



# Proposed Residence For
# Powell Graham Family Trust

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| A102 | A | Site cross sections |
| A103 | A | Landscaping plan |
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| A601 | A | Perspectives |
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All plans are to be read in conjunction with the specifications and engineers details supplied with these documents for building consent. All construction shall be in accordance with the Building Act 2004, NZ Building Code and NZS 3604:2011. Safety glazing to be in accordance with NZS 4223 Part 3.
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| RevID | ChID | Revision | Date |
|---|---|---|---|
| A | 1 | Issued For Resource Consent | 19-Oct-26 |

LOT #: 531 DP #: 600652
28 Carrickmore Crescent Wanaka 9382

VALUATION #: 2905109352

ENGINEER: Stephen MacKnight Ltd
ph: 0347713855, address: Crawford Street. Dunedin 9016

SURVEYOR: Wayne. Chamberlain Project Surveying Limited
ph: 0272358173, address: 4 Frye Crescent. Albert town Wanaka 9305

SHEET

SHEET TITLE: Cover Page

REVISION #: A

PROJECT STATUS: Concept

ISSUED: 19-Oct-26

PROJECT #: 25/338

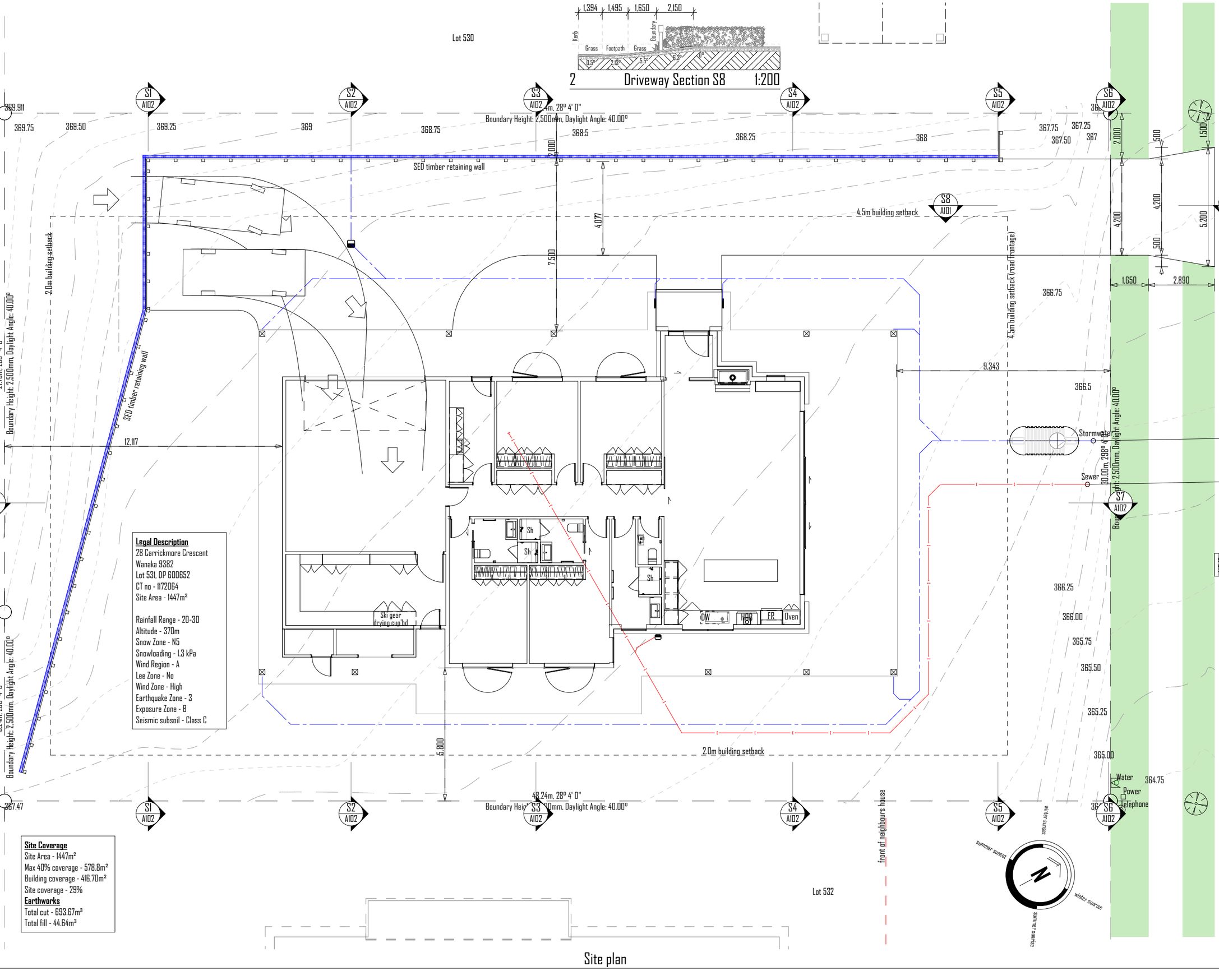
Powell Graham Family Trust

