

TechnologyOne ECM Document Summary

Printed On 15-Jul-2024

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Appendix Q[1] - Affected Persons Approval - Columb	7790731	1	15-Oct-2023
PUB_ACC	Appendix Q[2] - Affected Persons Approval - Off Road Adventures Limited	7790730	1	15-Oct-2023
PUB_ACC	Appendix Q[3] - Affected Persons Approval - Queenstown Adventure Park Limited	7790729	1	15-Oct-2023



AFFECTED PERSON'S APPROVAL



FORM 8A

Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Faraway Entertainment Limited

PERSON AFFECTED PERSON'S DETAILS

I/We Denis Columb, Marilyn Columb and Mitchell & Mackersy Trust Company
Are the owners/occupiers of
Lot 1 Deposited Plan 26780 (Title OT18D/475), and
Part Section 15 Block XX Shotover SD (Title OT18D/475)

DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:
To establish and operate a commercial tourism activity

at the following subject site(s):
Lot 2 Deposited Plan 20143 held in Record of Title OT11B/747 and
Part Section 51 Block XX Shotover Survey District held in Record of Title OT18D/467 and
Section 1 SO 24761



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



I/We understand that if the consent authority determines the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

WHAT INFORMATION/PLANS HAVE YOU SIGHTED



I/We have sighted and initialled ALL plans dated and approve them.

Landscape Plan: Dated 8/09/2023

Car park Plan: Dated Dated 11/09/2023

Earthworks Plan: Dated 11/09/2023

Subdivision Plan: Dated 20/07/2023

Building Plans: Dated 31/08/2023

19/9/2023 *M. Columb*

DC
MC

Page 1/2 // October 2017



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT) Denis Columb	
	Contact Phone / Email address 0272246694 bigd@offroad.co.nz	
	Signature <i>D J Columb</i>	Date 19/9/2023

B	Name (PRINT) Marilyn Columb	
	Contact Phone / Email address 0275903949 Email As above	
	Signature <i>M A Columb</i>	Date 19/9/2023

C	Name (PRINT) Mitchell & Mackersey Trust Company	
	Contact Phone / Email address As above	
	Signature <i>M A Columb</i>	Date 19/9/2023

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

Conditional written approvals cannot be accepted.
 There is no obligation to sign this form, and no reasons need to be given.
 If this form is not signed, the application may be notified with an opportunity for submissions.
 If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



19/9/2023
 DC
 MC
 P: 03 441 0499
 E: resourceconsent@qldc.govt.nz
 www.qldc.govt.nz

Legend

-  Existing Pine/Exotic Vegetation
-  Pond/Wetland
-  <1.2m Groundcover (eg. Chionochloa, Veronica spp.)
-  >4m Native Amenity planting (eg. Olearia, Pittosporum, Griselinia spp.)
-  >6m Native Shade /Screen Tree (eg. Mountain Beech)
-  Gravel
-  Rough Grass. Low fertility mix, predominantly browntop.
-  2m wide Accessible Boardwalk
-  Schist Boulder Retaining wall <1.2m high




Notes

1. 6.5m wide Vehicle Access
2. Carparks
3. Campervan Parks
4. Drop-off Pick-up Zone
5. Concrete Vehicle Crossing
6. Fire Appliance and Emergency Access
7. Service Access
8. Utility Area /Water Tanks
9. Existing Building and Tenant (Off Road Adventures)
10. Eco Cave Building (490m2)
11. Stream Crossing

1	8/8/23	SR & landscape conditions
2	30/9/23	As per above
3	20/9/23	Final design agreement
4	20/9/23	Clear vegetation report
5	20/9/23	Costs
6	20/9/23	Costs
7	20/9/23	Costs
8	20/9/23	Costs
9	20/9/23	Costs
10	20/9/23	Costs
11	20/9/23	Costs

Faraway Productions Ltd	
STR Landscape Design	022 103 0225
ECO CAVE	
Landscape Concept	
SR	10/23
SR	1:500@A3
8/09/23	LD1
1/9/23	

Legend

-  Existing Pine/Exotic Vegetation
-  Pond/Wetland
-  <1.2m Groundcover (eg. Chionochoia, Veronica spp.)
-  >4m Native Amenity Planting (eg. Olearia, Pittosporum, Giselinia spp.)
-  >6m Native Shade /Screen Tree (eg. Mountain Beech)
-  Grovel
-  Rough Grass, Low fertility mix, predominantly brown top.
-  2m wide Accessible Boardwalk
-  Large Landscape Rocks



- ### Notes
1. Waiting Hut
 2. Toilet Hut
 3. Ticket Office
 4. Earth Mound with Boulders and Screen Planting
 5. Shallow Wetland /Tarn
 6. Service Access
 7. Topsoil and Plant Existing Access
 8. Fire appliance and Emergency access

19/11/2023

DEC

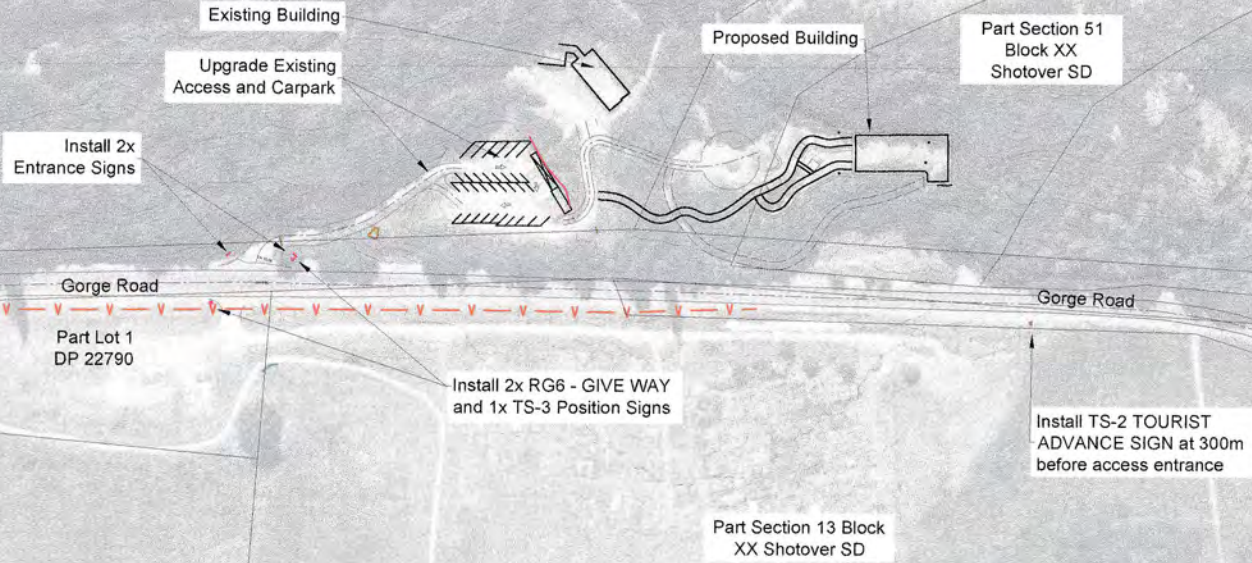
1	WAITING HUT	1000	1000
2	TOILET HUT	1000	1000
3	TICKET OFFICE	1000	1000
4	EARTH MOUND WITH BOULDERS AND SCREEN PLANTING	1000	1000
5	SHALLOW WETLAND /TARN	1000	1000
6	SERVICE ACCESS	1000	1000
7	TOPSOIL AND PLANT EXISTING ACCESS	1000	1000
8	FIRE APPLIANCE AND EMERGENCY ACCESS	1000	1000

Formerly PRODUCTION L&E
 SET (Landscape Design)
 027 10 0223
 ECD CAVE
 Landscape Concept
 Scale: 1:200
 Date: 15/10/2023
 Version: 1.02



Lot 2 DP 20143

Lot 1 DP 544247



Lot 2 DP 351844

FOR AP APPROVAL



REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	21/07/23
B	ROAD MARKINGS AMENDMENTS	24/07/23
C	EARTHWORKS	28/07/23
D	ISSUED FOR AFFECTED PARTY APPROVAL	11/09/23

Gorge Road Development
Engineering Design
Site Layout

PREPARED FOR
Faraway Entertainment Limited

SCALE
1:2000 @ A3

DATUM & LEVEL
Mount Nicholas 2000
LEVEL IN TERMS OF NZVD 2016
ORIGIN #_DP0001#_XXX.XXX

REVIEWED	DATE	CHECKED	DATE	APPROVED	DATE	REVISION
CG	23/03/23	GL	03/03/23			
CM	07/07/23	AJHB	28/07/23			

DRAWING REFERENCE
Z3033_E1

Level 2 Brownston House, 21 Brownston St, Wanaka, Ph: (03) 443 5577, Email: contact@southernland.co.nz, www.southernland.co.nz



COPYRIGHT: THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD.

19/9/2023 D.C. M.C.



