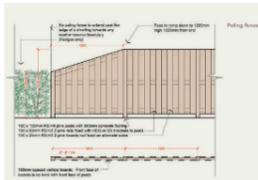


**1** 1.8m privacy timber fence at backyard

Vertical timber paling fencing to a finished height of 1.8m above existing ground level is to be erected on each common boundary to a residential lot. Fencing is to be as per the detail below. Existing ground level means ground level at the time of title issue.



**2** Concrete



**3** Lawn area



**4** Hedge plants(Griselinia littoralis)

- All common boundaries with a road, access lot, reserve or residential lot where paling fencing is not permitted must be planted with a hedge offset 400mm inside the boundary.
- Hedge plants are to be a minimum of 1000mm high at the time of planting and a maximum of 600mm apart.
- Hedging is to be clipped and maintained to a height of 1200-1800mm.



**5** Magnolia Tree(Min PB150 or 2m+)

- Trees are to be at least 2.5m in height at time of planting.
- No trees over 4m are allowed within 2m of a neighbouring residential lot.



**6** Garden sheds or other structures over 1.8m in height are only permitted with prior written approval from Lakeside Developments (Only Potential Location)

**7** Timber Deck (Permeable surface)



DO NOT SCALE DRAWINGS.  
Contractor must verify all dimensions on site before commencing any works. Architect to be notified immediately of any discrepancy. All works shown to be carried out in accordance with the Building Act 2004, all statutory and regulatory authorities and Building Consent Authority approved Consents



**J&J Architecture**

Project

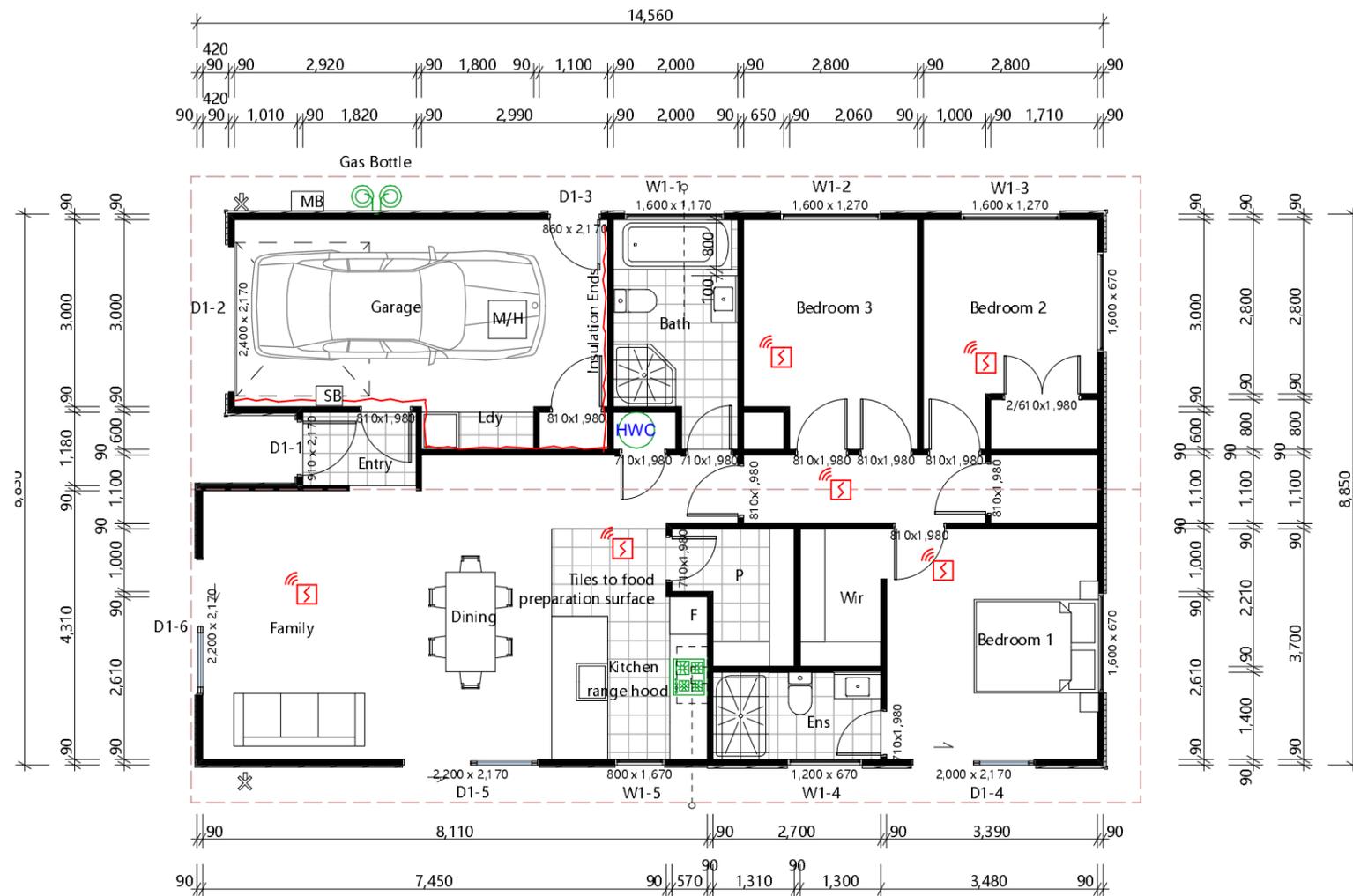
NUMBER: 0210312191  
ADDRESS: Level 2, 452 Borman Road, Hamilton  
EMAIL: jeff@JJArchi.co.NZ