Proposed Residence For
28 Carrickmore Crescent
Wanaka

A

Sheet size - A3 (ISO) Metric

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**Legal Description**
28 Carrickmore Crescent
Wanaka 9382
Lot 531 DP 600652
CT no - 1172064
Site Area - 1447m²

Rainfall Range - 20-30
Altitude - 370m
Snow Zone - N5
Snowloading - 1.3 kPa
Wind Region - A
Lee Zone - No
Wind Zone - High
Earthquake Zone - 3
Exposure Zone - B
Seismic subsoil - Class C

**Site Coverage**
Site Area - 1447m²
Max 40% coverage - 578.8m²
Building coverage - 416.70m²
Site coverage - 29%

**Earthworks**
Total cut - 693.67m³
Total fill - 44.64m³

1 Site plan 1:150

CARRICKMORE CRESCENT (15m Legal)

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LOT #: 531 DP #: 600652
28 Carrickmore Crescent Wanaka 9382

VALUATION #: 2905110952

ENGINEER: Stephen Macknight Ltd
ph: 0247783853. address: Crawford Street. Dunedin 9016

SURVEYOR: Wayne. Chamberlain Project Surveying Limited
ph: 0272381178. address: 4 Frye Crescent. Albert town Wanaka 9305

Powell Graham Family Trust

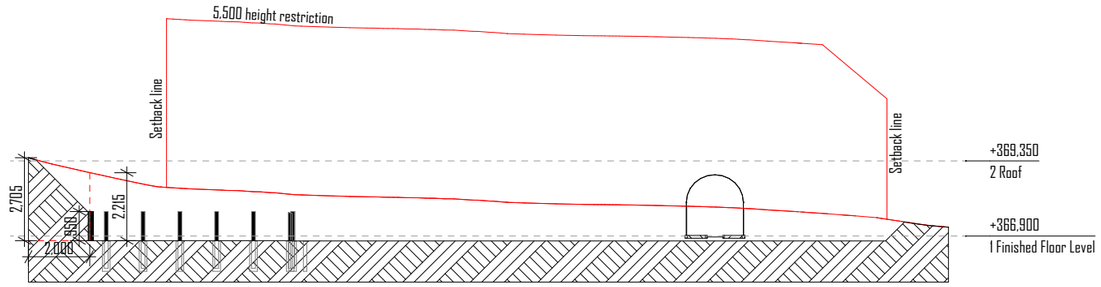
Proposed Residence For
28 Carrickmore Crescent
Wanaka

SHEET TITLE: Site plan
REVISION #: A
PROJECT STATUS: Concept
ISSUED: 19-Oct-26
PROJECT #: 25/338