Area for 5x overflow parks and 1x shuttle

Assumed Stream Position

Service Track

Proposed Carpark

de Road

Lot 2 DP 20143

CH 90.00

CH 80.00

Access Track

CH 350.00

CH 360.00

CH 370.00

CH 380.00

CH 390.00

CH 400.00

CH 410.00

FOR AP APPROVAL



REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	20/04/23
B	UPDATED ISSUE	08/08/23
C	ISSUED FOR AFFECTED PARTY APPROVAL	11/09/23

Gorge Road Development
Engineering Design
Carpark Layout

PREPARED FOR
Faraway Entertainment Limited

SCALE
1:750 @ A3

DRAWING LEVEL
Mount Nicholas 2000
LEVEL, IN TERMS OF NOV 2016
ORIGIN #_ 03XXX PL #_ 0000XXX

REVISED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE	REVISION
CG	23/03/23	GL	03/03/23			
CM	19/04/23	AJHB	20/04/23			

DRAWING REFERENCE
Z3033_E1

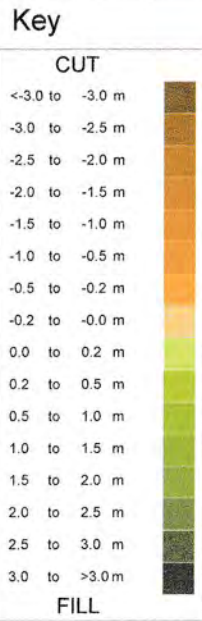
Level 2 Brownston House, 21 Brownston St, Wairoa, Ph: (03) 443 5077, Email: contact@southernland.co.nz, www.southernland.co.nz
Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data in electronic form without requesting and checking them for accuracy against the original and any versions of which Southern Land directly and exclusively the information in the original issue. If this plan is being used for purposes beyond those stated and circumstances should be considered and subject to that Land Transfer Survey. As areas and dimensions may vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.



COPYRIGHT: THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD.

19/9/2023

DC MC



FOR AP APPROVAL



REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	20/04/23
C	EARTHWORKS	28/07/23
D	EARTHWORKS	08/08/23
E	EARTHWORKS	15/08/23
F	ISSUED FOR AFFECTED PARTY APPROVAL	11/09/23

Level 2 Brownston House, 21 Brownston St, Waiwaka, Ph: (03) 443 5577, Email: office@southernland.co.nz, www.southernland.co.nz
 Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data in connection with any project without registering and checking them for accuracy against the original land use version or with Southern Land directly and accepting the information in the most recent issue. If this plan is being used for resource consent purposes then plans and dimensions should be considered indicative and subject to final Land Transfer Survey. As areas and dimensions may vary upon survey, it should not be relied upon for purchase agreements without an appropriate caveat to cover such variations.



**Gorge Road Development
Engineering Design
Earthworks**

COPYRIGHT: THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD.

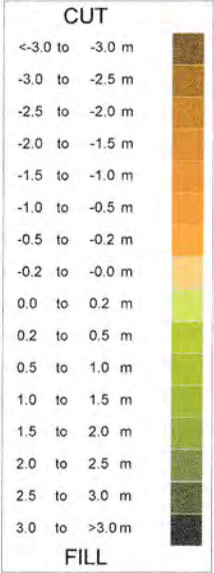
PREPARED FOR		SCALE	
Faraway Entertainment Limited		1:500 @ A3	
SITING & LEVELS		Mount Nicholas 2000	
LEVELS IN TERMS OF NZGD 2016		DAVISON # DPXKA PL - 33A, 33B	
DRAWING REFERENCE		REVISION	
SURVEYED	DATE	CHECKED	DATE
CG	23/03/23	GL	03/03/23
DRAWN	DATE	APPROVED	DATE
CM	19/04/23	AJHB	15/08/23
Z3033_E1		F	

19/9/2023.

D.C. McC.



Key



FOR AP APPROVAL



REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	20/04/23
B	ROAD MARKINGS AMENDMENTS	24/07/23
C	EARTHWORKS	28/07/23
D	LANDSCAPING UPDATES	05/09/23
E	ISSUED FOR AFFECTED PARTY APPROVAL	11/09/23

Level 2 Brownston House, 21 Brownston St, Waihaka. Ph: (03) 443 5577; Email: contact@southernland.co.nz, www.southernland.co.nz
 Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data is, electronic form without requiring and obtaining them to be assessed against the original hard copy versions or with Southern Land directly and ensuring the information is the most recent issue. If this plan is being used for resource consent purposes then areas and dimensions should be considered indicative and subject to final Land Transfer Survey. All areas and dimensions may vary upon survey. It should not be abstracted for sale & purchase agreements without an appropriate condition to cover such variations.



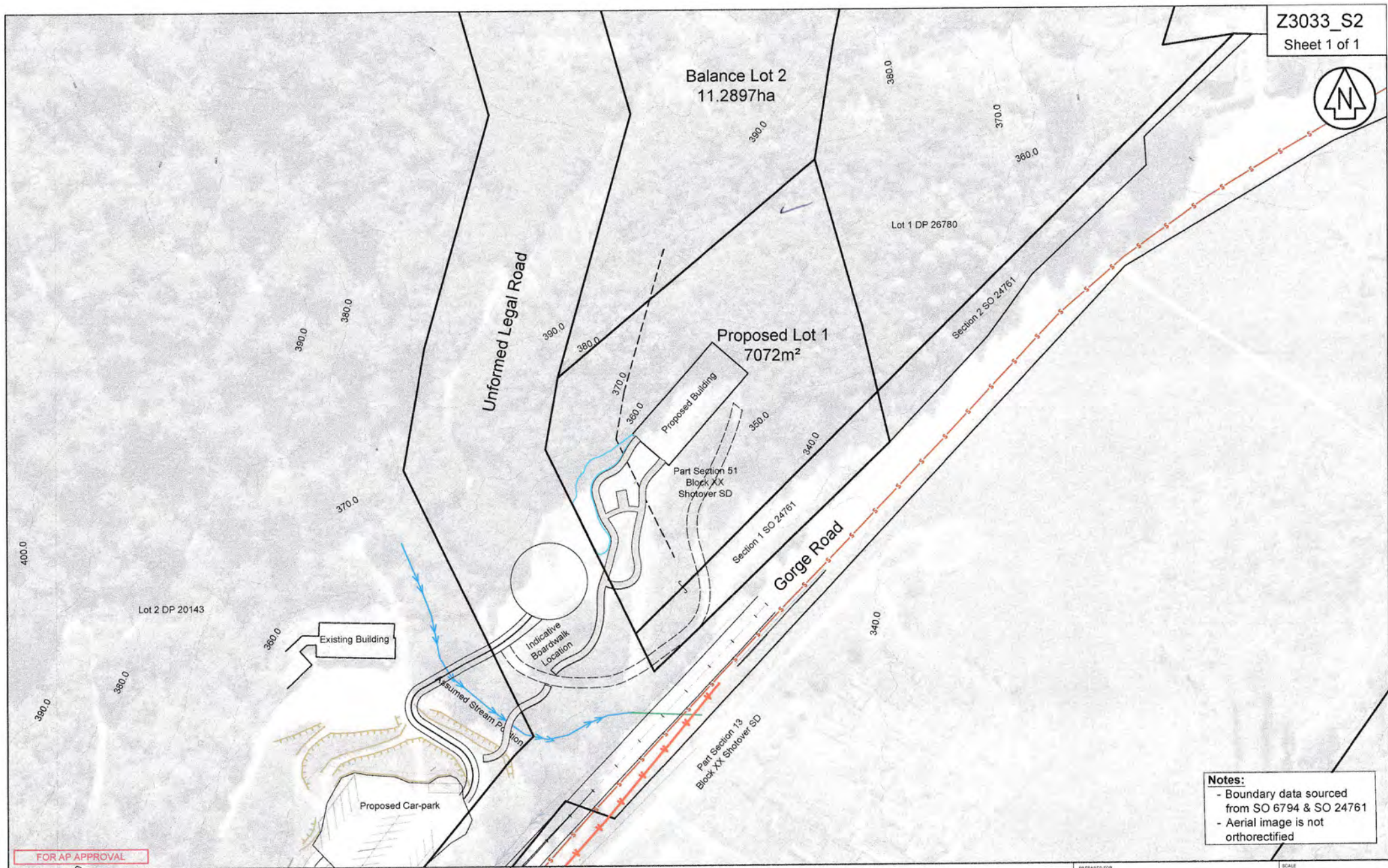
**Gorge Road Development
Engineering Design
Earthworks**

COPYRIGHT: THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD.

PREPARED FOR				SCALE
Faraway Entertainment Limited				1:500 @ A3
SOUTH & LEVEL				
Mount Nicholas 2000				
LEVEL IN TERMS OF NZGD 2016				
ORDER # DP3033_E1-XXX-XXX				
SURVEYED	DATE	CHECKED	DATE	DRAWING REFERENCE
CG	23/03/23	GL	03/03/23	Z3033_E1
DRAWN	DATE	APPROVED	DATE	REVISION
CM	19/04/23	AJHB	15/08/23	E

19/9/2023

A.C. M.C.



