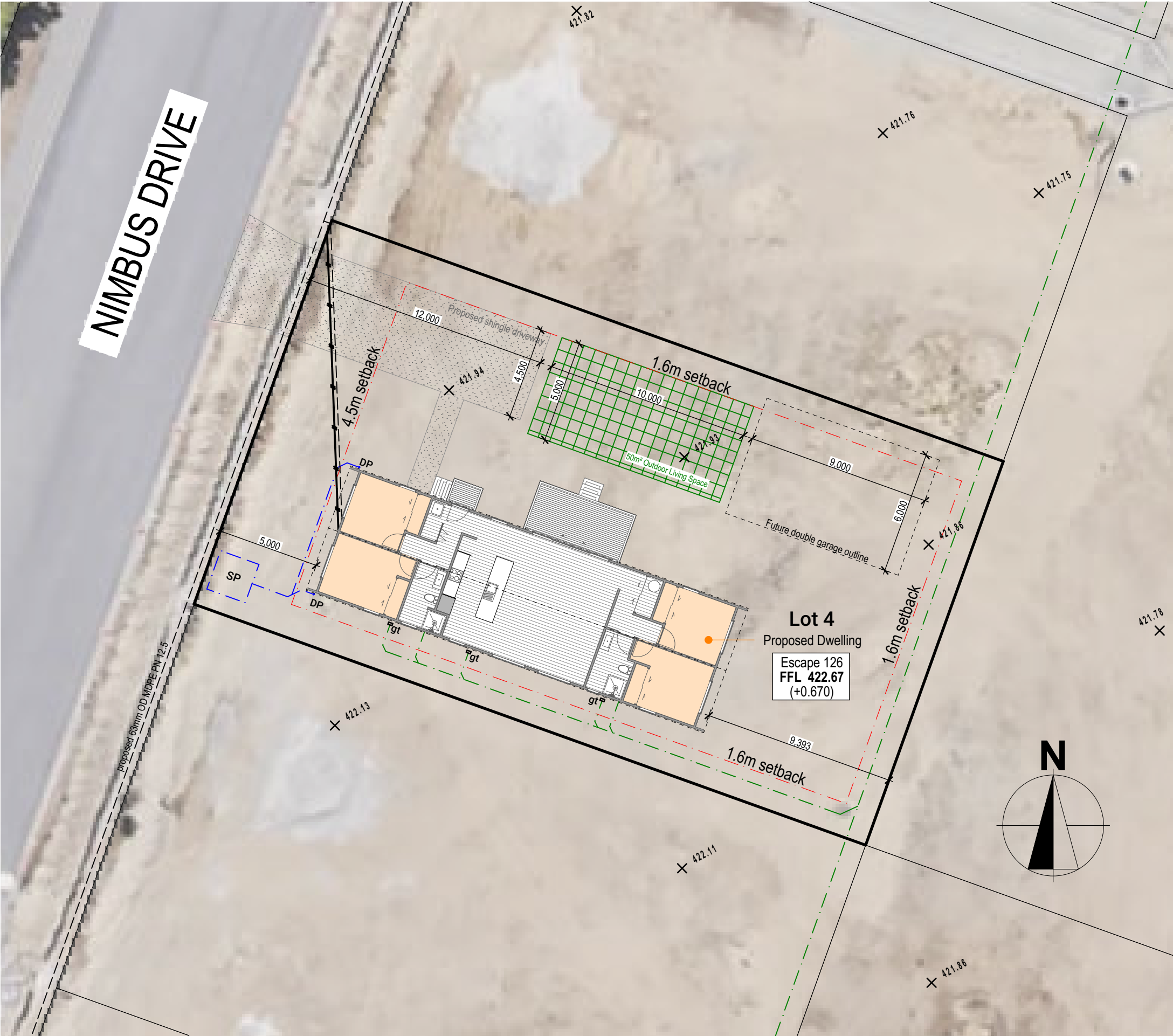




PROPOSED SITE PLAN

Esc. 1:200

LEGAL DESCRIPTION

Lot 4 DP 604827
Nimbus Drive, Omarama.
Waitaki Distric Council

Residential Zone

Proposed Dwelling Floor Area: 126.22m²
Proposed Deck Floor Area: 14.3m²
Site Area: 700m²

SITE DETAILS

Density
The minimum site area per residential unit shall be 300m².

Building Coverage
The combined total areas of all building on each site shall not exceed a maximum building coverage of 40%

Height
The maximum height of any building for any activity shall be 8m.

Recession Lines
No building shall exceed the height determined by 30° recession plane which starts from 1.8m above the property boundary.

Setbacks
Front yard: 4.5m
Site and rear yards: 1.6m

Accessory buildings may be located within the minimum building setback from internal boundaries, where all stormwater is contained within the site and the total length of walls of accessory building facing, and located within the minimum building setback of each internal boundary does not exceed 10 in length and does not contain any window.

Outdoor Living Space
For each residential unit, there shall be a minimum area for outdoor living apace, contained in one area within the net area of the site, of 50m² with a minimum dimension of 4m.

SERVICES

- New water supply from existing connection.
- - - New 100mm uPVC Foulwater drain Min. fall 1 in 60 to proposed 225mm uPVC sewer main. Position indicative only. Confirm onsite.
- - - 100mm uPVC Stormwater drain Min fall 1 in 120 to proposed soak pit.
- New underground power and fibre supply.