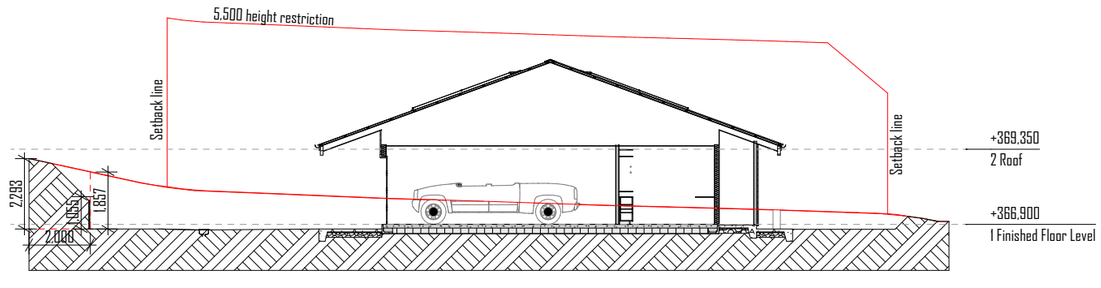
SHEET A101
A

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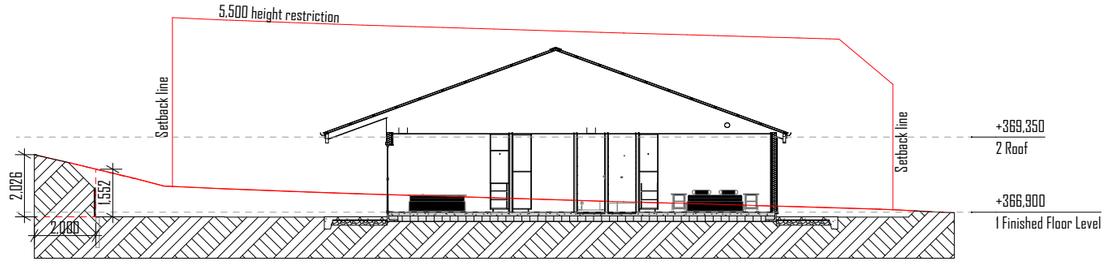
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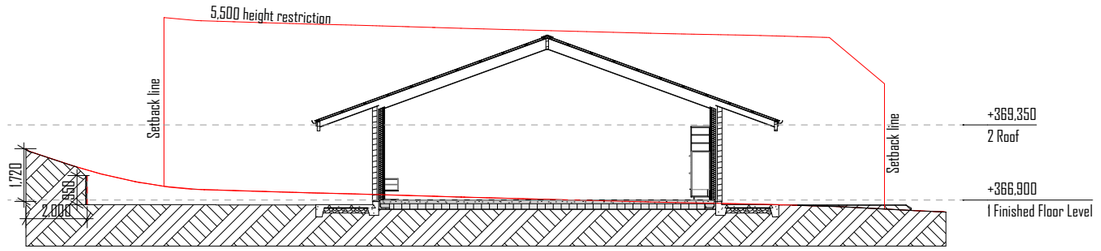

Site Section S1 1:200



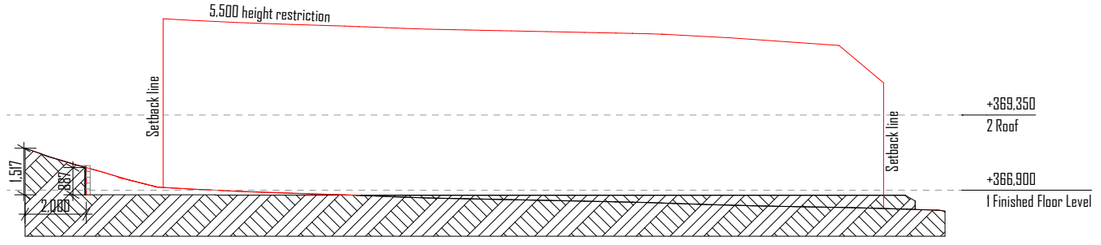

Site Section S2 1:200




Site Section S3 1:200



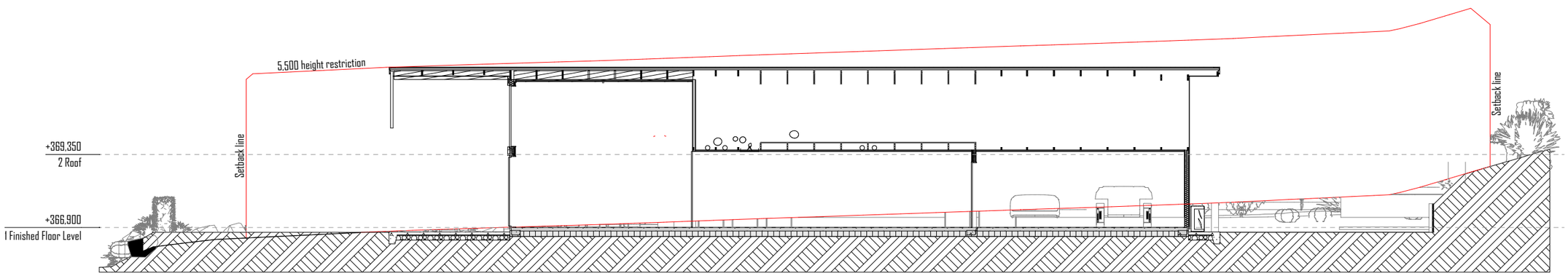

Site Section S4 1:200




Site Section S5 1:200




Site Section S6 1:200




7 Site Section S7 1:150

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|---|---|---|---|
| A | I | Issued For Resource Consent | 19-Oct-26 |