Notes:
 - Boundary data sourced from SO 6794 & SO 24761
 - Aerial image is not orthorectified

FOR AP APPROVAL



REVISION	DESCRIPTION	DATE
A	Original Issue	20/07/23

Gorge Road Development Subdivision Plan View

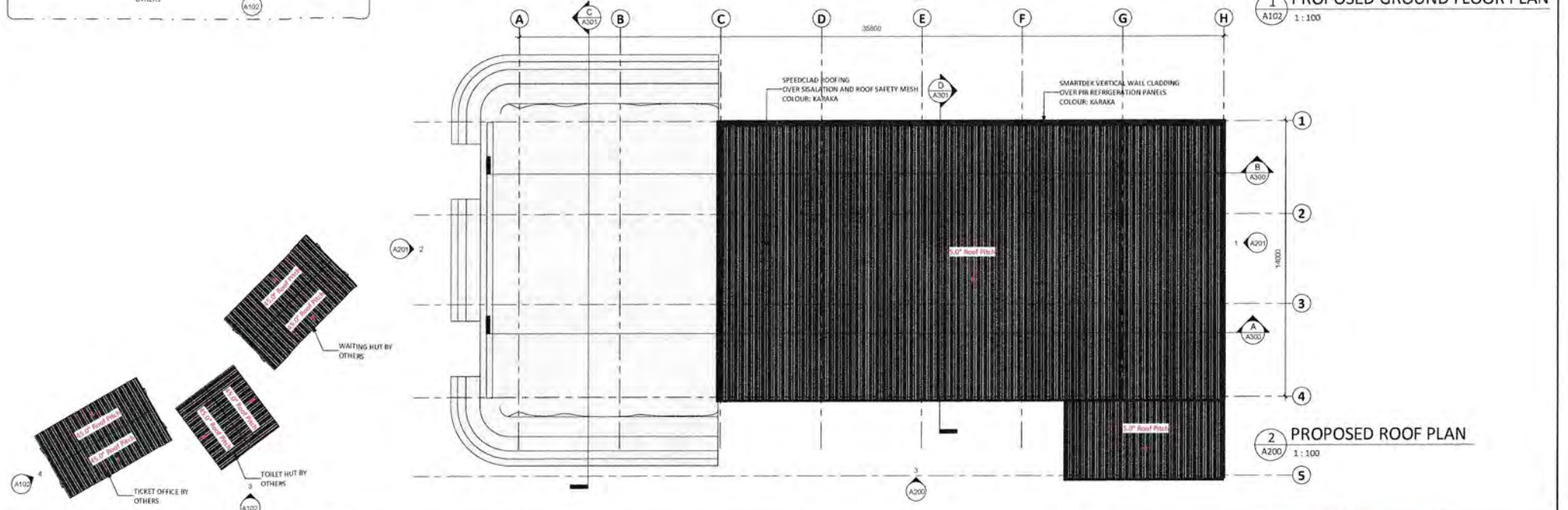
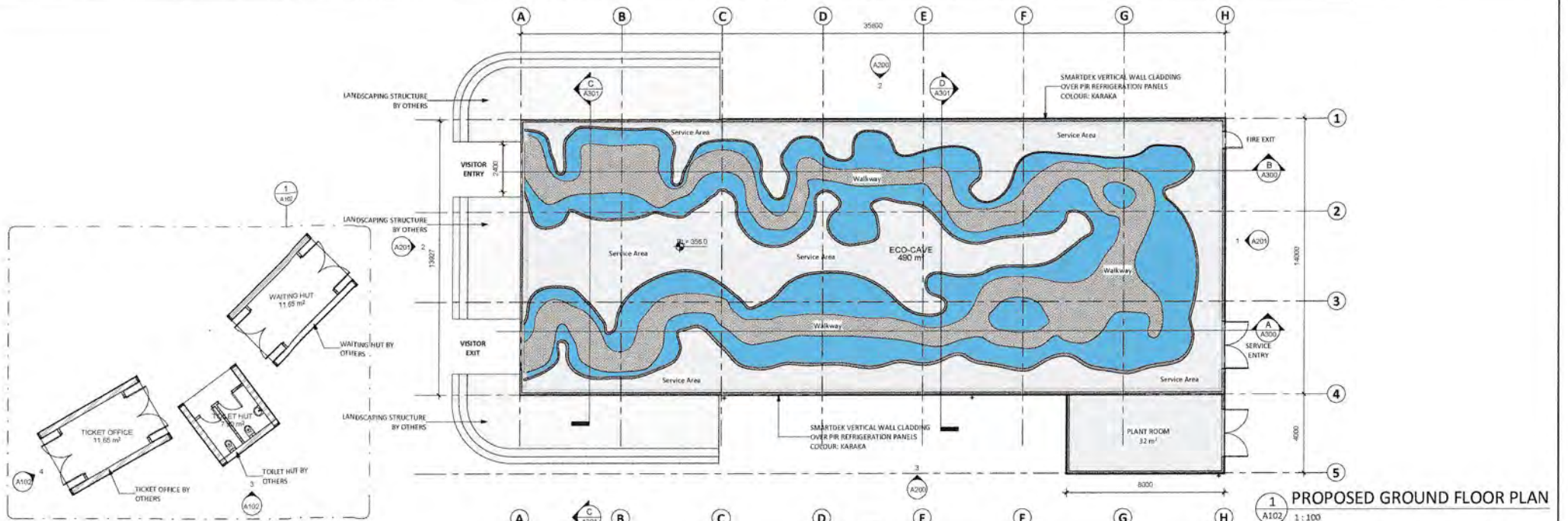
PREPARED FOR Faraway Entertainment Limited				SCALE 1:1000 @ A3	
DATE 23/03/23				DATUM & LEVEL Mount Nicholas 2000	
CHECKED BY AJHB				DRAWING REFERENCE Z3033_S2	
DATE 18/07/23				REVISION A	
DRAWN BY T.A				DATE 20/07/23	

Level 2 Brownston House, 21 Brownston St., Waiwaka, Ph: (03) 443 5577, Email: contact@southernland.co.nz, www.southernland.co.nz
 Any person using Southern Land's drawings and other data accepts the risk of using the drawings and other data in electronic form without requesting and obtaining them for accuracy against the original hard copy versions or with Southern Land identifying and ensuring the information in the case record issue. If this plan is being used for resource consent purposes then areas and dimensions should be considered indicative and subject to final Land Transfer Survey. An error and omissions may very often occur it should not be expected to take a purchase agreement without an appropriate condition to cover such variables.



COPYRIGHT: THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD.

19/9/2023 RC MC



Formsteel

2-4 Waikeke Place, Mangere, Auckland
Tel 09 275 3089 | Fax 09 257 2650
Free 0800 800 323 | www.formsteel.co.nz
info@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR DISSEMINATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT BY FORMSTEEL

CLIENT
EXPEDITION EARTH

PROJECT TITLE
**ECO CAVE
GORGE ROAD,
QUEENSTOWN**

SHEET TITLE
**PROPOSED FLOOR
PLAN & ROOF PLAN**

NOTES:
- NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL THE STEEL WORKS ARCHITECTURALLY EXPLODED STRUCTURAL STEEL WORKING SHALL COMPLY WITH NZS 3231.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.
- DIMENSIONS SHALL NOT SCALE OFF DRAWINGS.
- ALL CONSTRUCTION NOT SPECIFIC TO THIS SHEET SHALL COMPLY WITH NZS3604:2011 AND THE NZS3604:2012 AND ALL THEIR AMENDMENTS.

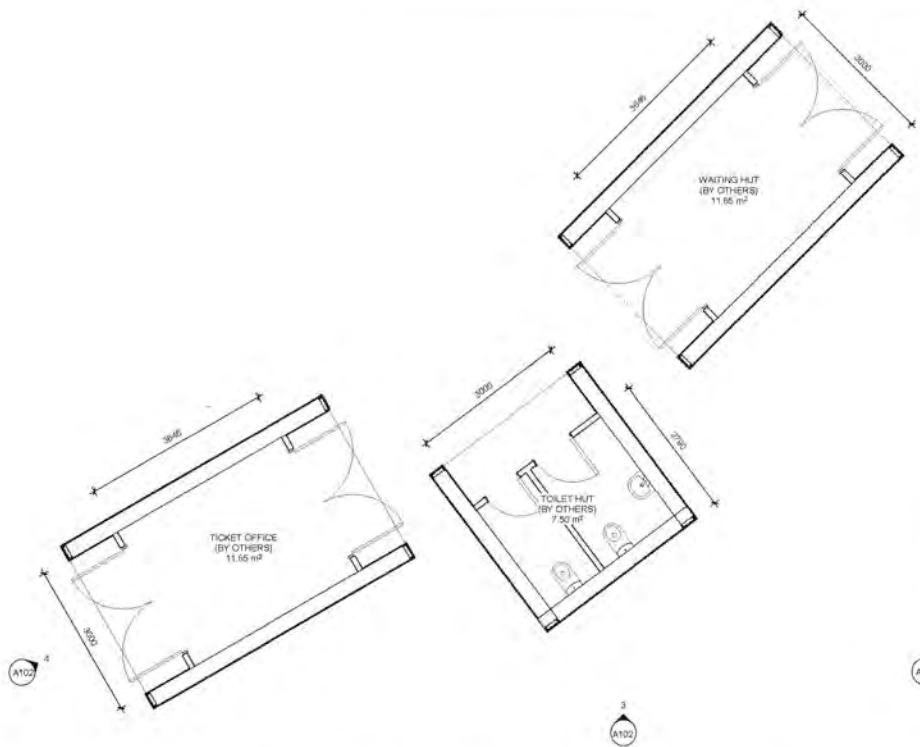
NOMINATED CONTRACTOR MAY SUBMIT ERECTION REQUIREMENT METHODOLOGY (RMM) AS APPROPRIATE TO THE PROJECT FOR REVIEW BY THE DESIGN ENGINEER. THE RESPONSIBILITY OF THE RMM IS THE CONTRACTOR'S RESPONSIBILITY.
- IF NOMINATED CONTRACTOR ENGINEERS AND DESIGNERS ARE TO BE CONTACTED BY THE CLIENT, THE CLIENT SHALL BE ADVISED BY THE CONTRACTOR.
- THIS STRUCTURAL DRAWING MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS AND/OR SCHEDULES WITH THE PROJECT.
- IT IS THE RESPONSIBILITY OF THE NAMED CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT MAY BE MADE.