- DP 80mm Colorsteel downpipe
- tv 80mm uPVC Terminal vent pipe
- gt Indicates gully trap
- SP Indicates proped soak pit.



SITE LOADS

Climate Zone: 6
Earthquake Zone: 2
Exposure Zone: B
Wind Zone: High
Altitude: 410m
Snow Region: N4

OMARAMA SECTIONS
PRICING PLANS- ESCAPE 126

Date:	6/05/2026
Design/Drawn By:	D. Villalba
Scale:	1:200 @ A3

Client Signature _____
Sheet: 101

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PROPOSED FLOOR PLAN

Esc. 1:75
Proposed Dwelling Floor Area: 126.22m²
Proposed Deck Area: 14.3m²

ESCAPE 126 DESIGN

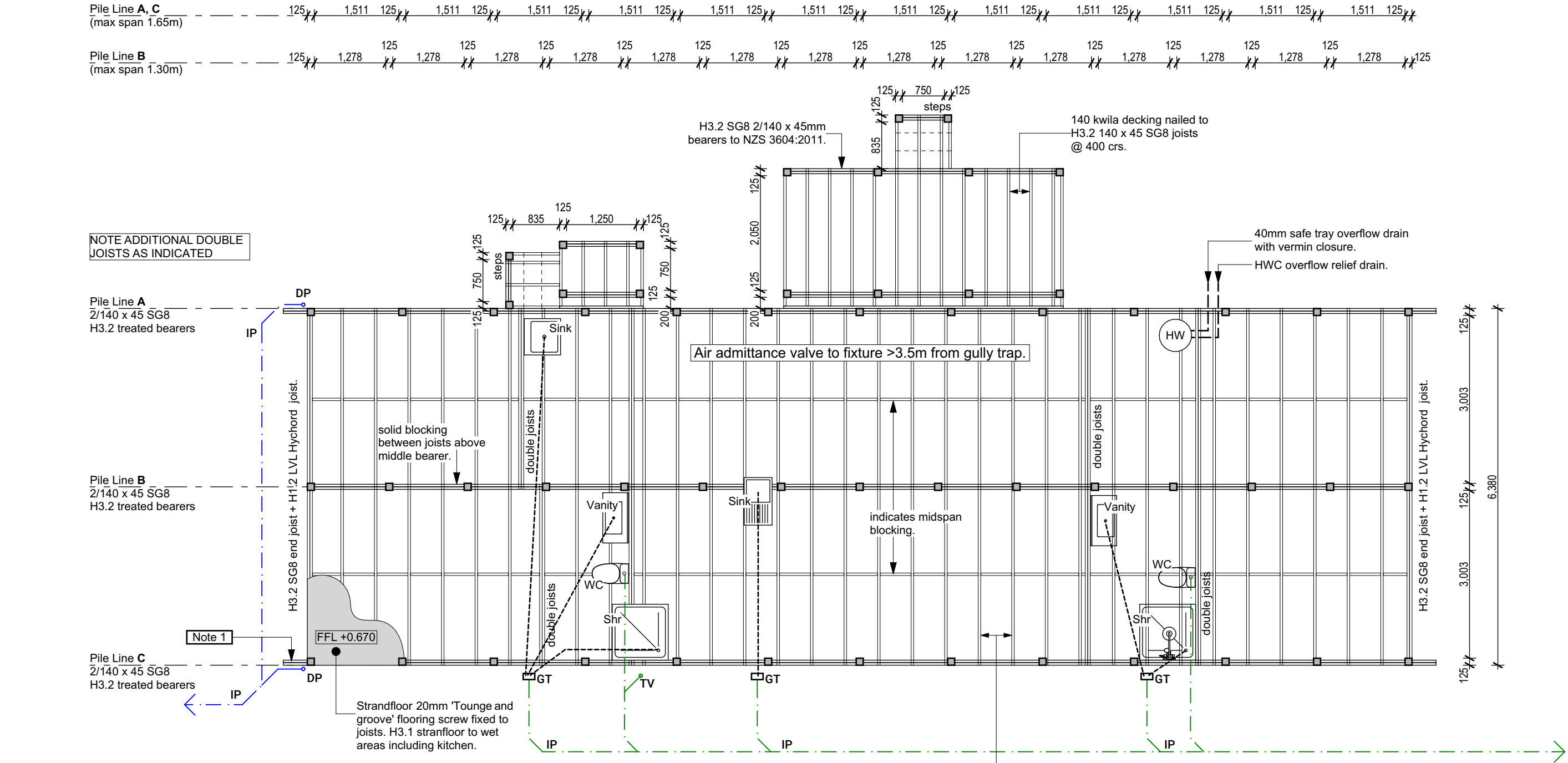


OMARAMA SECTIONS PRICING PLANS- ESCAPE 126

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GENERAL PLUMBING NOTES

All plumbing and drainage work shall comply with NZBC:G12/AS1 and G13/AS1. Existing services on this plan are indicative only. All services are to be located on site before work begins.

PILE LEGEND	
	Ordinary H5 125mm square Pile. 460 dia x 650mm min. deep concrete footing, Min 100mm concrete below bottom of piles.
AP	Anchor H5 125mm square Pile. 460 dia x 900mm min. deep concrete footing, Min 100mm concrete below bottom of piles
F1	Indicates H5 125mm square Pile. 1000mm square x850mm deep concrete footing, Min 100mm concrete below bottom of piles.
F2	Indicates H5 125mm square Pile. 800mm square x 750mm deep concrete footing, Min 100mm concrete below bottom of piles.