LOT #: 53 DP #: 600652
28 Carrickmore Crescent Wanaka 9382

VALUATION #: 2905101952

ENGINEER: Stephen MacKnight Ltd
ph: 0247783853, address: Crawford Street. Dunedin 9016

SURVEYOR: Wayne. Chamberlain Project Surveying Limited
ph: 0272381178, address: 4 Frye Crescent. Albert town Wanaka 9305

# Powell Graham Family Trust

## Proposed Residence For
28 Carrickmore Crescent
Wanaka

| | |
|---|---|
| SHEET TITLE: | Site cross sections |
| REVISION #: | A |
| PROJECT STATUS: | Concept |
| ISSUED: | 19-Oct-26 |
| PROJECT #: | 25/338 |
| SHEET | A102 |
| | A |

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Lot 530

In Activity Area C1, 10% landscaping coverage of residential sites shall be achieved through the planting of trees species specified under Rule 12.34.2.3.i.

Note: For the purposes of this rule (a) above:
i. 'tree' shall be a species that will grow above 5.5m at maturity.
ii. 'coverage' shall be trees planted at a maximum of 5m between centres of trees.
iii. planting shall be completed within 12 months of Code of Compliance certification of a building on the site in accordance with the Building Act 2004.

369.911
369.50
369.25
369
368.75
48.24m, 28° 4' 0"
Ft. 2.5m Daylight Angle 40°
368.5
368.25
368
366.75
Magnola
2,000
1,500
500
4,200
4,200
500
5,200
SED timber retaining wall
Driveway - exposed aggregate concrete finish
4.5m building setback
4,077
7,500
Grass
1,650
2,890
366.75
1.2m high Hedging
4.5m building setback (road frontage)
Concrete deck
8,343
Fs
2.0m building setback
21.76m, 298° 4' 0"
SED timber retaining wall
12,117
Lot 527
Grass
Boundary Height: 2.500mm, Daylight Angle: 40.00°
365.25
366.00
365.75
365.50
365.25
Neatly stacked schist wall
365.00
364.75
Morrifield Urban Junior Tunnel house 1.8 x 4m
Lot 526
8.24m, 298° 4' 0"
Grass
5,800
2.0m building setback
367.47
Boundary Height: 2.500mm, Daylight Angle: 40.00°
364.82
front of neighbours house
Lot 532
winter-sunset
summer-sunset
winter-sunrise
summer-sunrise
N

**Refer to Northlake Design Control Guidelines**
- 1x 2.5m high Magnolia to be planted within 2m of a road boundary. (Marked as Magnolia)
- No tree over 4m high to be planted within 2m of a neighbouring residential lot.
- 1.2m Post and wire fencing to south, east, west boundaries are existing.
- Remainder of garden areas to be planted in NZ native species in a randomised manor no specific number required, taking care to create some privacy to outdoor living areas when the plants are mature.
- Letterbox to be painted black, be smaller than 400w x 400d x 400h (mm), and mounted to a Macrocarpa timber post with a min dimension of 200mm² x 1m in height above the driveway.
- All rubbish bins, washing lines, heatpump compressors shall be screened by the dwelling, planting or timber screens from roads.
- All landscape lighting shall be downlighting with a hidden light source.

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LOT #: 53 DP #: 600652
28 Carrickmore Crescent Wanaka 9382

VALUATION #: 2905110952

ENGINEER: Stephen Macknight Ltd
ph: 0247783853, address: Crawford Street. Dunedin 9016

SURVEYOR: Wayne, Chamberlain Project Surveying Limited
ph: 0272381178, address: 4 Frye Crescent. Albert town Wanaka 9305