REVISIONS			RESOURCE CONSENT		JOB No.
E	HEIGHT LEVELS & UPDATES	2023/08/21	APPROVED:	DH	B0000
D	FLOOR LEVEL & DRAWING UPDATE	2023/08/30	DESIGNER:	DH	SHEET No.
C	ADD FOOTINGS & PILES	2023/07/05	DRAWN:	DH	A100
B	CONCEPT DESIGN	2023/04/26	DATE		
A	CONCEPT DESIGN	2023/04/23			
REV	DESCRIPTION	DATE	A1	SCALE: 1:100	

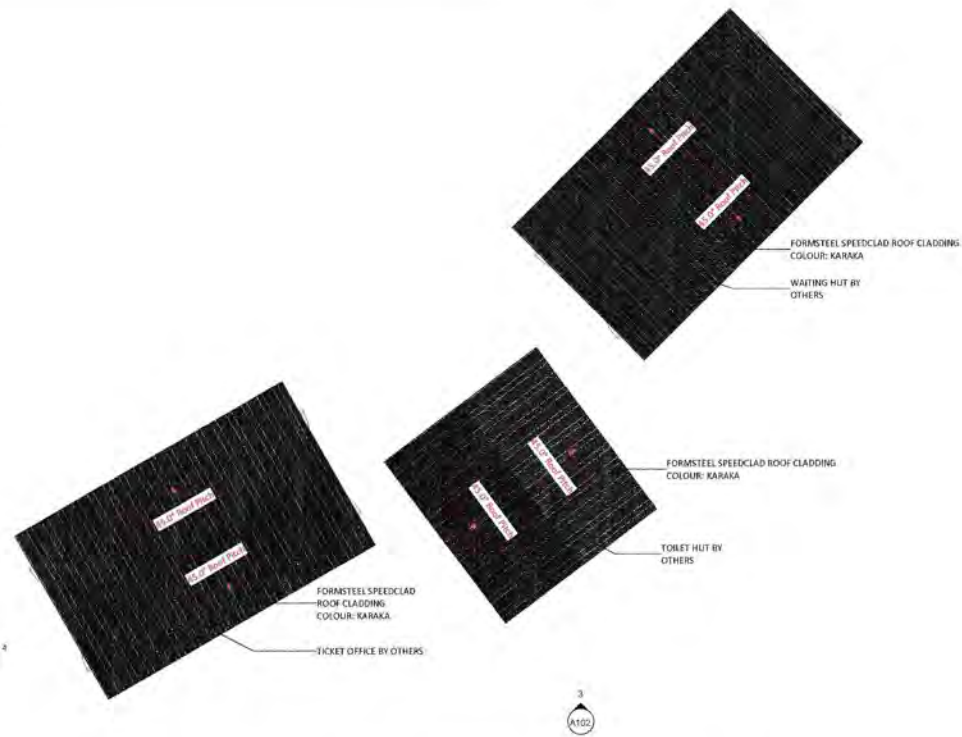
8/11/2023 12:05:02 PM

19/9/2023

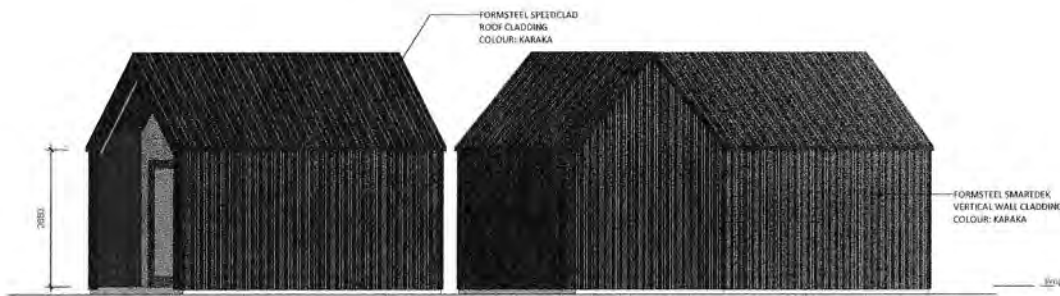
D.C. etc.



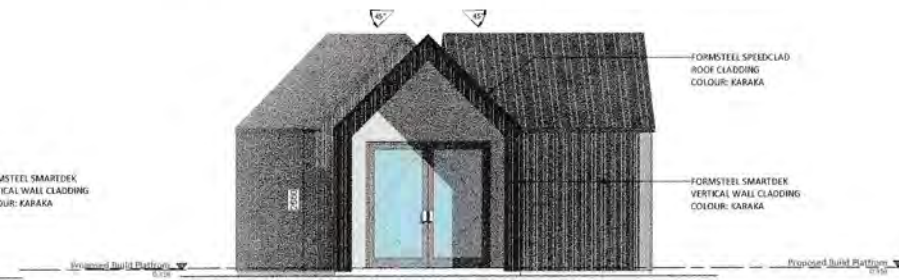
1 TICKET OFFICE, WAITING & TOILET HUT FLOOR PLAN
A100 1:50



2 TICKET OFFICE, WAITING & TOILET HUT ROOF PLAN
A200 1:50



3 HUT ELEVATION A
A100 1:50



4 HUT ELEVATION B
A100 1:50

Formsteel

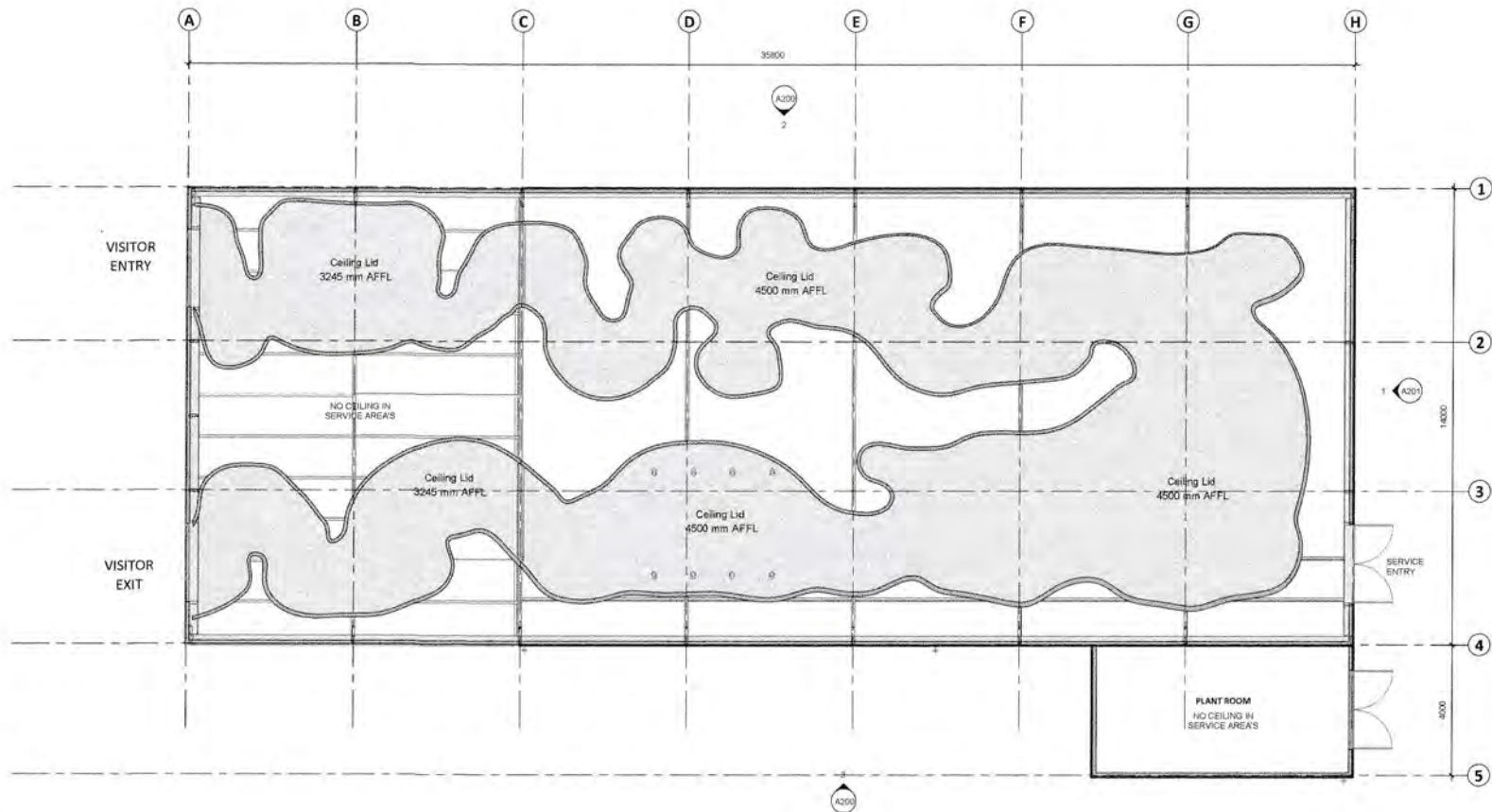
2-4 Waikehi Place, Mangere, Auckland
Tel 09 275 0099 | Fax 09 257 2650
Free 0800 650 003 | www.formsteel.co.nz
sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT BY FORMSTEEL