# Site Landscaping Plan

112 Scott Road  
TE KAUWHATA

REVISION	

Concept design		SCALE @ A3	
		1 : 2 0 0	
DATE	REVISION	PAGE	
18/02/2026		A102	



- Floor Plan Notes:**
- All works to comply with NZS 3604:2011 and NZBC.
  - Do Not scale off drawing.
  - Contractor shall verify and be responsible for all dimensions on site.
  - Architects to be notified of any variation between site dimensions and those on plans.
  - These drawings remain the property of J&J Architecture Ltd. And Should not be copied in any form or passed on to a third party without prior written consent.
  - Kitchen facilities to comply with NZBC G3/AS1.
  - Laundry facilities to comply with NZBC G2/AS1.
  - All wet area must to comply with NZBC E3/AS1 and concrete tile over all.
  - External Moisture to comply with NZBC E2/AS1
  - Internal Moisture to comply with NZBC E3/AS1
  - All smoke Alarm to be interconnected smoke alarms to comply with NZBC C1/AS1 and NZS4514:2001.
  - STUDS & STUD HEIGHTS:  
- All walls to be 90x45 SG8 studs @ 600 crs (2455mm stud height), Nogs @ 800mm crs (max).  
- All bottom plates to be H1.2 90x45, fixed with LUMBERLOK BOTTOM PLATE FIXINGS anchor in galv mild steel.
  - All showers to be safety glass panel with ceramic tiles to comply with F2/AS1.
  - All internal wall linings to be 10mm GiB standard. and ceiling to be 13mm GiB standard over 70x35mm ceiling batten. All wet area to be 10mm GiB AQUALINE.
  - All External windows and doors to be aluminium joinery. and it have to be comply with NZS 4223:part3:2016 for safety glazing and comply with NZBC E2/AS1.
  - All External windows and doors to be aluminium joinery. and all Glass to be Doubled / Low E3 / Clear with Gas Argon. and all aluminium frame to be thermally broken. it have to be comply with NZBC H1.  
All Frist Floor windows opening to be have restrictor fitted and no greater than 100mm.
  - All ventilation to be comply with G4/AS1 & AS1668.
  - All internal door to be 1980mm height.
  - All Ceiling batten need to be 70x35 H1.2 @ 600 crs with 13mm Gib, or @ 400 crs with 10mm Gib.
  - All Fixing to be Hot - Dipped Galvanized. to comply with NZBC and NZS 3604:2011 section 4.

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Project

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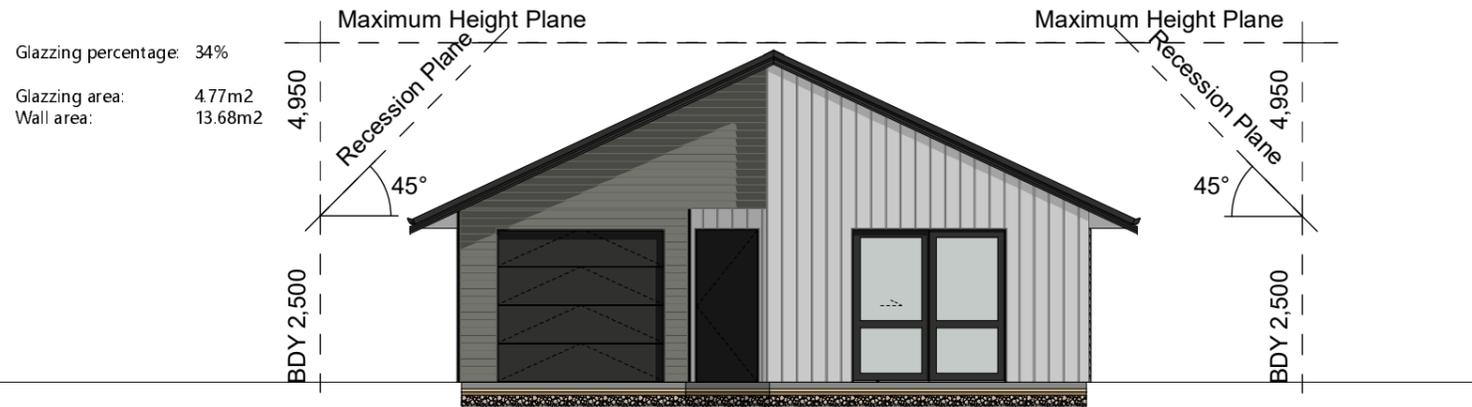
## Ground Floor Plan