FOUNDATION PLAN

Esc. 1:75

DRAINAGE LEGEND

TV	80mm uPVC Terminal vent pipe
DP	80mm Colorsteel downpipe
GT	Indicates gully trap
IP	Indicates inspection point
	Indicates storwater, 100mm uPVC, min gradient of 1:120.
	Indicates foulwater waste to run beneath floor.
	Indicates foulwater. 100mm uPVC, min gradient of 1:60.

DRAINAGE LEGEND

Vanity	Vanity Basin. 32mm dia waste. 1:20 fall.
Sink	Stainless steel sink insert. K: 40mm dia waste. 1:40 fall. L: 40mm dia waste. 1:30 fall.
WC	Toilet. 100mm dia soil pipe. S trap. 1:60 fall.
Shr	Shower Enclosure. Easyclean 40mm dia waste. 1:40 fall.

GENERAL NOTES

All Sub - Floor connectors shall be STAINLESS STEEL as required to comply with NZS 3604:2011

2 / 140 x 45mm H3.2 treated timber Bearers fixed down on Malthoid DPM with 1 nail on plate each side and 2 / skew nails for Anchor Piles. and 2 wire dogs together with 2 skew nails for Ordinary Piles. Refer details sheet A12.

All work shall comply with NZS 3604:2011 and NZBC:2004 and amendments.

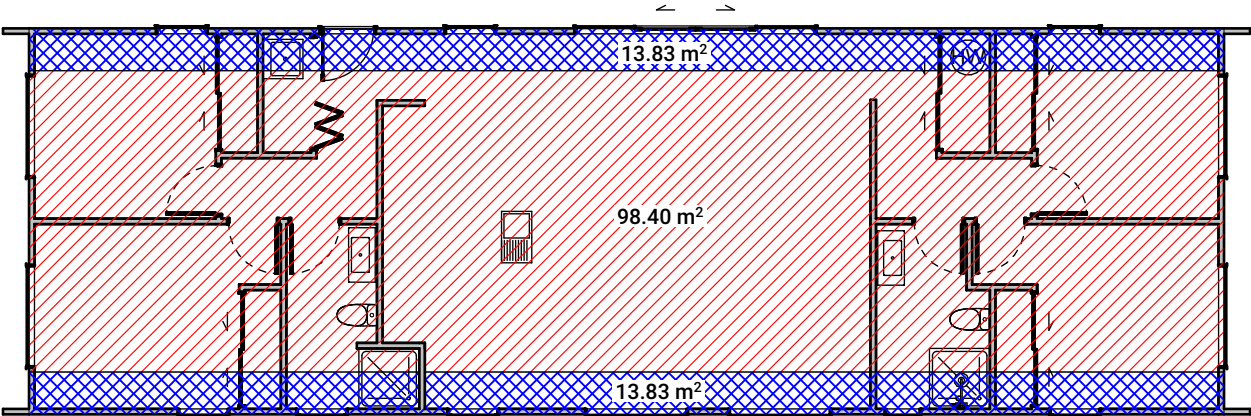


OMARAMA SECTIONS
PRICING PLANS- ESCAPE 126

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H1 / AS1 PLAN

Esc. 1:125

NZBC H1/AS1 5th edition - Calculation Method Proposed Building: Construction R Values

Roof Type 1 R7.27 

Profiled pre-painted steel roofing on underlay, 45mm timber purlins on timber trusses at 900mm crs. 35mm ceiling battens with 2 layers of R3.6 insulation (one layer between bottom chords and second layer to cover bottom chords), and 13mm plasterboard ceiling lining.

Roof Type 2 R3.65 

Profiled pre-painted steel roofing on underlay, 45mm timber purlins on timber trusses at 900mm crs. 35mm ceiling battens with 1 layer of R4.0 wall insulation (700mm from edge of roof), and 13mm plasterboard ceiling lining.

Floor Type 1 R3.07

Suspended floor type with 20mm strandboard flooring sheets over 190x45mm joists @ 600mm crs. 2 layers of R1.5 Mammoth blanket type insulation. Email from supplier confirming suitability for install method of 2 layers.

Wall Type 1 R2.10

James Hardie Linea Oblique Shiplap Weatherboard on 20mm cavity over building wrap. 90x45mm timber framing with studs @ 600mm crs and dwangs @ 800mm crs with R2.6 insulation and 10mm plasterboard internal lining.

Wall Type 2 R2.11

Metalcraft Corrugate on 20mm cavity over building wrap. 90x45mm timber framing with studs @ 400mm crs and dwangs @ 800mm crs with R2.6 insulation and 10mm plasterboard internal lining.