CLIENT	PROJECT TITLE	SHEET TITLE	NOTES	RESOURCE CONSENT	JOB No.
EXPEDITION EARTH	ECO CAVE GORGE ROAD, QUEENSTOWN	AMENITIES FLOOR PLAN, ROOF PLAN & ELEVATIONS	<p>NOTES:</p> <p>*UNANSWERED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENSING CONSTRUCTION.</p> <p>ALL THE SITE WORKS / ARCHITECTURALLY EXPOSING STRUCTURAL STEEL WORKS SHALL COMPLY WITH BS11.</p> <p>THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.</p> <p>CONTRACTOR SHALL SET OUT OFF DRAWINGS.</p> <p>ALL CONSTRUCTION NOT SPECIFIED HEREIN SHALL COMPLY WITH NZ BUILDING ACT AND THE NZBC 2011 AND ALL THEIR AMENDMENTS.</p>	<p>APPROVED: AH</p> <p>DESIGNER: DH</p> <p>DRAWN: DM</p> <p>SCALE: 1:50</p>	<p>B0000</p> <p>SHEET No. A102</p>
			<p>MINIMUM CONTRACTOR SUBMIT INSTRUCTIONS REQUIRE ARCHITECTURAL SIGN AS DEFINED IN NZS 3101 FOR REVIEW BY THE DESIGN ENGINEER. THE CURRENCY OF SIGNATURE IS THE CONTRACTOR'S RESPONSIBILITY.</p> <p>IF REMEDIATION CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL LTD MUST BE CONTACTED BEFORE PROCEEDING.</p> <p>THE STRUCTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THIS PROJECT.</p> <p>IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO NOTIFY FORMSTEEL OF ANY CHANGES THAT OCCUR OF THAT VARY FROM PLANS.</p>	<p>DATE: 2023/08/31</p>	
			<p>REV DESCRIPTION</p>	<p>DATE</p>	

19/9/23

M.C.D.C.



1 PROPOSED REFLECTED CEILING PLAN
A102 1:75

Formsteel

2-4 Weakul Place, Mingers, Auckland
Tel 06 275 0089 | Fax 06 257 2650
Free 0800 800 000 | www.formsteel.co.nz
info@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT AS DATED 15/10/2023

CLIENT	PROJECT TITLE	SHEET TITLE
EXPEDITION EARTH	ECO CAVE GORGE ROAD, QUEENSTOWN	PROPOSED REFLECTED CEILING PLAN

NOTES:
 NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
 ALL THE STEEL WORKS / ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKS SHALL COMPLY AS PER:
 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATION AND ALL RELEVANT DOCUMENTS.
 CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.
 ALL CONSTRUCTION NOT SPECIFIED DESIGN SHALL COMPLY WITH NZBC/AS/NZS 1 AND THE NZCC BUT NOT ALL THEIR AMENDMENTS.

FORMSTEEL CONTRACTOR MAY SUBMIT ERECTION SEQUENCE METHODOLOGY (ESM) AS DEFINED IN AS/NZS 9131 FOR REVIEW BY THE DESIGN ENGINEER. THE SUFFICIENCY OF ESM ARE THE CONTRACTORS RESPONSIBILITY.
 IF NOMINATED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL LTD MUST BE CONTACTED BEFORE PROCEEDING.
 THE STRUCTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.
 IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR ON THAT VARY FROM PLANS.

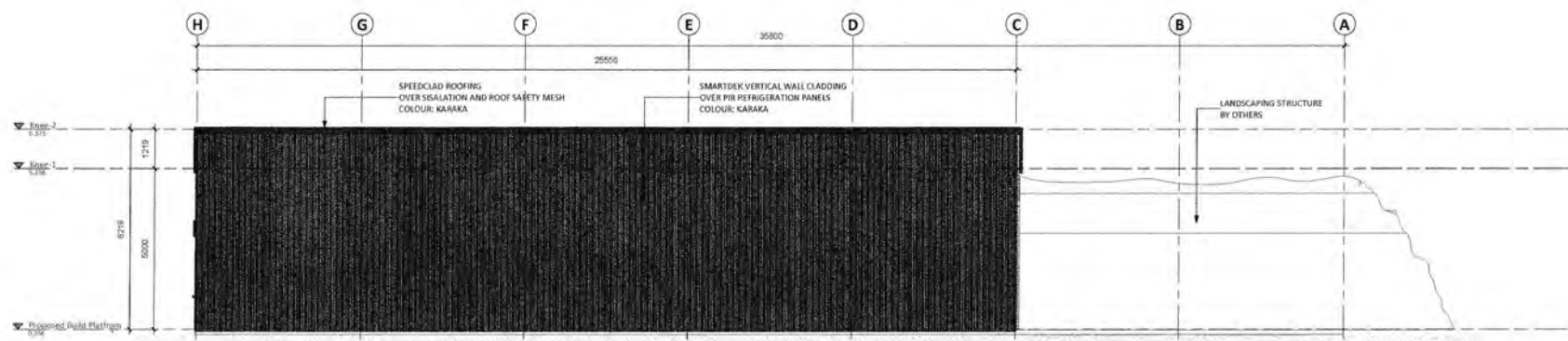
REV	DESCRIPTION	DATE
E	HEIGHT LEVELS/UPDATES	2023/08/21
D	FLOOR LEVEL & DRAWING UPDATE	2023/08/18
C	ADD FOOTINGS & PILES	2023/07/05
B	CONCEPT DESIGN	2023/06/26
A	CONCEPT DESIGN	2023/06/23

RESOURCE CONSENT	
APPROVED:	Approver
DESIGNER:	Designer
DRAWN:	DM
DATE	A1 SCALE 1:75

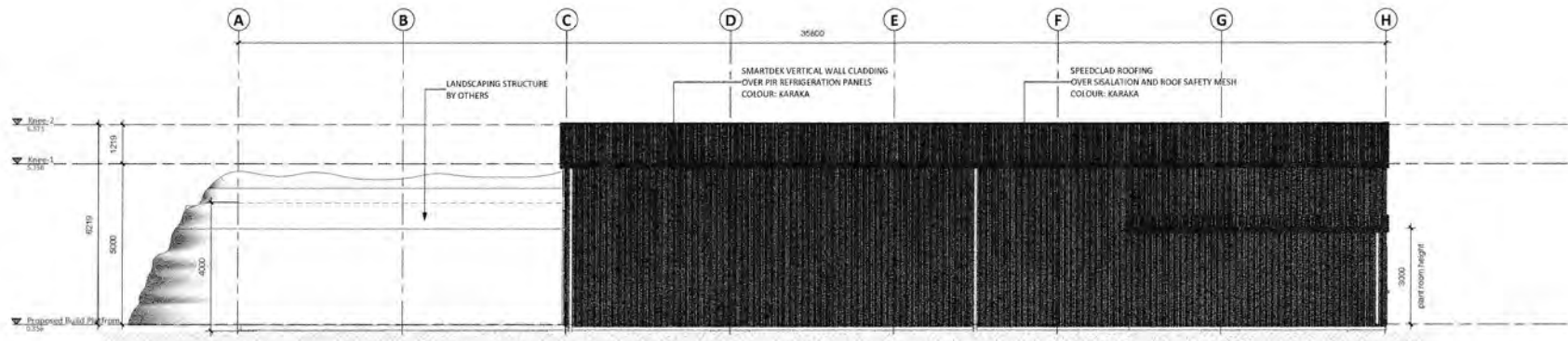
JOB No.	B0000
SHEET No.	A103

19/9/2023

D.C. M.C.



