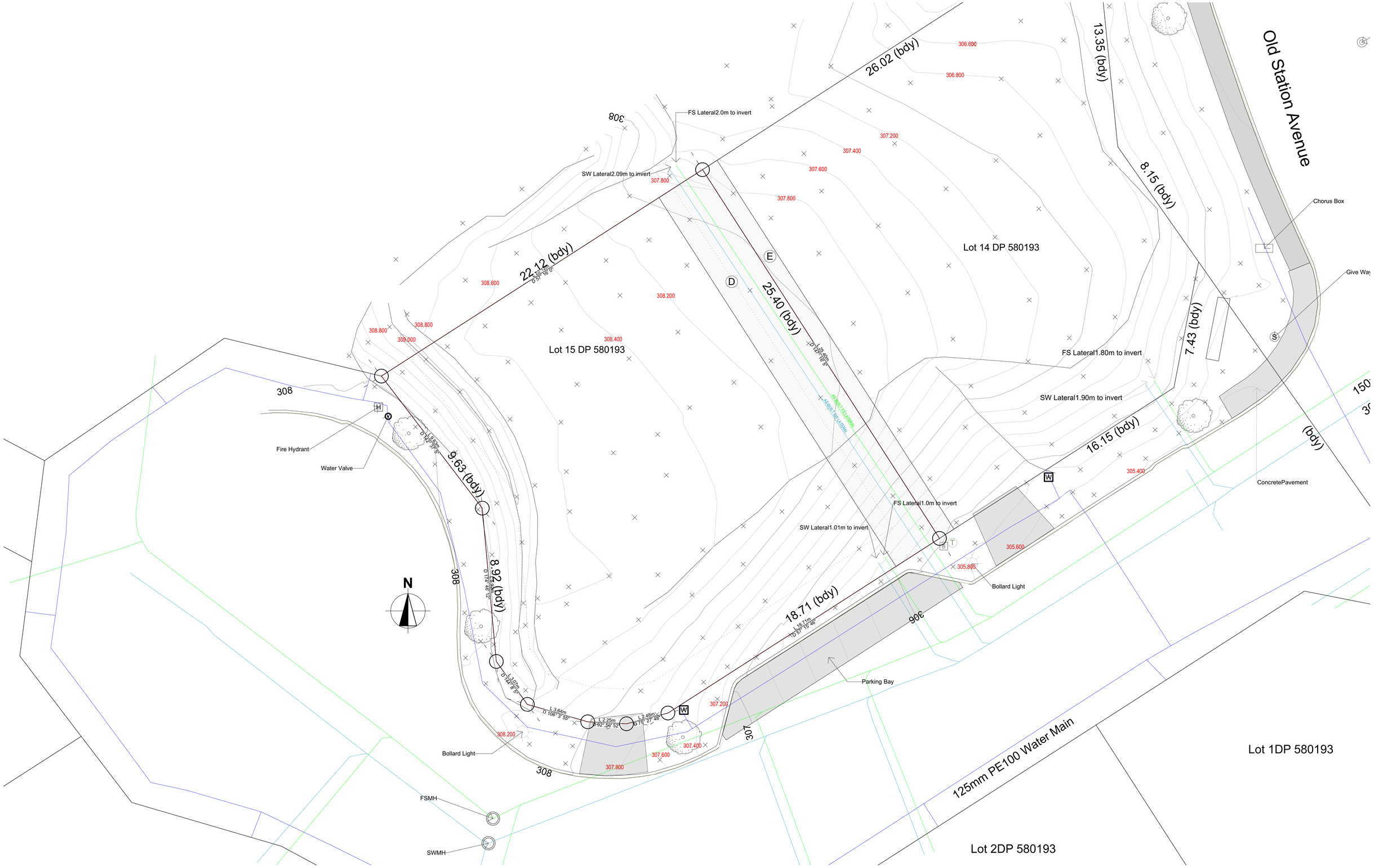


1 SITE SURVEY 1:100

N FILE: 2804 Lloyd 4 Theodore Court Wanaka_Courtyard Option_Signed_Flipped Upstairs_Level Roofs.pln
PRINTED: 14/10/2026 9:41 am

SHEPPARD & ROUT

SHEPPARD & ROUT ARCHITECTS LTD
m PO Box 2426, Christchurch 8140
p 104 Salisbury Street, Christchurch 8013
t +64 3 366 1562
e admin@sheprout.com
w www.sheprout.com

REV	ISSUE	DATE

PROJECT: 4 THEODORE COURT WANAKA

DRAWING: EXISTING SURVEY

DRAWING STATUS: FOR INFORMATION ☒ FOR CONSENT ☐ FOR CONSTRUCTION ☐

DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK

DATE: 14 OCTOBER 2026 DRAWN: SR

SCALE: 1:100 @ A1 (1/2 SCALE @ A3)

JOB: 2804 SHEET: A1.01

SITE PLAN NOTES

1. PROTECTION OF PUBLIC -
   ALLOW FOR FULL HEIGHT TEMPORARY FENCING FOR RESTRICTING PUBLIC ACCESS TO SITE.

SEDIMENT CONTROL PLAN

1. ALL SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE COMPLETED IN ACCORDANCE WITH 'QLDC GUIDELINES FOR ENVIRONMENTAL MANAGEMENT PLANS.
2. ALL SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION
3. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER
4. PROTECT EXISTING STREET VEGETATION AND OTHER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA DURING CONSTRUCTION
5. PROVIDE ENTRY / EXIT PAD BUND ACROSS DRIVEWAY ACCESS POINT.
6. CONTRACTOR TO ENSURE THAT ANY FILL MATERIAL IS STORED OFF-SITE UNTIL REQUIRED. ANY STOCKPILES TO BE COVERED WITH AN IMPERVIOUS SHEET.
7. ALLOW TO CONNECT ROOF DOWNPIPES TO THE PERMANENT STORMWATER SYSTEM AS SOON AS PRACTICAL.
8. CONTRACTOR TO INSPECT SEDIMENT, EROSION AND DUST CONTROL MEASURES ON A DAILY BASIS AND ENSURE THEY ARE IN GOOD ORDER. CONTROL MEASURES ARE TO BE CLEANED OUT THEY HAVE COME MORE THAN 20% FULL OF SEDIMENT
9. REFER TO THE 'QLDC GUIDELINES FOR ENVIRONMENTAL MANAGEMENT PLANS' FOR FURTHER INFORMATION ON HOW TO ADOPT CONTROL METHODS TO ENSURE BEST SITE PROTECTION.
10. CONTRACTOR TO ENSURE SUB-CONTRACTORS AND TRADESPEOPLE ARE AWARE OF THE EMP REQUIREMENTS AND RESPONSIBILITIES ON SITE TO ADHERE TO THE EMP.