Powell Graham Family Trust

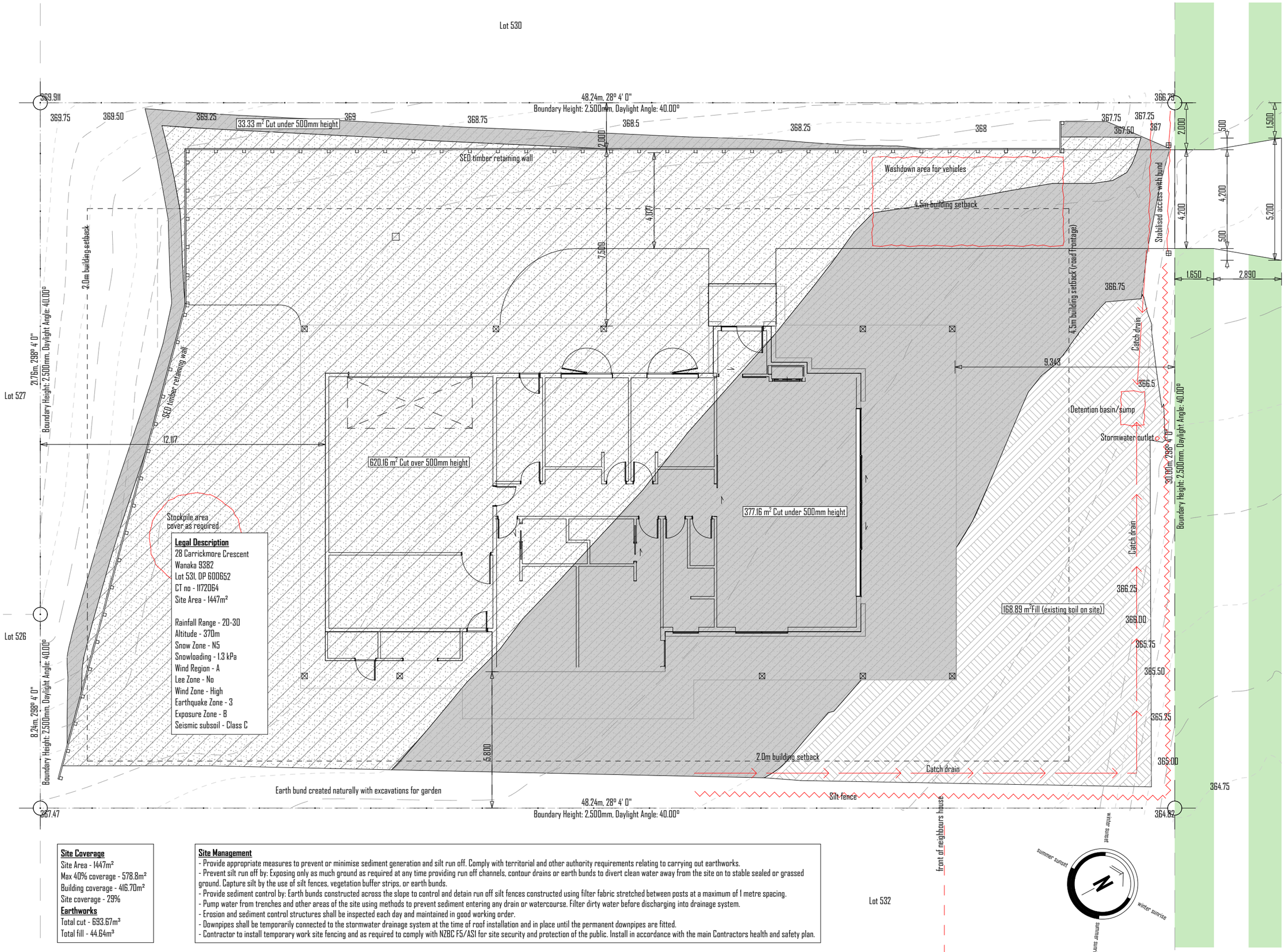
Proposed Residence For
28 Carrickmore Crescent
Wanaka

| | |
|---|---|
| SHEET TITLE: | Landscaping plan |
| REVISION #: | A |
| PROJECT STATUS: | Concept |
| ISSUED: | 19-Oct-26 |
| PROJECT #: | 25/338 |

SHEET A103 A

Sheet size - A3 (ISO) Metric

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**Legal Description**
28 Carrickmore Crescent
Wanaka 9382
Lot 531, DP 600652
CT no - 1172064
Site Area - 1447m²