R3.0 Batts

3.07

m²C/W

Type: Floor: Suspended Floor (no Lining)

Suspended Floor (no Lining)

view detail

internal surface 0.09

Flooring : Strandboard 20mm

R-value: 0.17

Timber Frame & Cavity : 190+ mm joists @ 600mm

Floor Frame Area: 7.5%

Cavity Area: 92.5%

Framing : R-value: 1.56

Insulation : 3.0

Insulation value of the subfloor space

Suspended floor area [m²]:

Perimeter length [m]:

Perimeter height [m]:

Perimeter type: Exposed floor (pole house)

Oblique 90 Walls

2.10

m²C/W

Type: Wall: Timber Frame with vented Cavity

Timber Frame with vented Cavity

view detail

external surface 0.03

Cladding : generic - Fibre cement board 14mm

R-value: 0.06

Air Barrier : generic - Building paper

R-value: 0.01

Timber Frame & Cavity : 90mm, studs @ 400mm, dwangs @ 800mm

Wall Frame Area: 17.9%

Cavity Area: 82.1%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing : R-value: 0.75

Insulation : 2.6

still Airgap: none

R-value: 0.00

Wall Lining : generic - gypsum Plasterboard 10mm

R-value: 0.04

internal surface 0.09

Metal 90 Wall

2.11

m²C/W

Type: Wall: Timber Frame with vented Cavity

Timber Frame with vented Cavity

view detail

external surface 0.03

Cladding : generic - Metal sheet (corr. iron)

R-value: 0.08

Air Barrier : generic - Building paper

R-value: 0.01

Timber Frame & Cavity : 90mm, studs @ 400mm, dwangs @ 800mm

Wall Frame Area: 17.9%

Cavity Area: 82.1%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing : R-value: 0.75

Insulation : 2.6

still Airgap: none

R-value: 0.00

Wall Lining : generic - gypsum Plasterboard 10mm

R-value: 0.04

internal surface 0.09

Roof Edge

3.65

m²C/W

Type: Roof: Timber framed truss Roof, flat Ceiling

Timber framed truss Roof, direct fixed or battened flat Ceiling

view detail

external surface 0.03

Roofing : generic - Metal corrugate Iron with building paper

R-value: 0.01

Insulation :

Timber Frame & Cavity : 90mm rafters or joists @ 900mm, battens covered with insulation

Roof Frame Area: 5.0%

Cavity Area: 95.0%

Roof space (still air) 0.11

Roof space (still air) 0.11

Framing : R-value: 0.75

Insulation : 4.0

Insulation covering bottom chord

Ceiling Lining : generic - gypsum Plasterboard 13mm

R-value: 0.06

internal surface 0.09

Non-IC-rated recessed downlights

Ceiling Area [m²]:

Number of downlights:

Clearance from lamp holder side [m]:

Truss with R7.2

7.27

m²C/W

Type: Roof: Timber framed truss Roof, flat Ceiling

Timber framed truss Roof, direct fixed or battened flat Ceiling

view detail

external surface 0.03

Roofing : generic - Metal corrugate Iron with building paper

R-value: 0.01

Insulation : 3.6

Timber Frame & Cavity : 90mm rafters or joists @ 900mm, battens covered with insulation

Roof Frame Area: 5.0%

Cavity Area: 95.0%

Roof space (still air) 0.11

Roof space (still air) 0.11

Framing : R-value: 0.75

Insulation : 3.6

Insulation covering bottom chord

Ceiling Lining : generic - gypsum Plasterboard 13mm

R-value: 0.06

internal surface 0.09

Non-IC-rated recessed downlights

Ceiling Area [m²]:

Number of downlights:

Clearance from lamp holder side [m]:

BRANZ H1/AS1 5th Edition Calculation Method Spreadsheet - Results

Version: 12 September 2024

Client

Project name

Address

Designer

Date

Laing Properties Ltd

Omarama Sections

Lot 4 DP 604827

D. Villalba

06/05/2026

Territorial Authority

Climate Zone

Waitaki District (Inland of Otekaieke River)

6

When submitted

Application

After 2 November 2023

Housing

Proposed Building	Area (m²)	Proposed Building Heat Loss (W/K)
Element		
Slab Floors	0.0	0.0
Other Floors	126.1	41.1
Roof	126.1	21.1
Skylights	0.0	0.0
Walls	95.9	45.5
Glazing (walls & doors) (23.5% of total wall area)	29.5	59.1
Doors (opaque)	0.0	0.0
	377.6	Total 166.8

Reference Building	Area (m²)	Reference Building Heat Loss (W/K)
Element		
Slab Floors	0.0	1.7 0.0
Other Floors	126.1	3.0 42.0
Total Roof (includes skylight area)	126.1	6.6 19.1
Walls (70% of total wall area)	87.8	2.0 43.9
Glazing allowance (30% of total wall area)	37.6	0.50 75.3
	377.6	Total 180.3

Comparison of proposed building against the reference building

PASS

Element type	Description	Embed heating?	Area (m²)	Construction R-value (m².K/W)	Heat Loss (W/K)	Errors
Other Floors	Under floor	No	126.1	3.07	41.1	
Roof	Truss	No	98.4	7.27	13.5	
Roof	Edges of truss	No	27.7	3.65	7.6	
Walls	Oblique 90 Wall	No	26.5	2.10	12.6	
Walls	Metal 90 Wall	No	69.4	2.11	32.9	
Glazing (walls & doors)	Glazing (walls & doors)		29.5	0.50	59.1	