SEDIMENT CONTROL SILT FENCE

SEDIMENT CONTROL SILT SOCK

SITE AREA: 581.67 m²

Lot 14 DP 580193

188.17 m²
4.66 m²

Lot 15 DP 580193

Lot 1DP 580193

Lot 2DP 580193

Old Station Avenue

26.02 (bdy)

13.35 (bdy)

8.15 (bdy)

7.43 (bdy)

16.15 (bdy)

22.12 (bdy)

25.40 (bdy)

9.63 (bdy)

8.92 (bdy)

18.71 (bdy)

2.0m INTERNAL BOUNDARY SETBACK

2.0m BOUNDARY SETBACK

2.0m FRONT BOUNDARY SETBACK

21.5° BOUNDARY (45° RECESSION PLANE)

18.71 BOUNDARY

SEDIMENT CONTROL SILT FENCE / SAFETY FENCE BEGINNING FROM SITE ENTRANCE AT SOUTH-WEST CORNER, TO CONTINUE ALONG SOUTH-EAST & NORTH-EAST BOUNDARY.
ENSURE FENCE IS IN PLACE PRIOR TO WORKS UNTIL COMPLETION

EXISTING GROUND LEVELS, FALLS TOWARDS TO THE SOUTH & SOUTH-EAST CORNER OF THE SITE

LOCATION OF STOCKPILES & BUILDING MATERIALS TO BE DETERMINED ON SITE. ENSURE ALL STOCKPILES ARE COVERED WITH AN IMPERVOUS SHEET

CONTINUOUS SEDIMENT CONTROL SILT SOCK TO EITHER SIDE OF SITE ENTRANCE. ENSURE SILT SOCK IS IN PLACE PRIOR TO WORKS UNTIL COMPLETION

STABILISED ENTRY / EXIT PAD, BEGINNING WITHIN 900mm OF THE KERB LINE

SEDIMENT CONTROL SILT FENCE / SAFETY FENCE BEGINNING FROM SITE ENTRANCE AT SOUTH-WEST CORNER, TO CONTINUE ALONG SOUTH-EAST & NORTH-EAST BOUNDARY.
ENSURE FENCE IS IN PLACE PRIOR TO WORKS UNTIL COMPLETION

STOCKPILES & BUILDING MATERIALS

WASTE SKIP

EXISTING VEHICLE CROSSING

EXISTING CARPARKS

Parking Bay

Bollard Light

Bollard Light

Chorus Box

Give Way

Fire Hydrant

Water Valve

STORMWATER INLET

STORMWATER INLET

STORMWATER INLET

FSMH

SWMH

ConcretePavement

FS Lateral2.0m to invert

SW Lateral2.09m to invert

FS Lateral1.80m to invert

SW Lateral1.90m to invert

FS Lateral1.0m to invert

SW Lateral1.01m to invert

Datum-01
X: 0
Y: 0
Z: 0

THEODORE COURT (PRIVATE)

125mm PE100 Water Main

306.600
306.800
307.200
307.400
307.600
307.800
308.000
308.200
308.400
308.600
308.800
305.400
305.600
305.800
307.200
307.400
307.600
307.800
308.200

308
308
308
308
307
306

1 SITE PLAN WITH SURVEY INFO 1:100

FILE: 2804 Lloyd 4 Theodore Court Wanaka_Courtyard
PRINTED: 14 OCTOBER 2026 Option_Nicola Flipped Upstairs_Level Roofs.pln

SHEPPARD & ROUT

SHEPPARD & ROUT ARCHITECTS LTD
m PO Box 2426, Christchurch 8140
p 104 Salisbury Street, Christchurch 8013
t +64 3 366 1562
e admin@sheprout.com
w www.sheprout.com