Rainfall Range - 20-30
Altitude - 370m
Snow Zone - N5
Snowloading - 1.3 kPa
Wind Region - A
Lee Zone - No
Wind Zone - High
Earthquake Zone - 3
Exposure Zone - B
Seismic subsoil - Class C

**Site Coverage**
Site Area - 1447m²
Max 40% coverage - 578.8m²
Building coverage - 416.70m²
Site coverage - 29%

**Earthworks**
Total cut - 693.67m³
Total fill - 44.64m³

**Site Management**
- Provide appropriate measures to prevent or minimise sediment generation and silt run off. Comply with territorial and other authority requirements relating to carrying out earthworks.
- Prevent silt run off by: Exposing only as much ground as required at any time providing run off channels, contour drains or earth bunds to divert clean water away from the site on to stable sealed or grassed ground. Capture silt by the use of silt fences, vegetation buffer strips, or earth bunds.
- Provide sediment control by: Earth bunds constructed across the slope to control and detain run off silt fences constructed using filter fabric stretched between posts at a maximum of 1 metre spacing.
- Pump water from trenches and other areas of the site using methods to prevent sediment entering any drain or watercourse. Filter dirty water before discharging into drainage system.
- Erosion and sediment control structures shall be inspected each day and maintained in good working order.
- Downpipes shall be temporarily connected to the stormwater drainage system at the time of roof installation and in place until the permanent downpipes are fitted.
- Contractor to install temporary work site fencing and as required to comply with NZBC F5/AS1 for site security and protection of the public. Install in accordance with the main Contractors health and safety plan.




1 Earthworks plan 1:150

CARRICKMORE CRESCENT (15m Legal)

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|---|---|---|---|
| A | | | 19-Oct-26 |

LOT #: 531 DP #: 600652
28 Carrickmore Crescent Wanaka 9382

VALUATION #: 2905110952

ENGINEER: Stephen Macknight Ltd
ph: 0247783853, address: Crawford Street, Dunedin 9016

SURVEYOR: Wayne. Chamberlain Project Surveying Limited
ph: 0272380178, address: 4 Frye Crescent, Albert town Wanaka 9305

# Powell Graham Family Trust

## Proposed Residence For
28 Carrickmore Crescent
Wanaka

| | |
|---|---|
| SHEET TITLE: | Earthworks plan |
| REVISION #: | A |
| PROJECT STATUS: | Concept |
| ISSUED: | 19-Oct-26 |
| PROJECT #: | 25/338 |
| SHEET | A104 |
| | A |

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**BOTTOM PLATE FIXING:**
**Concrete Floor** - All bottom plates to be fixed in accordance with Ramset bottom plate product technical statement.
External walls - 12120BPA (trubolt) or AS12150 (AnkaScrew) with 50x50x3 washer @ 600crs, maintaining a minimum edge distance of 55mm.
Internal walls - 12120BPA with 50x50x3 washer @ 900crs or 8x75 Drive Pin & washer @ 600crs.
Fixings to be within 150mm of the plate ends as per NZS:3604
**Bracing walls** - All bracing element fixings as per manufactures specifications.

**TOP PLATE TO TOP PLATE FIXING:**
To be installed as per NZS3604, clause 8.7.3, Figures 8.14-8.16 for guidance.

**NZBC G8 - Artificial Lighting**
Lighting to be installed to main access route to dwelling as required to comply with D1 & G8.
>20lux lighting is to be provided in rooms where natural lighting is absent.

**NZBC C/AS1 Part 2, Firecells, fire safety systems and fire resistance ratings**
Domestic smoke alarms complying with at least one of: AS 3786, BS EN 14604, UL 217, CAN/ULC S531 or ISO 12239
Interconnected alarms to NZS 4514:2021 mains powered or 10 year long life battery

**NZBC G4 - Ventilation, Mechanical Extraction**
Min flow rate G4/AS1 - Kitchen/Laundry 50L/s Bathrooms 25L/s
**Kitchen** - Rangehood, Flow rate acheived 150L/s
**Laundry** - Manrose Contour Bathroom Fan (Duct length 3.0m), Flow rate achieved 64L/s
**Bathroom** - Manrose Contour Bathroom Fan (Duct length 9.0m), Flow rate achieved 40L/s
**Ensuites** - Manrose Contour Bathroom Fan (Duct length 8m), Flow rate achieved 42L/s
**Toilet** - Manrose Contour Bathroom Fan (Duct length 8m), Flow rate achieved 42L/s
**Drying cupboard** - Manrose Contour Bathroom Fan (Duct length 1m), Flow rate achieved 72L/s