Laing

OMARAMA SECTIONS

PRICING PLANS- ESCAPE 126

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Scale: 1:125, 1:1.5596 @ A3

Client Signature

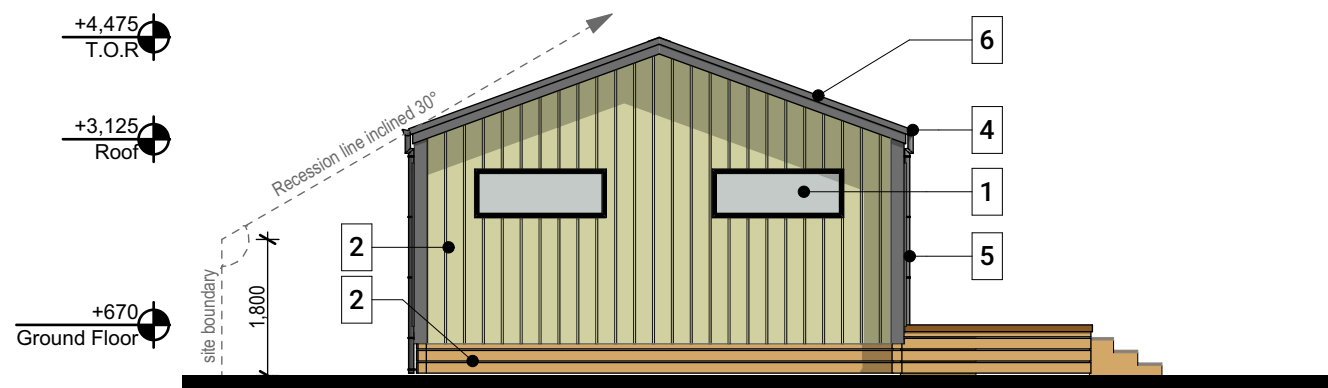
Sheet: 104

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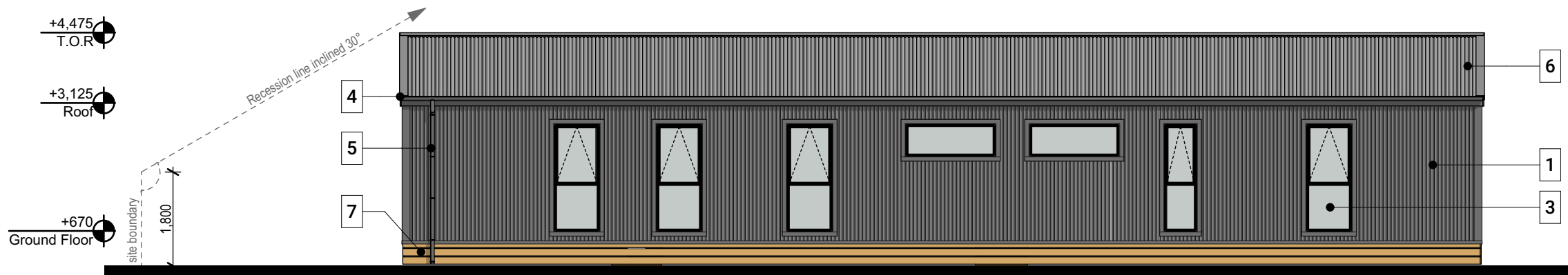
NORTH ELEVATION

Esc. 1:100



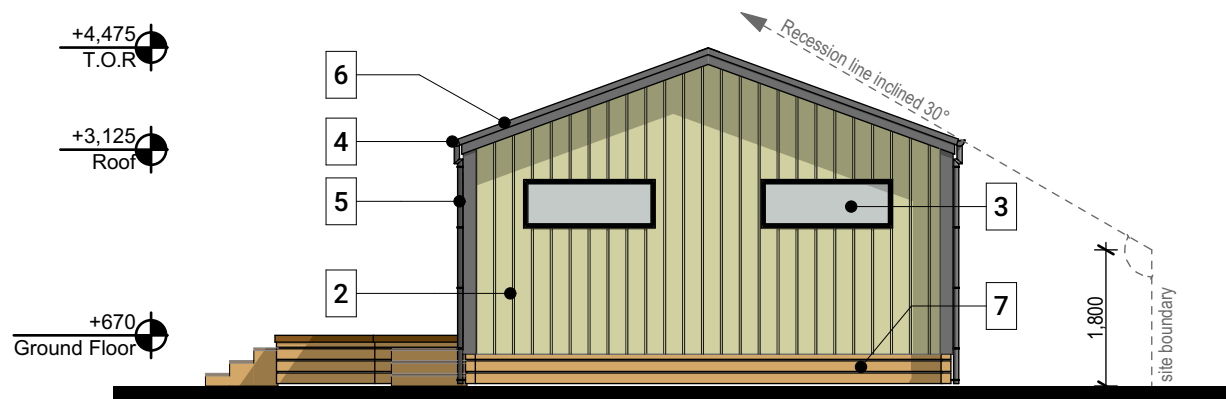
EAST ELEVATION

Esc. 1:100



SOUTH ELEVATION

Esc. 1:100



WEST ELEVATION

Esc. 1:100

ESCAPE 126 DESIGN

ELEVATION LEGEND

- 1 Metalcraft Coloursteel Corrugate vertical cladding on H3.2 castellated timber cavity battens and selected building wrap. Refer to details for further information.
- 2 James Hardie Linea Oblique Vertical (200mm profile) over horizontal cavity battens and selected building wrap. Refer Details.
- 3 Thermal linear 40 powdercoated double glazed aluminium window & door joinery.
- 4 Colonial Quad spouting over 180 x 33mm coloursteel fascia.
- 5 80mm Coloursteel downpipe.
- 6 0.4mm Coloursteel Corrugate long run roofing at 20° pitch.
- 7 Indicates H3.2 150 x 25mm rough sawn pinus radiata base boards with 20mm gaps.