REV	ISSUE	DATE
01	BUILDING CONSENT ISSUE	22/05/2024

PROJECT: 4 THEODORE COURT WANAKA

DRAWING: SITE PLAN & EMP PLAN

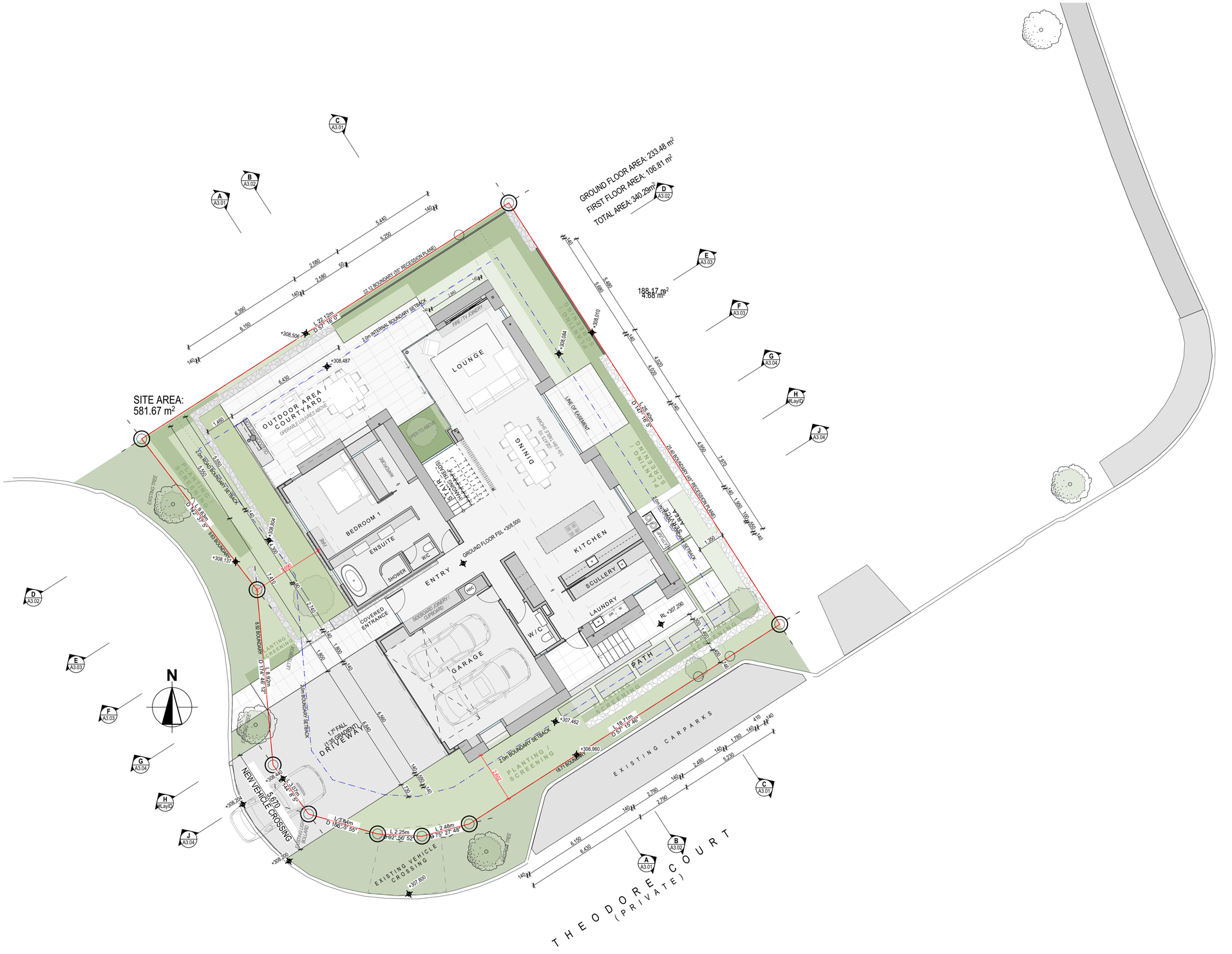
DRAWING STATUS: FOR INFORMATION ☒ FOR CONSENT ☐ FOR CONSTRUCTION ☐

DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK

DATE: 14 OCTOBER 2026 DRAWN: SR

SCALE: 1:100 @ A1 (1/2 SCALE @ A3)

JOB: 2804 SHEET: A1.02 01



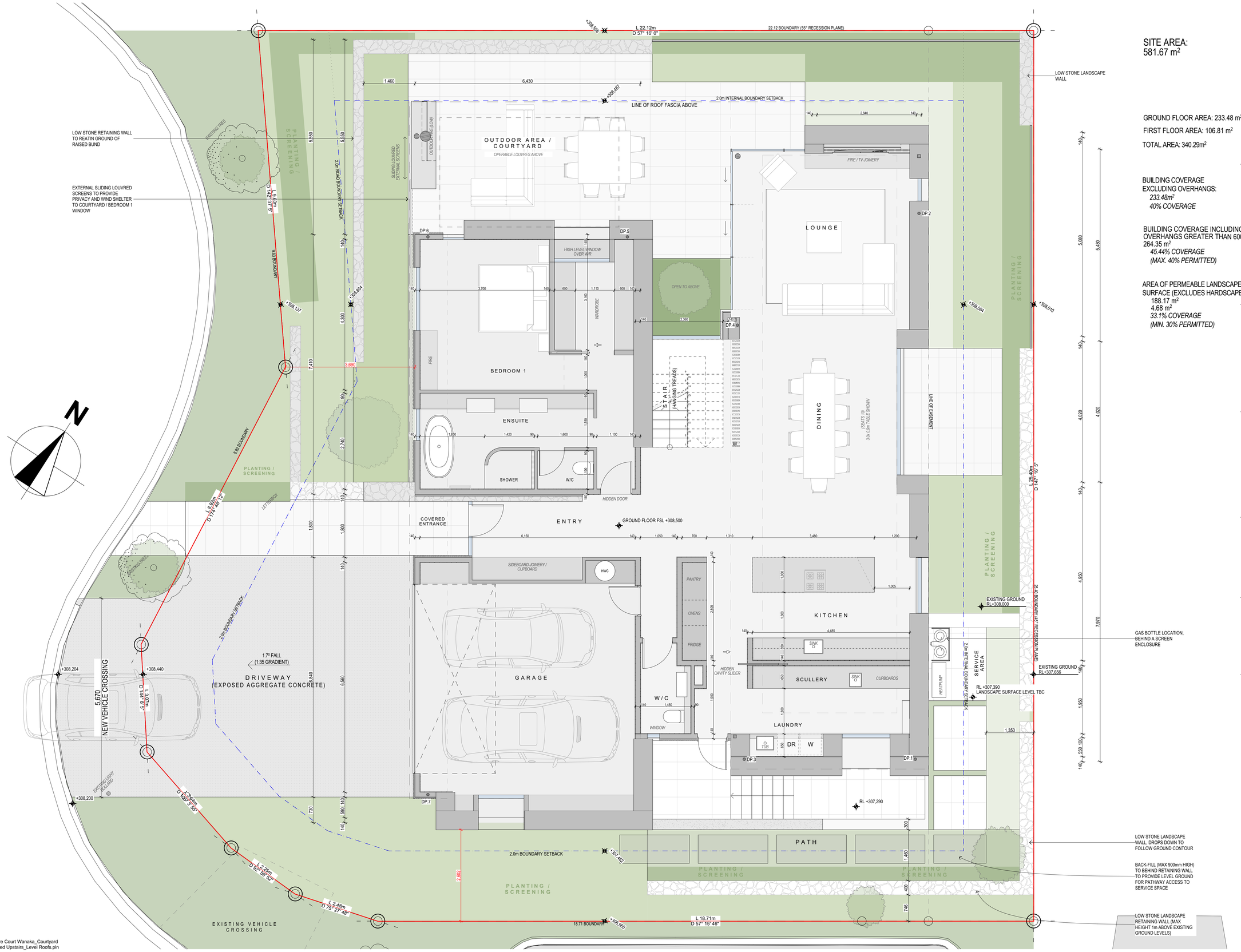
1 GROUND FLOOR 1:100

N: FILE: 2804 Lloyd 4 Theodore Court Wanaka_Courtyard Option_Sloped_Flipped Upstairs_Level Roofs.pln
PRINTED: 13/10/2026 9:11 am

