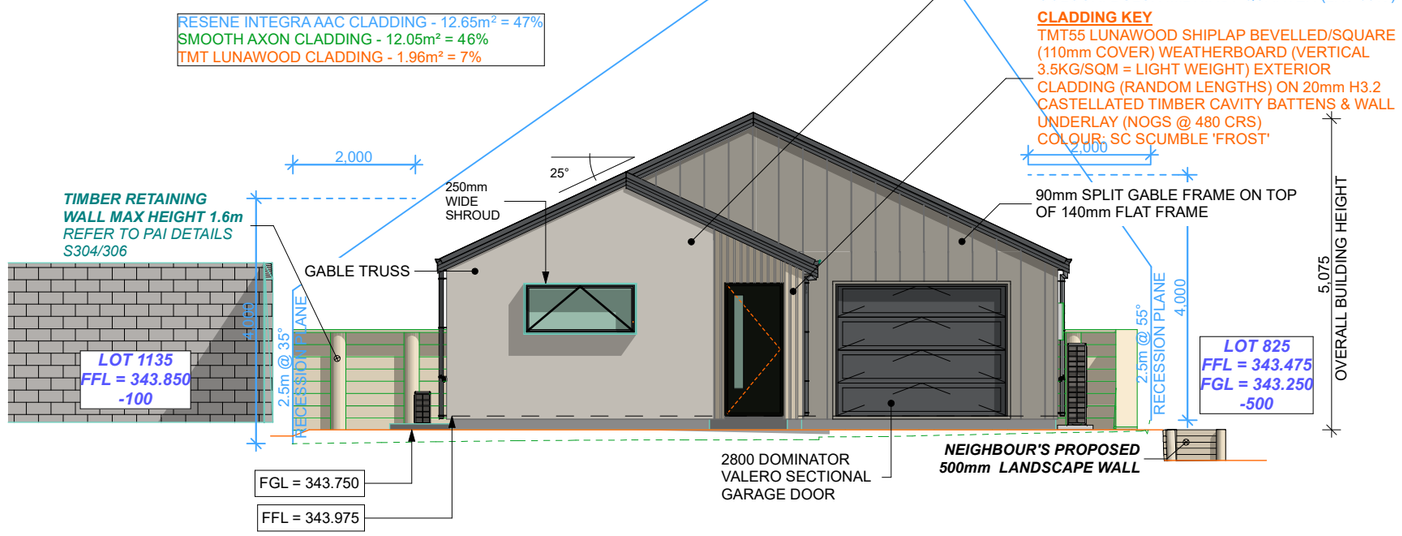


South Elevation 1:100

PGL - PROPOSED GROUND LINE
EGL - EXISTING GROUND LINE

COLOURS ARE INDICATIVE ONLY

SAFETY GLASS INDICATED BY ASTERISK
*



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	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**5**

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	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**10**

TOTAL CLADDING PERCENTAGES
RESENE INTEGRA AAC CLADDING - 46.51m² = 31.53%
SMOOTH AXON CLADDING - 91.49m² = 61.03%
TMT LUNAWOOD CLADDING - 9.50m² = 6.44%

1 0 1 2 3 4 5m

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: LDC H&L
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

site address:
DIP ROAD
HANLEY'S FARM
QUEENSTOWN
Lot 1136, DP 629299

job no:	scale:	sheet:
67-57	1:100	12

drawn:	checked:	date:
AKC	AKC	27/10/2026

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.