2 PROPOSED WEST ELEVATION
A100 1:75



3 PROPOSED EAST ELEVATION
A100 1:75

Formsteel
2-4 Waikei Place, Mangere, Auckland
Tel 09 275 0659 | Fax 09 257 2650
Free 0800 800 003 | www.formsteel.co.nz
info@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT BY FORMSTEEL

CLIENT	EXPEDITION EARTH
--------	------------------

PROJECT TITLE	ECO CAVE GORGE ROAD, QUEENSTOWN
---------------	---------------------------------

SHEET TITLE	PROPOSED EXTERIOR ELEVATIONS
-------------	------------------------------

NOTES:
NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
ALL THE STEEL MEMBERS / ARCHITECTURALLY EXPOSED STRUCTURAL STEEL, NOTICES SHALL COMPLY WITH NZS 3231.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.
CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.
ALL CONSTRUCTION NOT SPECIFIED HEREIN SHALL COMPLY WITH NZS 3203:2011 AND THE NZS 3203:2011 GENERAL REQUIREMENTS.

NOMINATED CONTRACTOR MAY VARY ERECTION SEQUENCE METHODOLOGY (EAS) AS DEFINED IN AS/NZS 1518 FOR REVIEW BY THE DESIGN ENGINEER. THE ADOPTION OF EAS IS THE CONTRACTOR'S RESPONSIBILITY.
IF NOMINATED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL LTD MUST BE CONTACTED BEFORE PROCEEDING.
THIS STRUCTURAL DRAWING MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT!
IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR THAT ONLY FROM PLANS.

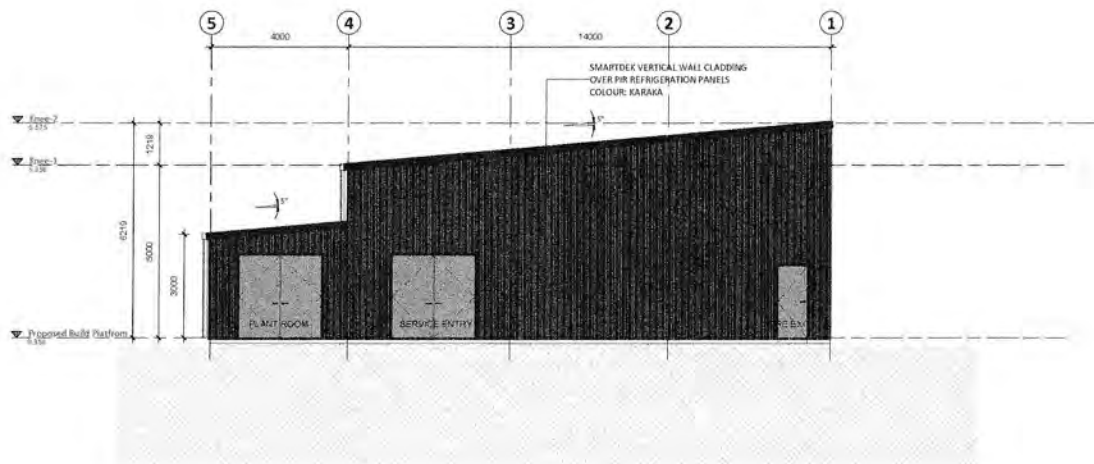
REV	DESCRIPTION	DATE
E	HEIGHT LEVELS & UPDATES	2023/08/21
D	FLOOR LEVEL & DRAWING UPDATE	2023/08/18
C	ADD FOOTINGS & PILES	2023/07/05
B	CONCEPT DESIGN	2023/05/26
A	CONCEPT DESIGN	2023/04/23

RESOURCE CONSENT	
APPROVED:	Approver
DESIGNER:	Designer
DRAWN:	DM
A1 SCALE:	1:75

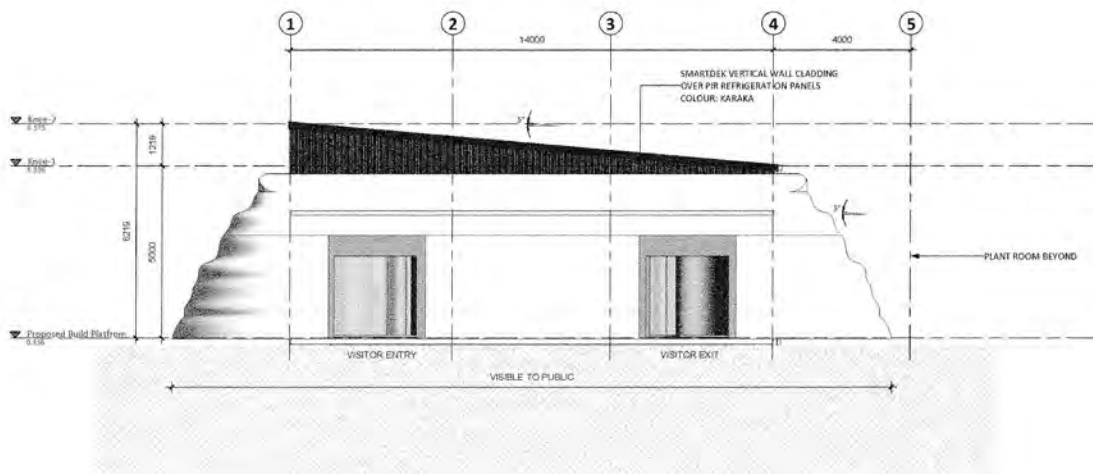
JOB No.	B0000
SHEET No.	A200

19/9/2023

D.C. M.C.



1 PROPOSED SOUTH ELEVATION
A100 1:75



2 PROPOSED NORTH ELEVATION
A100 1:75

Formsteel

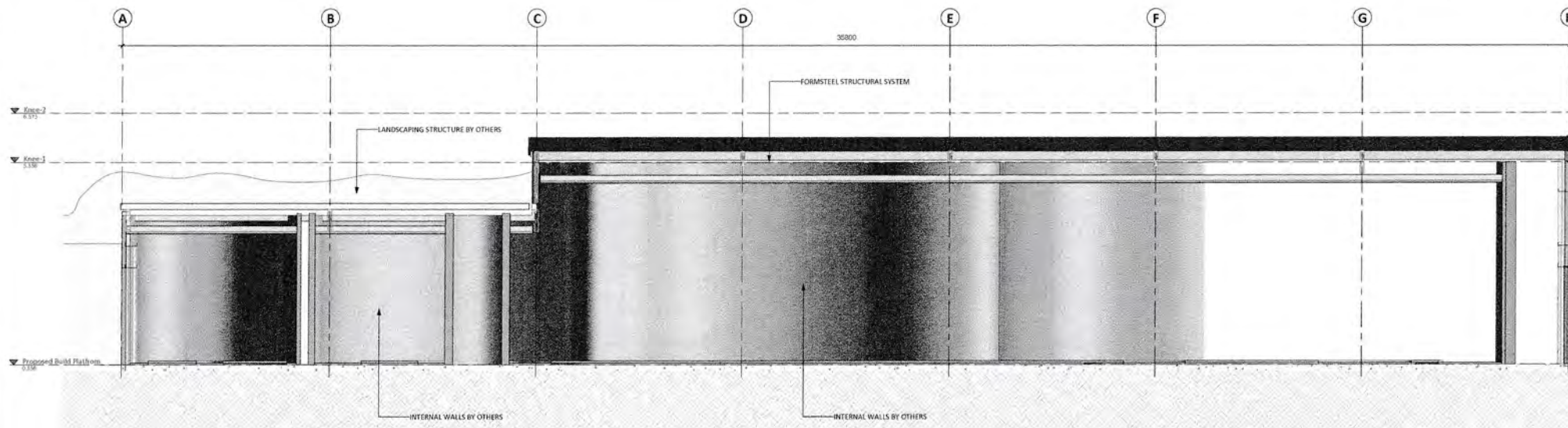
2-4 Waikanae Place, Mangere, Auckland
Tel 09 275 0089 | Fax 09 257 2950
Free 0800 690 020 | www.formsteel.co.nz
sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE REPRODUCED, COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN CONSENT OF FORMSTEEL.