SHEPPARD & ROUT	SHEPPARD & ROUT ARCHITECTS LTD m PO Box 2426, Christchurch 8140 p 104 Salisbury Street, Christchurch 8013 t +64 3 366 1562 e admin@sheprout.com w www.sheprout.com	REV / ISSUE / DATE	PROJECT: 4 THEODORE COURT WANAKA	DRAWING: FLOOR PLAN	N

DRAWING STATUS: FOR INFORMATION ☒ FOR CONSENT ☐ FOR CONSTRUCTION ☐
DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK

DATE: 14 OCTOBER 2026 DRAWN: SR
SCALE: @ A1 (1/2 SCALE @ A3)
JOB: 2804 SHEET: A1.03



FILE: 2804 Lloyd 4 Theodore Court Wanaka_Courtyard
PRINTED: Option A Level Flipped Upstairs_Level Roofs.pln
14/10/2026 9:41:51 PM

SHEPPARD & ROUT

SHEPPARD & ROUT ARCHITECTS LTD
m PO Box 2426, Christchurch 8140
p 104 Salisbury Street, Christchurch 8013
t +64 3 366 1562
e admin@sheprout.com
w www.sheprout.com

REV	ISSUE	DATE

PROJECT: 4 THEODORE COURT WANAKA

DRAWING: GROUND FLOOR PLAN - 1:50

DRAWING STATUS: FOR INFORMATION ☒ FOR CONSENT ☐ FOR CONSTRUCTION ☐

DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK

DATE: 14 OCTOBER 2026 **DRAWN:** SR

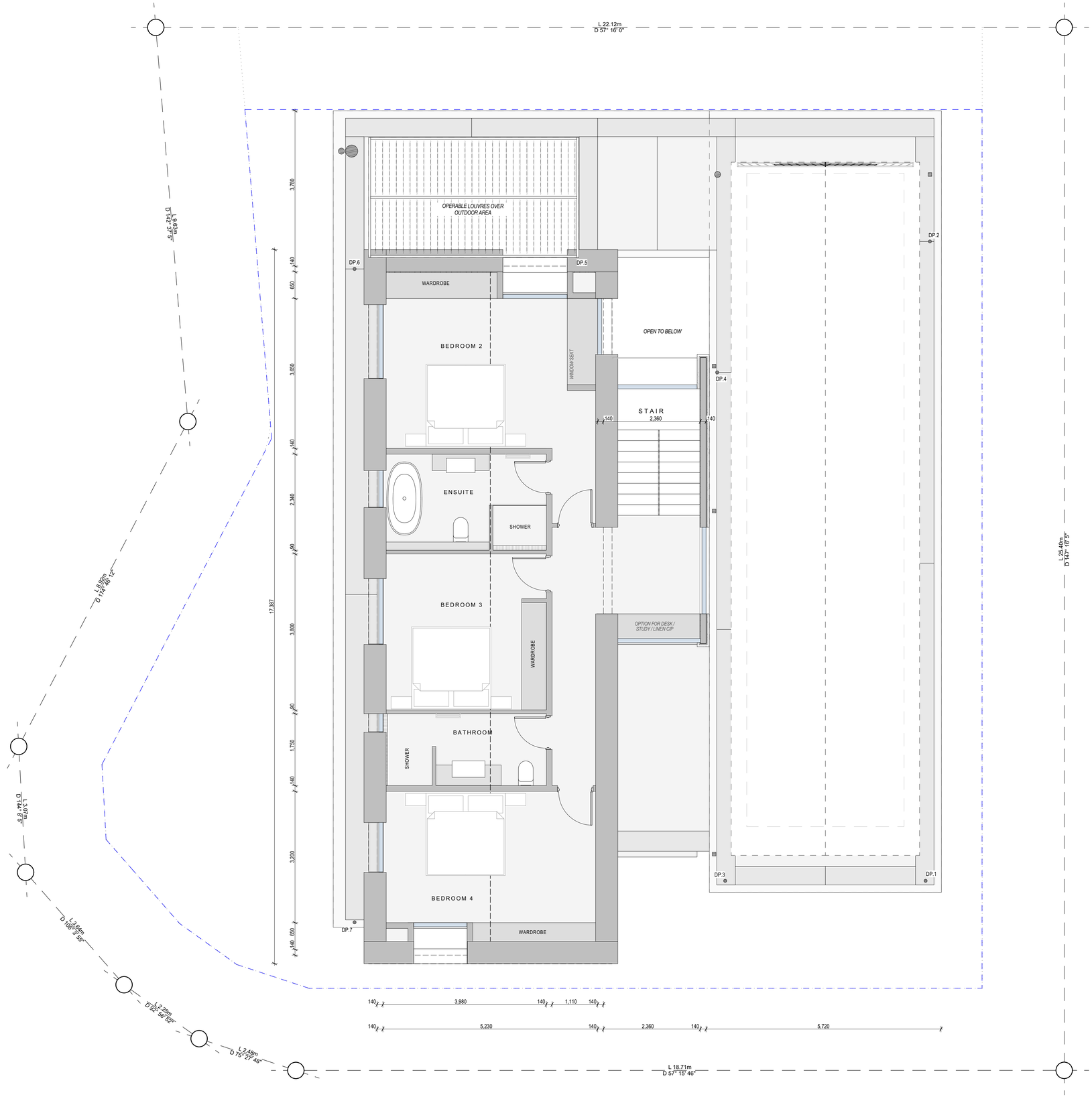
SCALE: @ A1 (1/2 SCALE @ A3)

JOB: 2804 **SHEET:** A1.06

SITE AREA:
581.67 m²

FIRST FLOOR AREA: 106.81 m²

BUILDING COVERAGE INCLUDING OVERHANGS GREATER THAN 600mm:
264.35 m²
45.44% COVERAGE
(40% PERMITTED)



SHEPPARD & ROUT

SHEPPARD & ROUT ARCHITECTS LTD
m PO Box 2426, Christchurch 8140
p 104 Salisbury Street, Christchurch 8013
t +64 3 366 1562
e admin@sheprout.com
w www.sheprout.com