Laing

OMARAMA SECTIONS PRICING PLANS- ESCAPE 126

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0.4mm Metalcraft Long-Run Corrugate roof cladding and 0.55mm flashings. Roofing on self-support building paper on H1.2 70 x 45mm SG8 purlins on flat @ 600mm crs end span and 900mm crs intermediate on 20 degrees H1.2 nail-plate trusses @ 900mm crs max.

13mm plasterboard ceiling fixed GIB Rondo 310 battens with Ronde 340 Perimeter Channel to all sides. Batt insulation to ceiling cavity as per insulation key.

Thermally Linear 40 suite with Low E, argon filled double glazed doors and windows with H3.1 timber reveals.

James Hardie Linea Oblique cladding on 20mm H1.3 cavity on selected Building Wrap on H1.2 90x45 SG8 wall framing / R2.6 Batt Insulation to exterior walls.

R2.6 Knauf Insulation to Exterior Wall.

FFL +422.67

Ex H3.2 Baseboards. Client care

125mm H5 piles in footings

H1.2 190 X 45mm LVL Hychord floor joists @ 600mm crs. Boundary joists to be H3.2 SG8

H3.2 2/140 x 45mm bearers on DPC on 125mm square timber piles.

REFER TO TRUSS MANUFACTURER PRODUCER STATEMENT

Hallway

Kitchen

Dining

Bed 2

2,455 u/s truss

2,040

2/ R1.5 Mammoth insulation

Ceiling Insulation Key



= indicates R4.0, 140mm thick Bradford Gold wall batt for the first 700mm. Cut to achive 25mm min. clearance to roof underley.



= indicates R3.6, 185mm thick Bradford Gold Ceiling batt, stacked in 2 layers.

SECTION A' - A'

Esc. 1:50

0.4mm Metalcraft Long-Run Corrugate roof cladding and 0.55mm flashings. Roofing on self-support building paper on H1.2 70 x 45mm SG8 purlins on flat @ 600mm crs end span and 900mm crs intermediate on 20 degrees H1.2 nail-plate trusses @ 900mm crs max.

13mm plasterboard ceiling fixed GIB Rondo 310 battens with Ronde 340 Perimeter Channel to all sides. Batt insulation to ceiling cavity as per insulation key.

Thermally Linear 40 suite with Low E, argon filled double glazed doors and windows with H3.1 timber reveals.

James Hardie Linea Oblique cladding on 20mm H1.3 cavity on selected Building Wrap on H1.2 90x45 SG8 wall framing / R2.6 Batt Insulation to exterior walls.

Strandfloor 20mm 'Tounge and groove' flooring screw fixed to joists.

Ex H3.2 Baseboards. Client care

H1.2 190 X 45mm LVL Hychord floor joists @ 600mm crs. Boundary joists to be H3.2 SG8

H3.2 2/140 x 45mm bearers on DPC on 125mm square timber piles.

REFER TO TRUSS MANUFACTURER PRODUCER STATEMENT

Hallway

Bed4

Dining

2,455 u/s truss

2,040

2/ R1.5 Mammoth insulation



OMARAMA SECTIONS
PRICING PLANS- ESCAPE 126

Date: 6/05/2026

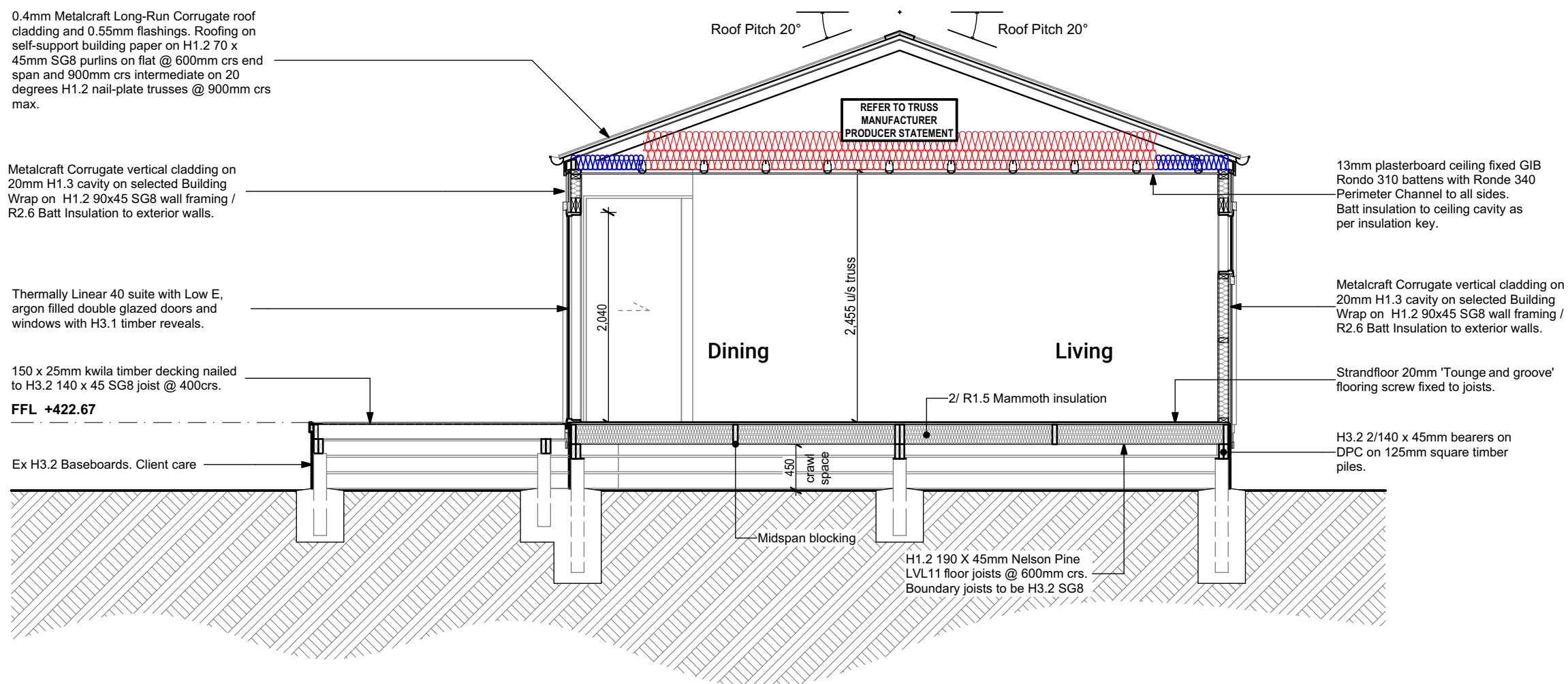
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SECTION B' - B'