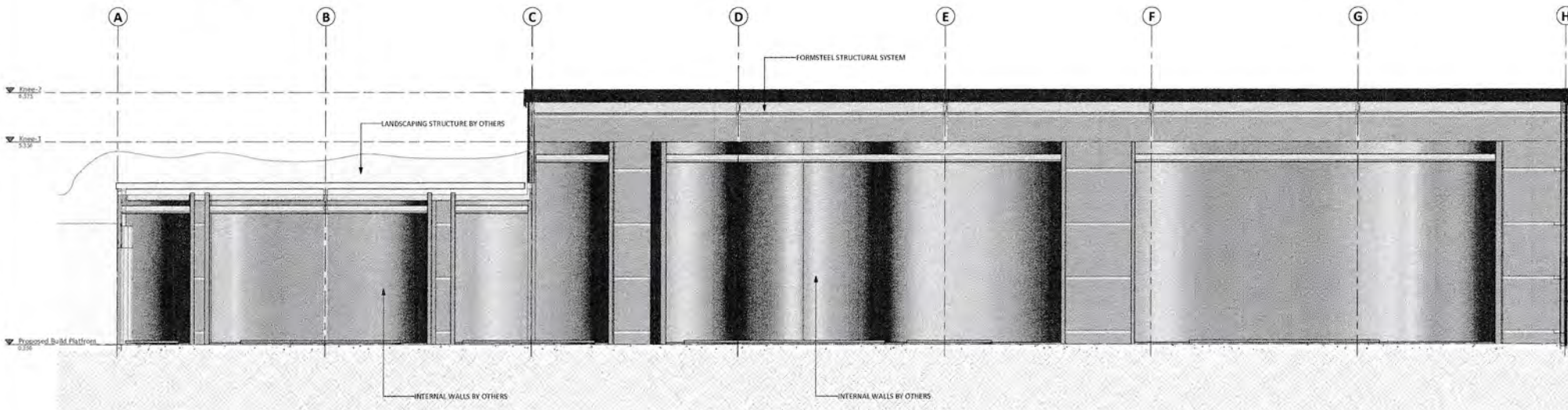
CLIENT	PROJECT TITLE	SHEET TITLE	NOTES:	RESOURCE CONSENT	JOB No.
EXPEDITION EARTH	ECO CAVE GORGE ROAD, QUEENSTOWN	PROPOSED EXTERIOR ELEVATIONS	<p>UNQUALIFIED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.</p> <p>ALL THE STEEL WORKS, ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKS SHALL COMPLY NZS 3031.</p> <p>THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.</p> <p>CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.</p> <p>ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH REVISION 011 AND THE NZS 3031 AND ALL THEIR AMENDMENTS.</p>	<p>UNQUALIFIED CONTRACTOR MAY SUBMIT ERECTION REQUIREMENTS METHODOLOGY (EMM) AS DIRECTED BY ARCHITECT FOR REVIEW BY THE DESIGN ENGINEER. THE ADEQUACY OF EMM ARE THE CONTRACTORS RESPONSIBILITY.</p> <p>IF UNQUALIFIED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL LTD MUST BE CONTACTED BEFORE PROCEEDING.</p> <p>THE STRUCTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL, AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.</p> <p>IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT VARY FROM PLANS.</p>	B0000
				APPROVED:	Approver
				DESIGNER:	Designer
				DRAWN:	DM
				REV	A1 SCALE: 1:75
				DESCRIPTION	
				DATE	

19/9/2023

D.L. M.C.



A PROPOSED INTERNAL SECTION A
A100 1:50



B PROPOSED INTERNAL SECTION B
A100 1:50

Formsteel

2-4 Wadswell Place, Mergers, Auckland
Tel 09 275 0889 | Fax 09 257 2650
Free 0800 800 001 | www.formsteel.co.nz
info@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT BY FORMSTEEL

CLIENT
EXPEDITION EARTH

PROJECT TITLE
**ECO CAVE
GORGE ROAD,
QUEENSTOWN**

SHEET TITLE
BUILDING SECTIONS

NOTES:
NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION WORKS SHALL COMPLY ICD 101
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.
CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.
ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZBC4801:11 AND THE NZBC 3102 AND ALL THEREIN REQUIREMENTS.

NOMINATED CONTRACTOR MAY SUBMIT ERECTION SEQUENCE METHODOLOGY (EMM) AS DEFINED IN AS/NZS 5131 FOR REVIEW BY THE DESIGN ENGINEER. THE AGENCY OF ERECTION IS THE CONTRACTOR'S RESPONSIBILITY.
IF NOMINATED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL LTD MUST BE CONTACTED BEFORE PROCEEDING.
THE STRUCTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.
IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT VARY FROM PLANS.

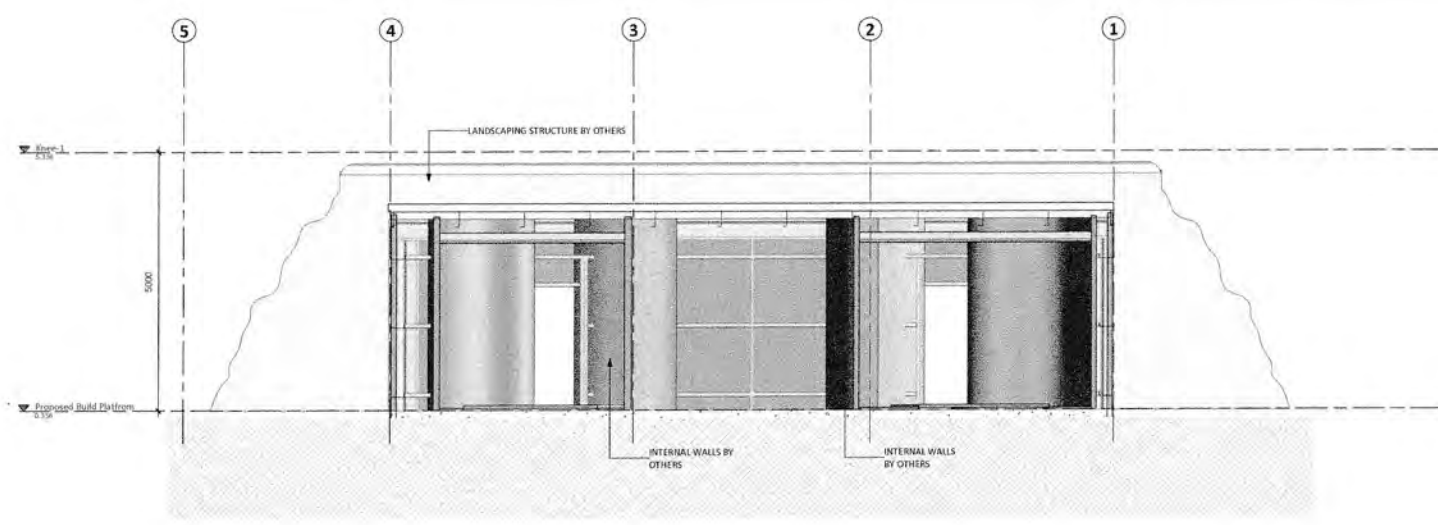
REV	DESCRIPTION	DATE
E	HEIGHT LEVELS & UPDATES	2023/08/21
D	FLOOR LEVEL & DRAWING UPDATE	2023/08/18
C	ADD FOOTINGS & PILES	2023/07/05
B	CONCEPT DESIGN	2023/06/26
A	CONCEPT DESIGN	2023/06/23

RESOURCE CONSENT	
APPROVED:	Approver
DESIGNER:	Designer
DRAWN:	DM
A1 SCALE:	1:50

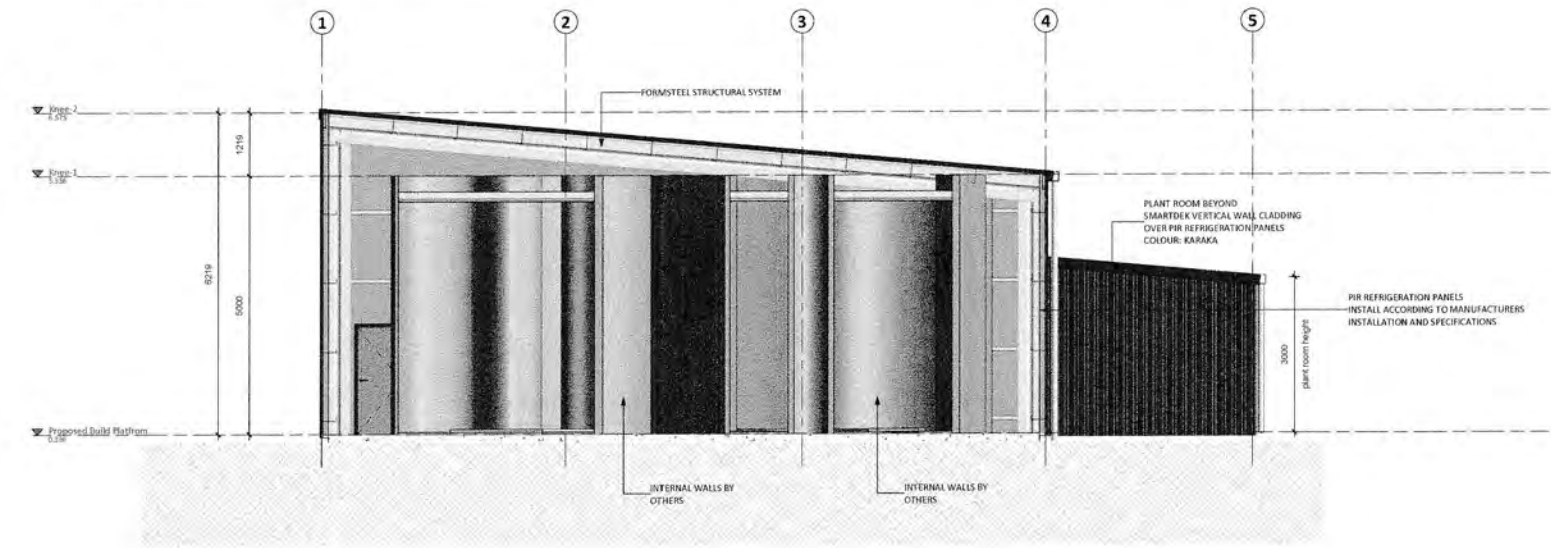
JOB No.	SHEET No.
B0000	A300

19/9/2023

D.C. M.C.