REV	ISSUE	DATE

PROJECT:
4 THEODORE COURT WANAKA

DRAWING:
FIRST FLOOR PLAN - 1:50

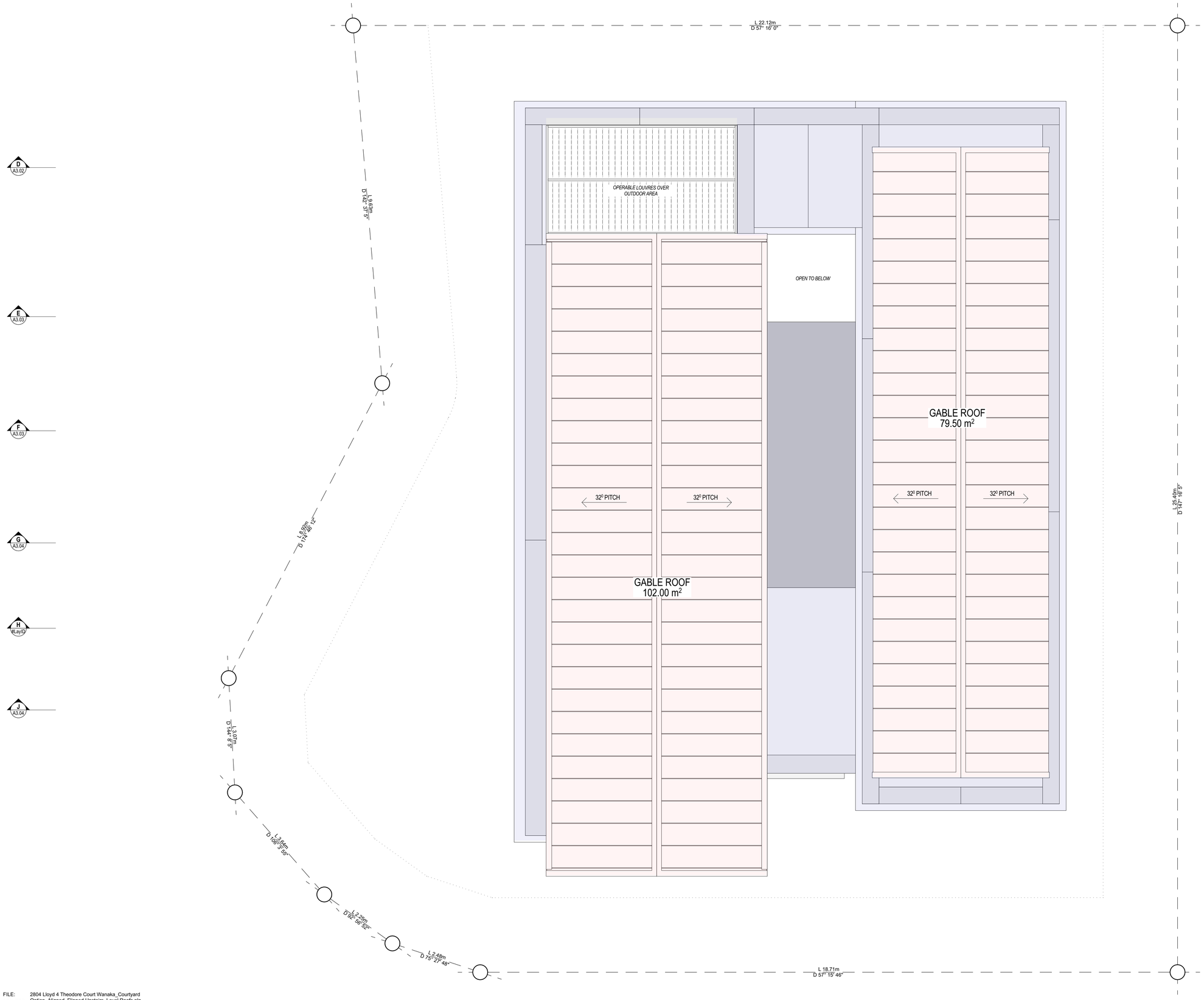
DRAWING STATUS: FOR INFORMATION ☒ FOR CONSENT ☐ FOR CONSTRUCTION ☐

DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK

DATE: 14 OCTOBER 2026 **DRAWN:** SR

SCALE: @ A1 (1/2 SCALE @ A3)

JOB: 2804 **SHEET:** A1.07



FILE: 2804 Lloyd 4 Theodore Court Wanaka_Courtyard Option_Sloped_Flipped Upstairs_Level Roofs.pln
PRINTED: 14/10/2026 9:41 am

SHEPPARD & ROUT

SHEPPARD & ROUT ARCHITECTS LTD
m PO Box 2426, Christchurch 8140
p 104 Salisbury Street, Christchurch 8013
t +64 3 366 1562
e admin@sheprout.com
w www.sheprout.com

REV	ISSUE	DATE

PROJECT: 4 THEODORE COURT WANAKA

DRAWING: ROOF PLAN

DRAWING STATUS: FOR INFORMATION ☒ FOR CONSENT ☐ FOR CONSTRUCTION ☐

DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK

DATE: 14 OCTOBER 2026 **DRAWN:** SR

SCALE: @ A1 (1/2 SCALE @ A3)

JOB: 2804 **SHEET:** A1.08



1 NORTH-WEST ELEVATION 1:50



2 SOUTH-EAST ELEVATION 1:50

N

FILE: 2804 Lloyd 4 Theodore Court Wanaka_Courtyard Options_Signed_Flipped Upstairs_Level Roofs.pln
PRINTED: 14/10/2026 9:41 am

SHEPPARD & ROUT

SHEPPARD & ROUT ARCHITECTS LTD
m PO Box 2426, Christchurch 8140
p 104 Salisbury Street, Christchurch 8013
t +64 3 366 1562
e admin@sheprout.com
w www.sheprout.com

REV	ISSUE	DATE
01	BUILDING CONSENT ISSUE	22/05/2024

PROJECT:
4 THEODORE COURT WANAKA

DRAWING:
ELEVATIONS

DRAWING STATUS: FOR INFORMATION ☒ FOR CONSENT ☐ FOR CONSTRUCTION ☐

DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK

DATE: 14 OCTOBER 2026 DRAWN: SR
SCALE: @ A1 (1/2 SCALE @ A3)
JOB: 2804 SHEET: A2.01 01



1 NORTH-EAST ELEVATION 1:50



2 SOUTH-WEST ELEVATION 1:50

FILE: 2804 Lloyd 4 Theodore Court Wanaka_Courtyard Option_Nicpod_Flipped Upstairs_Level Roofs.pln
PRINTED: 14/10/2026 9:41 am