Esc. 1:50

Ceiling Insulation Key

 = indicates R4.0, 140mm thick Bradford Gold wall batt for the first 700mm. Cut to achieve 25mm min. clearance to roof underlay.

 = indicates R3.6, 185mm thick Bradford Gold Ceiling batt, stacked in 2 layers.



OMARAMA SECTIONS

PRICING PLANS- ESCAPE 126

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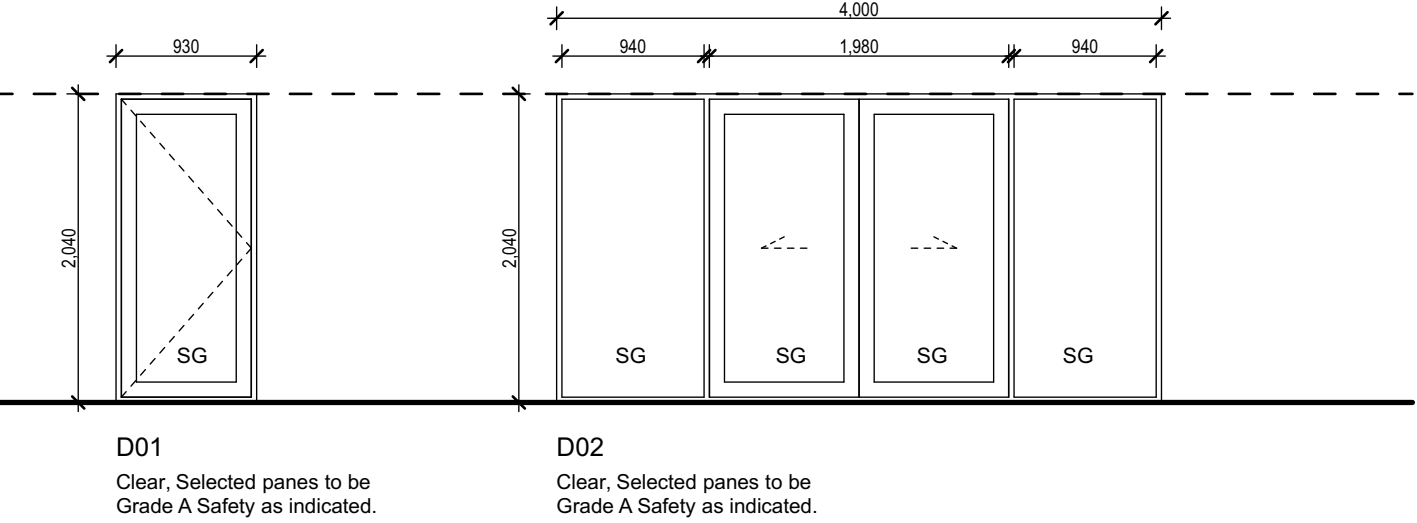
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Client Signature _____ Sheet: _____

Sheet:

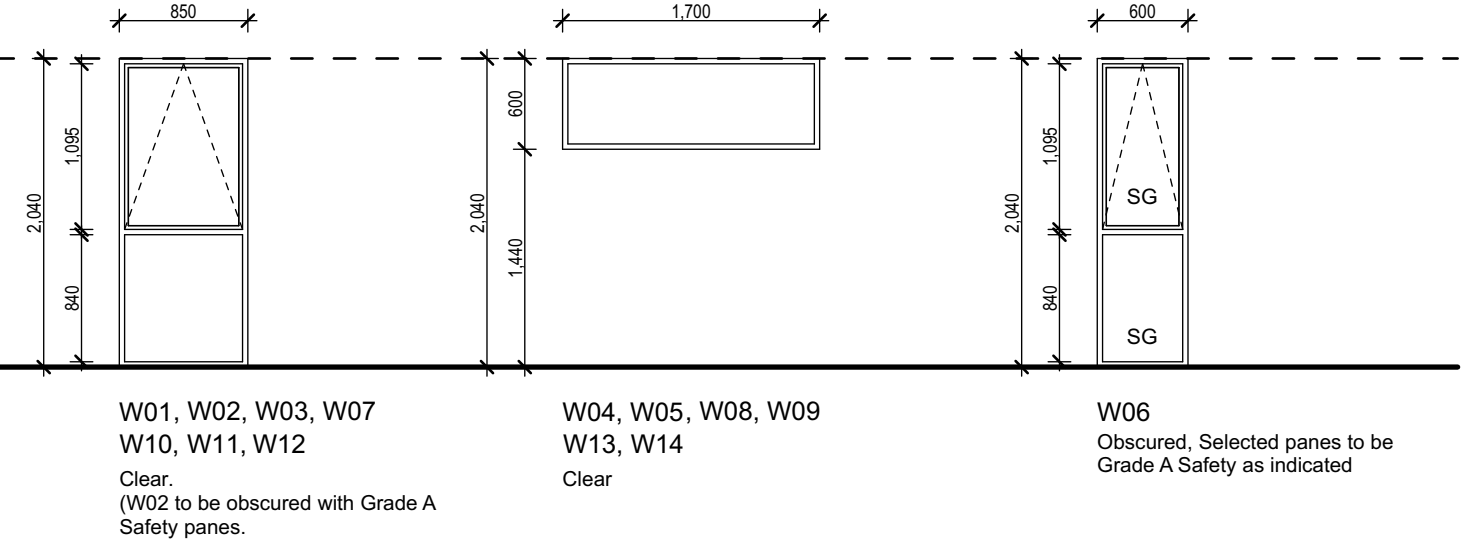
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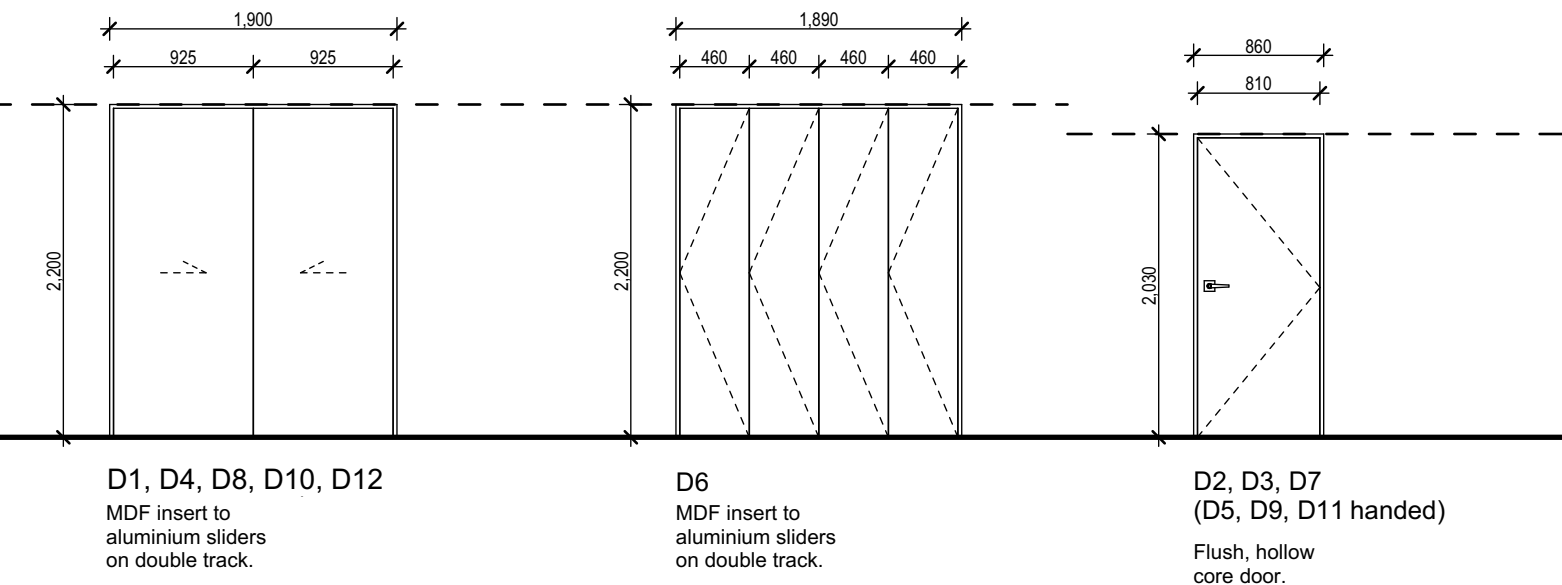
EXTERIOR WINDOWS AND DOORS
SCHEDULE
THERMALLY BROKEN ALUMINUM WINDOW &
DOORS

- *Site measure all windows on site.*
- All units Low E, Argon Gas & double glazed.
- All aluminium to be powdercoated finish, refer to specification. Colours to be advised
- 19mm H3.1 paint grade timber reveals to take architraves.
- Refers to specification for hardware schedule.
- SG denotes Safety Glazing where pane is larger than 0.75m2 or in a wet area, and shall comply with NZBC F2/AS1 and NZS 4223:2016.
- **All windows and doors dimensioned to rough openings.**



INTERIOR DOORS SCHEDULE

- 19mm paint grade timber reveals to take 40mm architraves.
- Flush hollow core doors.



OMARAMA SECTIONS
PRICING PLANS- ESCAPE 126

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ESCAPE 126 DESIGN

INDICATIVE RENDERS ONLY



OMARAMA SECTIONS PRICING PLANS- ESCAPE 126

Date: 6/05/2026

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