**FLOOR AREA**

| | |
|---|---|
| House | 190.21m² |
| Garage | 78.54m² |
| Garden/woodshed | 7.17m² |
| **Total Dwelling** | **275.92m²** |


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LOT #: 531 DP #: 600652
28 Carrickmore Crescent Wanaka 9382

VALUATION #: 2905100952

ENGINEER: Stephen Macknight Ltd
ph: 0347133853, address: Crawford Street. Dunedin 9016

SURVEYOR: Wayne, Chamberlain Project Surveying Limited
ph: 0272338178, address: 4 Frye Crescent. Albert town Wanaka 9305

# Powell Graham Family Trust

## Proposed Residence For
28 Carrickmore Crescent
Wanaka

SHEET TITLE: Ground Floor Plan
REVISION #: A
PROJECT STATUS: Concept
ISSUED: 19-Oct-25
PROJECT #: 25/338

SHEET A105
A

Sheet size - A3 (ISO) Metric

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1

North Elevation

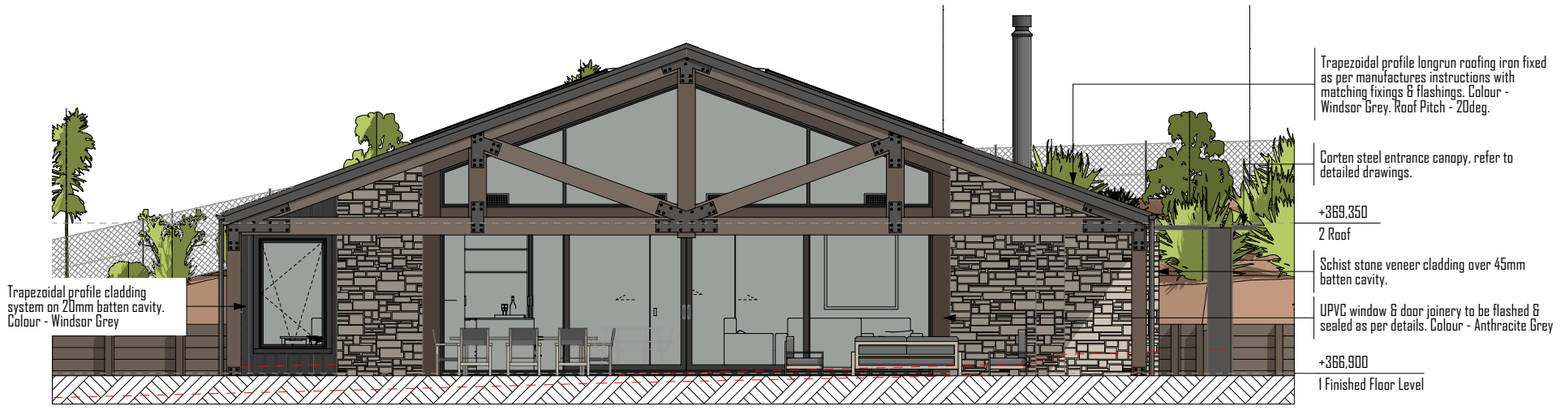
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A105

| Risk Factor | Description | Risk | Score |
|---|---|---|---|
| **Wind Zone** | High | M | 1 |
| **Number of Storeys** | Single Storey | L | 0 |
| **Roof/Wall Intersection Design** | Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower end of aprons, chimneys, dormers) | VH | 5 |
| **Eaves Width** | 100mm - 450mm wide | H | 2 |
| **Envelope Complexity** | Moderately complex shape with no more than 2 cladding types. | M | 1 |
| **Deck Design** | Porch at ground floor level | L | 0 |
| | | **Total Score:** | **9** |

**Selected Claddings:**

1. Horizontal trapezoidal profile metal over nominal 20mm drained cavity
2. Masonry veneer over minimum 40mm drained cavity




2

East Elevation

1:100

A105

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28 Carrickmore Crescent Wanaka 9382