SHEPPARD & ROUT

SHEPPARD & ROUT ARCHITECTS LTD
m PO Box 2426, Christchurch 8140
p 104 Salisbury Street, Christchurch 8013
t +64 3 366 1562
e admin@sheprout.com
w www.sheprout.com

REV	ISSUE	DATE

PROJECT: 4 THEODORE COURT WANAKA

DRAWING: ELEVATIONS

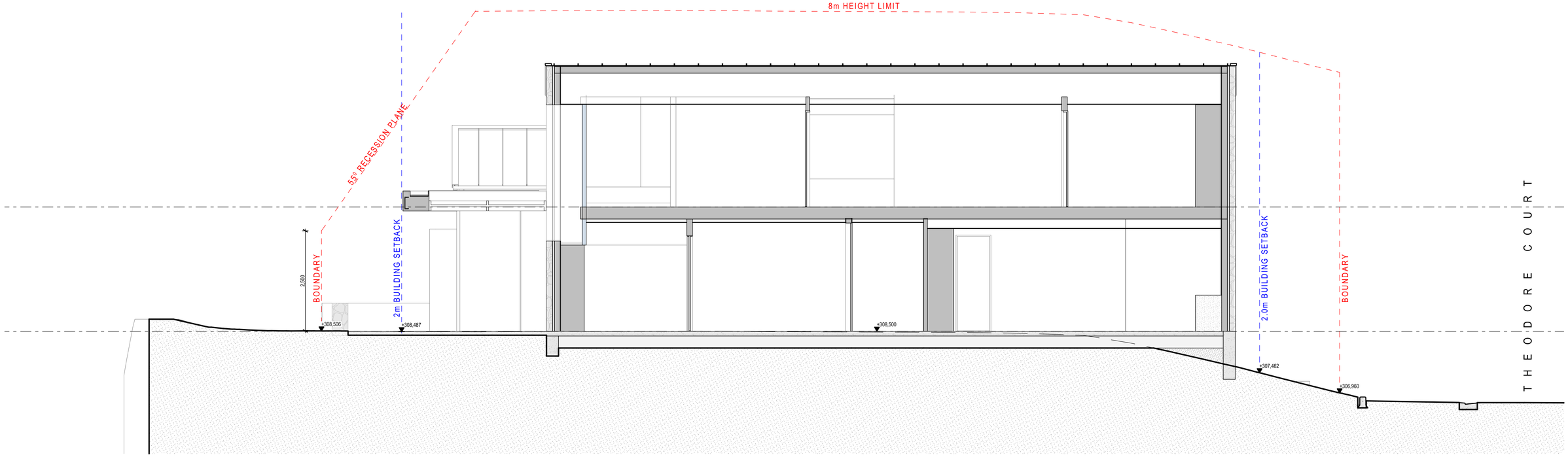
DRAWING STATUS: FOR INFORMATION ☒ FOR CONSENT ☐ FOR CONSTRUCTION ☐

DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK

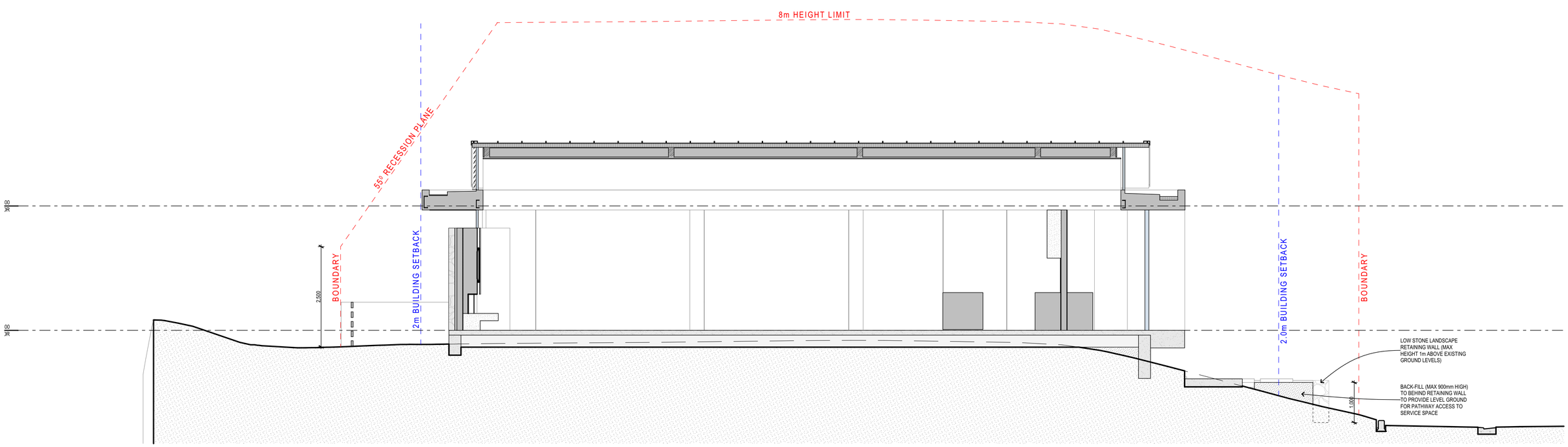
DATE: 14 OCTOBER 2026 DRAWN: SR

SCALE: @ A1 (1/2 SCALE @ A3)

JOB: 2804 SHEET: A2.02



A SECTION A 1:50



C SECTION C 1:50

FILE: 2804 Lloyd 4 Theodore Court Wanaka_Courtyard Option_Nicola_Flipped Upstairs_Level Roofs.pln
PRINTED: 14/10/2026 9:11 am

SHEPPARD & ROUT

SHEPPARD & ROUT ARCHITECTS LTD
m PO Box 2426, Christchurch 8140
p 104 Salisbury Street, Christchurch 8013
t +64 3 366 1562
e admin@sheprout.com
w www.sheprout.com