**112 Scott Road  
TE KAUWHATA**

REVISION	

<b>Concept design</b>		SCALE @ A3	
		1 : 1 0 0	
DATE	REVISION	PAGE	
18/02/2026		<b>A103</b>	

- Cladding Notes:**
- 1 Selected BGC Stratum WEATHERBOARD with 20mm cavity over "THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
  - 2 Selected BGC Nuline WEATHERBOARD with 20mm cavity over "THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
  - 3 Selected Colorsteel Longrun Roofing over "Thermakraft Covertex 401" roof underlay with 25° roof pitch. Which show on the elevation.
  - 4 Selected COLORSTEEL 1/4 ROUND GUTTER over COLORSTEEL FASCIA. With 80mm Dia downpipes. Which show on the elevation.
  - 5 Refer to window and door schedule for joinery tapes and size.



North Elevation 1:100

Risk Factor	Description	Risk	Score
Wind Zone	High	M	1
Number of Storeys	Single Storey	L	0
Roof/Wall Intersection Design	Fully protected (e.g. hip and gable roof with eaves)	L	0
Eaves Width	0-100mm wide	VH	5
Envelope Complexity	Moderately complex shape with no more than 2 cladding types.	M	1
Deck Design	None	L	0
		<b>Total Score:</b>	<b>7</b>

- Selected Claddings:**
1. Fibre cement weatherboard over nominal 20mm drained cavity
  2. Fibre cement sheet jointed finish over nominal 20mm drained cavity



East Elevation 1:100

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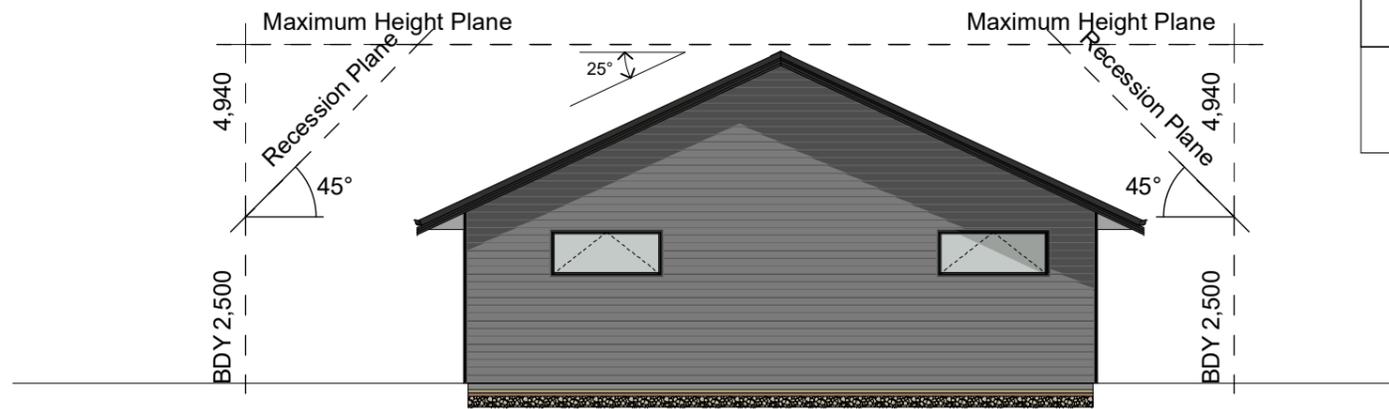
**Elevations**

112 Scott Road  
TE KAUWHATA

REVISION

<b>Concept design</b>		SCALE @ A3
DATE	REVISION	PAGE
18/02/2026		A201

Cladding LEGEND:			Cladding Notes:
Selected Colorsteel Longrun Roofing			1 Selected BGC Stratum WEATHERBOARD with 20mm cavity over "THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
Selected Nuline™ Plus Weatherboard with 20mm cavity			2 Selected BGC Nuline WEATHERBOARD with 20mm cavity over "THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
Selected Stratum™ Weatherboard with 20mm cavity			3 Selected Colorsteel Longrun Roofing over "Thermakraft Covertex 401" roof underlay with 25° roof pitch. Which show on the elevation.
All External window and door frame			4 Selected COLORSTEEL 1/4 ROUND GUTTER over COLORSTEEL FASCIA. With 80mm Dia downpipes. Which show on the elevation.
Selected Nuline™ Plus Weatherboard with 20mm cavity			5 Refer to window and door schedule for joinery tapes and size.



South Elevation

1:100



West Elevation

1:100

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**Elevations**

112 Scott Road  
TE KAUWHATA

REVISION

<b>Concept design</b>		SCALE @ A3	
DATE		REVISION	PAGE
18/02/2026			A202