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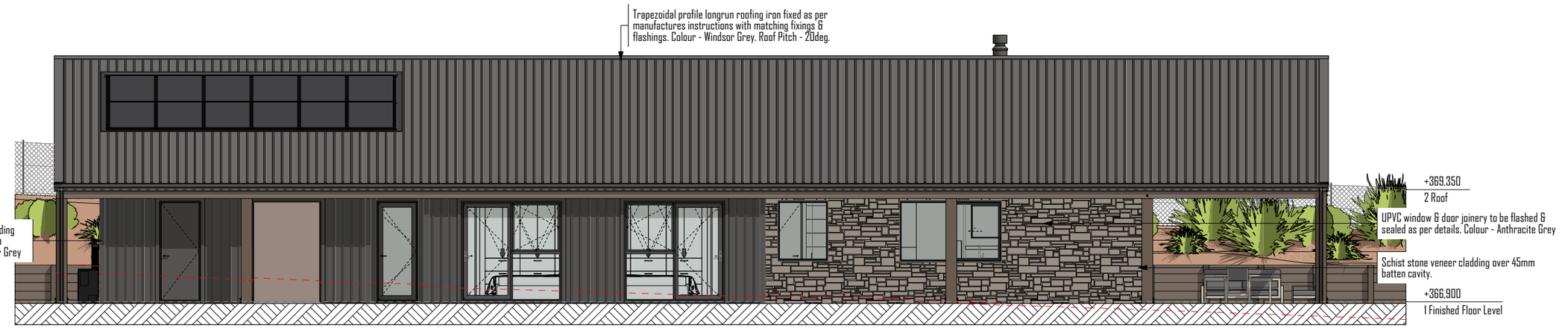
Proposed Residence For
28 Carrickmore Crescent
Wanaka

| | |
|---|---|
| SHEET TITLE: | Elevations |
| REVISION #: | A |
| PROJECT STATUS: | Concept |
| ISSUED: | 19-Oct-26 |
| PROJECT #: | 25/338 |

SHEET A201 A

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Sheet size - A3 (ISO) Metric




3

South Elevation

1:100

A105

| Risk Factor | Description | Risk | Score |
|---|---|---|---|
| **Wind Zone** | High | M | 1 |
| **Number of Storeys** | Single Storey | L | 0 |
| **Roof/Wall Intersection Design** | Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower end of aprons, chimneys, dormers) | VH | 5 |
| **Eaves Width** | 100mm - 450mm wide | H | 2 |
| **Envelope Complexity** | Moderately complex shape with no more than 2 cladding types. | M | 1 |
| **Deck Design** | Porch at ground floor level | L | 0 |
| | | **Total Score:** | **9** |

**Selected Claddings:**

1. Horizontal trapezoidal profile metal over nominal 20mm drained cavity
2. Masonry veneer over minimum 40mm drained cavity




4

West Elevation

1:100

A105


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| | |
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| REVISION #: | A |
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SHEET A202 A

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Sheet size - A3 (ISO) Metric



North Perspective



East Perspective

a|d|d
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All plans are to be read in conjunction with the specifications and engineers details supplied with these documents for building consent. All construction shall be in accordance with the Building Act 2004, NZ Building Code and NZS 3604:2011. Safety glazing to be in accordance with NZS 4223 Part 3.
All manufacturers specifications shall be read before installing products. All dimensions are in millimetres unless otherwise stated and shall be verified on site before commencing work. Do not scale off drawings. (Only use figured dimensions) If in doubt please clarify with the designer.
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| Rev/D | Ch'D | Revision | Date |
|---|---|---|---|
| A | I | Issued For Resource Consent | 19-Oct-26 |

LOT #: 53 DP #: 600652
28 Carrickmore Crescent Wanaka 9382

VALUATION #: 2905101952

ENGINEER: Stephen MacKnight Ltd
ph: 0247783853, address: Crawford Street. Dunedin 9016

SURVEYOR: Wayne. Chamberlain Project Surveying Limited
ph: 0272381178, address: 4 Frye Crescent. Albert town Wanaka 9305

# Powell Graham Family Trust

## Proposed Residence For
28 Carrickmore Crescent
Wanaka

SHEET TITLE: Perspectives

REVISION #: A

PROJECT STATUS: Concept

ISSUED: 19-Oct-26

PROJECT #: 25/338

SHEET A601 A

Sheet size - A3 (ISO) Metric

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South Perspective



West Perspective

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28 Carrickmore Crescent
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| | |
|---|---|
| SHEET TITLE: | Perspectives |
| REVISION #: | A |
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