REV	ISSUE	DATE
01	BUILDING CONSENT ISSUE	22/05/2024

PROJECT: 4 THEODORE COURT WANAKA

DRAWING: SECTIONS

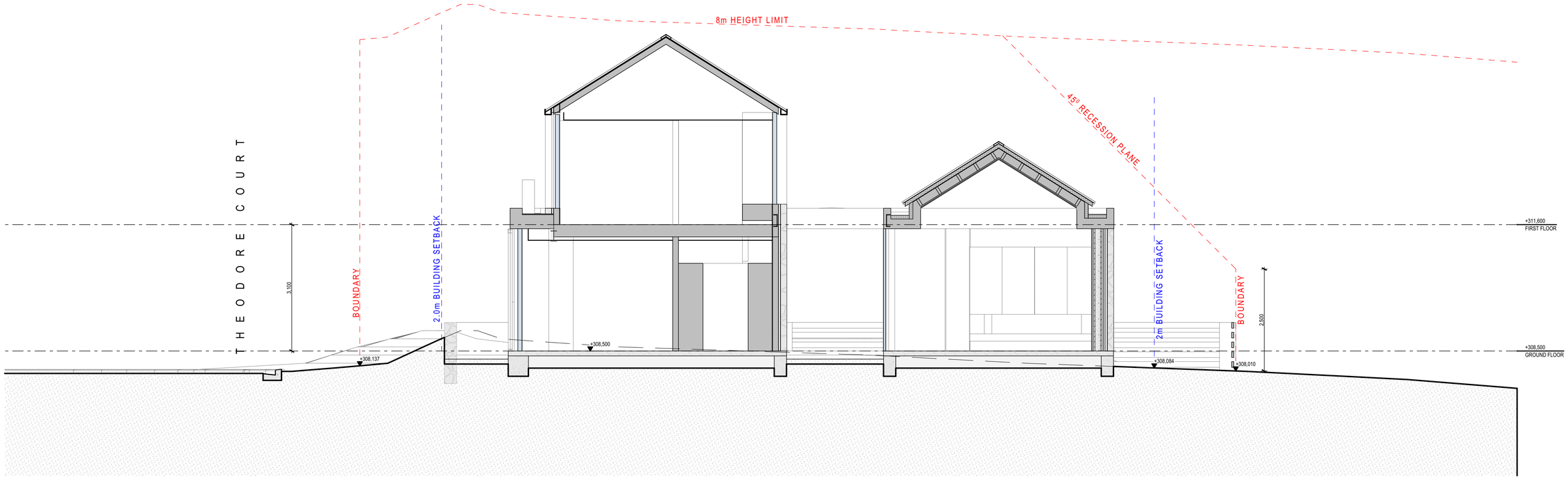
DRAWING STATUS: FOR INFORMATION ☒ FOR CONSENT ☐ FOR CONSTRUCTION ☐

DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK

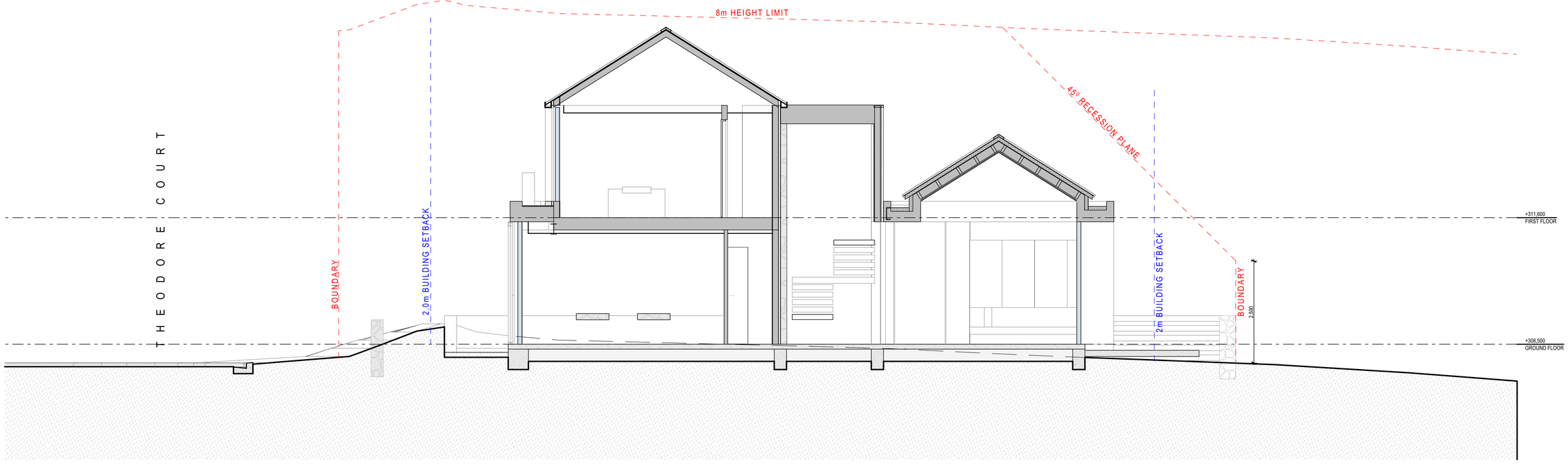
DATE: 14 OCTOBER 2026 DRAWN: SR

SCALE: 1:50 @ A1 (1/2 SCALE @ A3)

JOB: 2804 SHEET: A3.01 01



E SECTION E 1:50



F SECTION F 1:50

FILE: 2804 Lloyd 4 Theodore Court Wanaka_Courtyard Options_Sloped, Flipped Upstairs_Level Roofs.pln
PRINTED: 14 October 2026 11:11:11 AM

SHEPPARD & ROUT

SHEPPARD & ROUT ARCHITECTS LTD
m PO Box 2426, Christchurch 8140
p 104 Salisbury Street, Christchurch 8013
t +64 3 366 1562
e admin@sheprout.com
w www.sheprout.com

REV	ISSUE	DATE

PROJECT: 4 THEODORE COURT WANAKA

DRAWING: SECTIONS

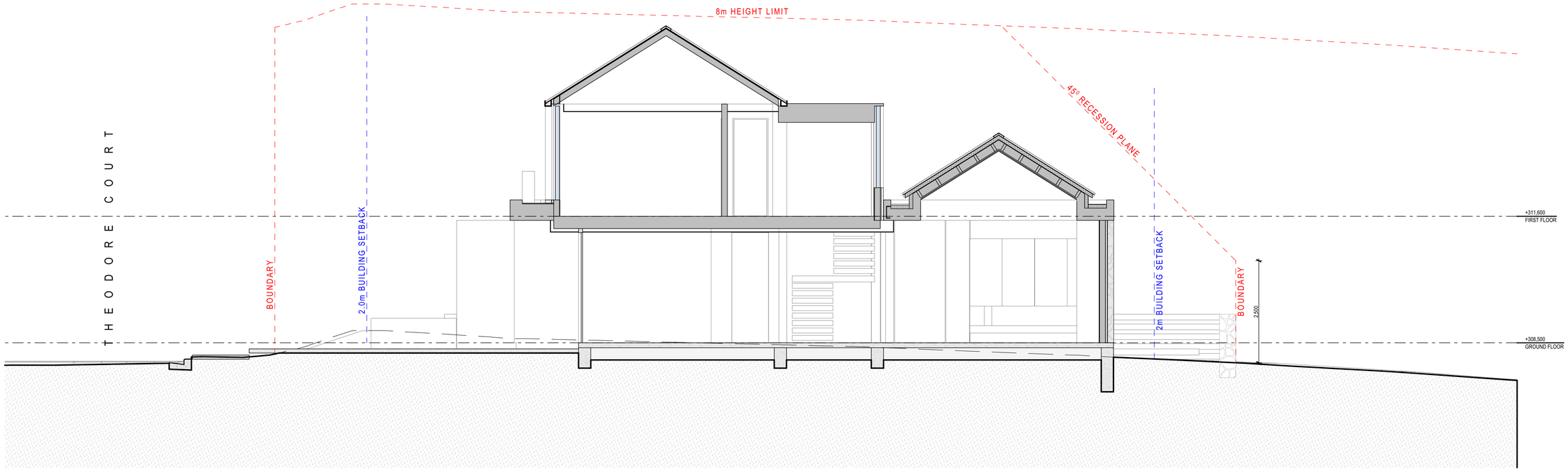
DRAWING STATUS: FOR INFORMATION ☒ FOR CONSENT ☐ FOR CONSTRUCTION ☐

DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK

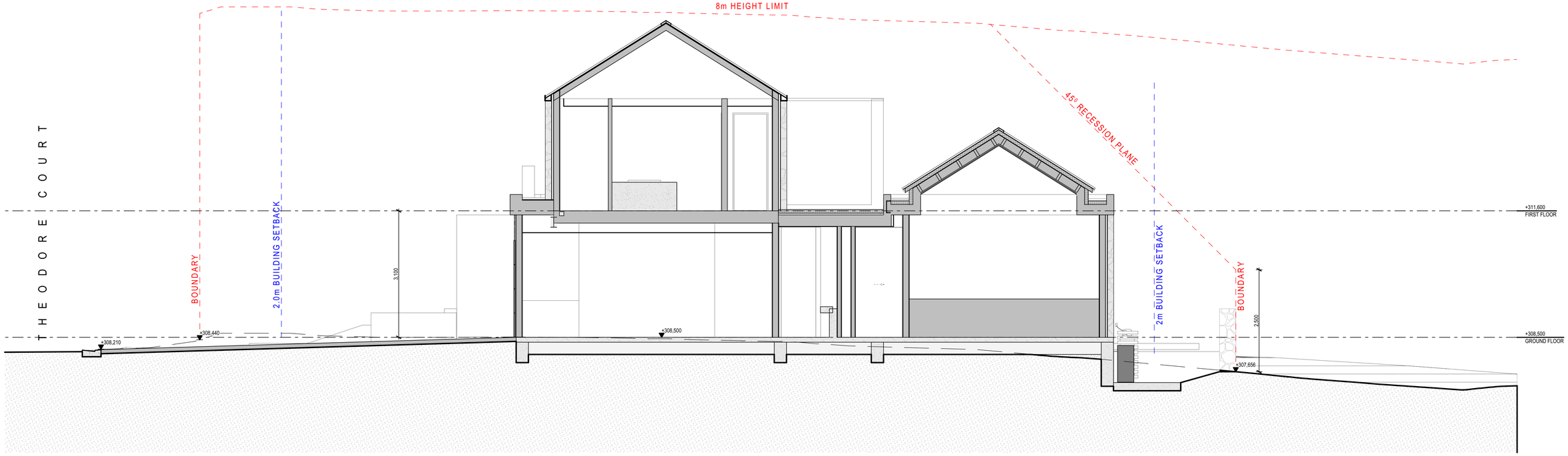
DATE: 14 OCTOBER 2026 DRAWN: SR

SCALE: 1:50 @ A1 (1/2 SCALE @ A3)

JOB: 2804 SHEET: A3.03



G SECTION G 1:50



J SECTION J 1:50

FILE: 2804 Lloyd 4 Theodore Court Wanaka_Courtyard Options_Nigpod_Flipped Upstairs_Level Roofs.pln
PRINTED: 14/10/2026 9:41 am

SHEPPARD & ROUT

SHEPPARD & ROUT ARCHITECTS LTD
m PO Box 2426, Christchurch 8140
p 104 Salisbury Street, Christchurch 8013
t +64 3 366 1562
e admin@sheprout.com
w www.sheprout.com

REV	ISSUE	DATE

PROJECT: 4 THEODORE COURT WANAKA

DRAWING: SECTIONS

DRAWING STATUS: FOR INFORMATION ☒ FOR CONSENT ☐ FOR CONSTRUCTION ☐

DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK

DATE: 14 OCTOBER 2026 DRAWN: SR

SCALE: 1:50 @ A1 (1/2 SCALE @ A3)

JOB: 2804 SHEET: A3.04



VIEW 1



VIEW 2



VIEW 3



VIEW 4

FILE: 2804 Lloyd 4 Theodore Court Wanaka_Courtyard Option_Nigel_Flipped Upstairs_Level Roofs.pln
PRINTED: 13/10/2026 9:41 am

SHEPPARD & ROUT

SHEPPARD & ROUT ARCHITECTS LTD
m PO Box 2426, Christchurch 8140
p 104 Salisbury Street, Christchurch 8013
t +64 3 366 1562
e admin@sheprout.com
w www.sheprout.com

REV	ISSUE	DATE

PROJECT:
4 THEODORE COURT WANAKA

DRAWING:
VIEWS

DRAWING STATUS: FOR INFORMATION ☒ FOR CONSENT ☐ FOR CONSTRUCTION ☐

DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK

DATE: 14 OCTOBER 2026 DRAWN: SR
SCALE: @ A1 (1/2 SCALE @ A3)
JOB: 2804 SHEET: A7.01