C PROPOSED INTERNAL SECTION C
A100 1:50



D PROPOSED INTERNAL SECTION D
A100 1:50

Formsteel
2-4 Workour Place, Margere, Auckland.
Tel: 09 275 0059 | Fax: 09 257 2850
Free 0800 550 000 | www.formsteel.co.nz
sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL, AND SHALL NOT BE LOANED, REPRODUCED OR COPIED, RESALED TO A THIRD PARTY WITHOUT WRITTEN CONSENT OF 2017

CLIENT	PROJECT TITLE	SHEET TITLE
EXPEDITION EARTH	ECO CAVE GORGE ROAD, QUEENSTOWN	BUILDING SECTIONS

NOTES:
 1. APPROVED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
 2. ALL THE STEEL WORKS / ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKS SHALL COMPLY WITH S112 S110.
 3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.
 4. CONTRACTOR SHALL NOT SCALE OFF DIMENSIONS.
 5. ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZS3602:11 AND THE NZS3602:12 AND ALL THEIR AMENDMENTS.

APPROVED CONTRACTOR SHALL SUBMIT EROD TESTS IN ACCORDANCE WITH METHCEN 10001 (S112) AND S112:11 S114 FOR REVIEW BY THE DESIGN ENGINEER. THE PRESENCE OF EROD ARE THE CONTRACTORS RESPONSIBILITY.
 IF NECESSARY CONTRACTOR SHALL CONSULT WITH ANY DISCREPANCIES IN THESE DRAWINGS. FORMSTEEL LTD MUST BE CONTACTED BEFORE PROCEEDING.
 THIS STRUCTURAL DRAWING IS NOT BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.
 IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT MAY FUTURE PLAN.

DRAWING UPDATE		DATE	RESOURCE CONSENT		JOB No.
F	DRAWINGS UPDATE	2023/09/31	APPROVED:	AH	B0000
E	HEIGHT LEVELS & UPDATES	2023/06/21	DESIGNER:	DH	SHEET No.
D	FLOOR LEVELS & DRAWING UPDATE	2023/08/18	DRAWN:	DM	A301
C	ADD FOOTINGS & PILES	2023/07/05	REV	DESCRIPTION	
B	CONCEPT DESIGN	2023/06/26	DATE	A1	SCALE: 1:50
A	CONCEPT DESIGN	2023/06/23			

19/9/2023

D.C. M.C.



Formsteel
2-4 Woolston Place, Margate, Auckland
Tel: 09 275 0060 | Fax: 09 227 2650
Firm: 0900 600 000 | www.formsteel.co.nz
sales@formsteel.co.nz

CLIENT
EXPEDITION EARTH

PROJECT TITLE
**ECO CAVE
GORGE ROAD,
QUEENSTOWN**

SHEET TITLE
IMAGES

NOTES
NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
ALL THE STEEL WORKS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKS SHALL COMPLY NZS 5131
THEY DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATION AND ALL RELEVANT DOCUMENTS.
CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.
ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZS3910:2011 AND THE NZS 3102 AND ALL THEIR AMENDMENTS.

NOMINATED CONTRACTOR MAY SUBMIT SPECIFIC SOURCE ANTHODOLOGY ERM AS EXPEDIENT IN ORDER TO FOR REVIEW BY THE DESIGNER THE ASSURANCE OF ERM ARE THE CONTRACTORS RESPONSIBILITY.
IF NOMINATED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS FORMSTEEL LTD MUST BE CONTACTED BEFORE PROCEEDING.
THE STRUCTURAL DRAWING MUST BE READ IN CONJUNCTION WITH ARCHITECTURE AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.
IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY DISCREPANCIES THAT OCCUR ON THAT PARTY FROM PLANS

REV	DESCRIPTION	DATE
E	DRAWINGS UPDATE	2023/08/31
F	HEIGHT LEVELS & UPDATES	2023/08/21
D	FLOOR LEVEL & DRAWING UPDATE	2023/08/18
C	ADD FOOTINGS & PILES	2023/07/05
B	CONCEPT DESIGN	2023/06/26
A	CONCEPT DESIGN	2023/06/23

RESOURCE CONSENT	
APPROVED:	Approver
DESIGNER:	Designer
DRAWN:	DM
AT SCALE:	

JOB No.
B0000
SHEET No.
A400

19/9/2023

D.C. M.C.



Formsteel

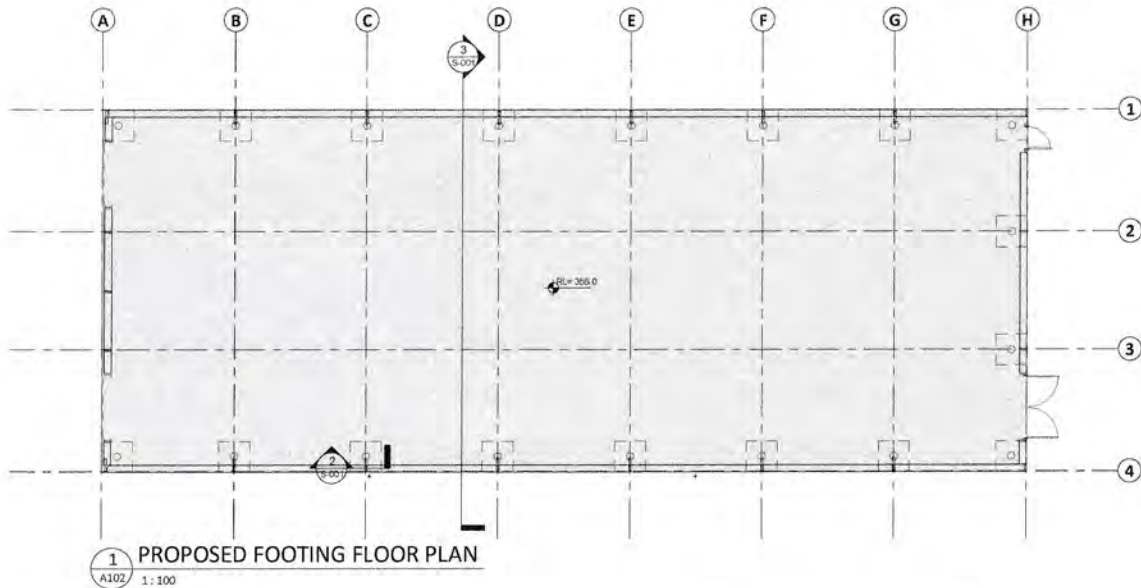
2-4 Waikeke Place, Margens, Auckland
Tel 09 275 0065 | Fax 09 257 2052
Free 0800 900 020 | www.formsteel.co.nz
sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT IN 2017

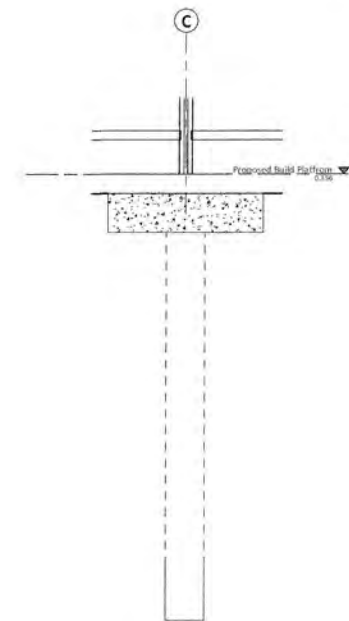
<p>CLIENT</p> <p>EXPEDITION EARTH</p>	<p>PROJECT TITLE</p> <p>ECO CAVE GORGE ROAD, QUEENSTOWN</p>	<p>SHEET TITLE</p> <p>IMAGES</p>	<p>NOTES:</p> <p>NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.</p> <p>ALL THE STEEL WORKS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKS SHALL COMPLY NZS 6131.</p> <p>FORM DRAWERS SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.</p> <p>CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.</p> <p>ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZS4401:11 AND THE NZS2 2012 AND ALL THEIR AMENDMENTS.</p>	<p>NOMINATED CONTRACTOR MAY SUBMIT ERECTION SEQUENCE METHODOLOGY ISM AS DETAILED HEREIN FOR REVIEW BY THE SENIOR ENGINEER. THE ADEQUACY OF ISM ARE THE CONTRACTORS RESPONSIBILITY.</p> <p>IF NOMINATED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL LTD MUST BE CONTACTED BEFORE PROCEEDING.</p> <p>THIS STRUCTURAL DRAWING MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.</p> <p>IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT ARISE FROM PLANS.</p>	<p>RESOURCE CONSENT</p>		<p>JOB No.</p> <p>B0000</p>
					<p>REV</p> <p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p>	<p>DATE</p> <p>2023/06/23</p> <p>2023/08/18</p> <p>2023/07/05</p> <p>2023/06/26</p> <p>2023/06/23</p>	<p>APPROVED:</p> <p>Approver</p>

19/9/2023

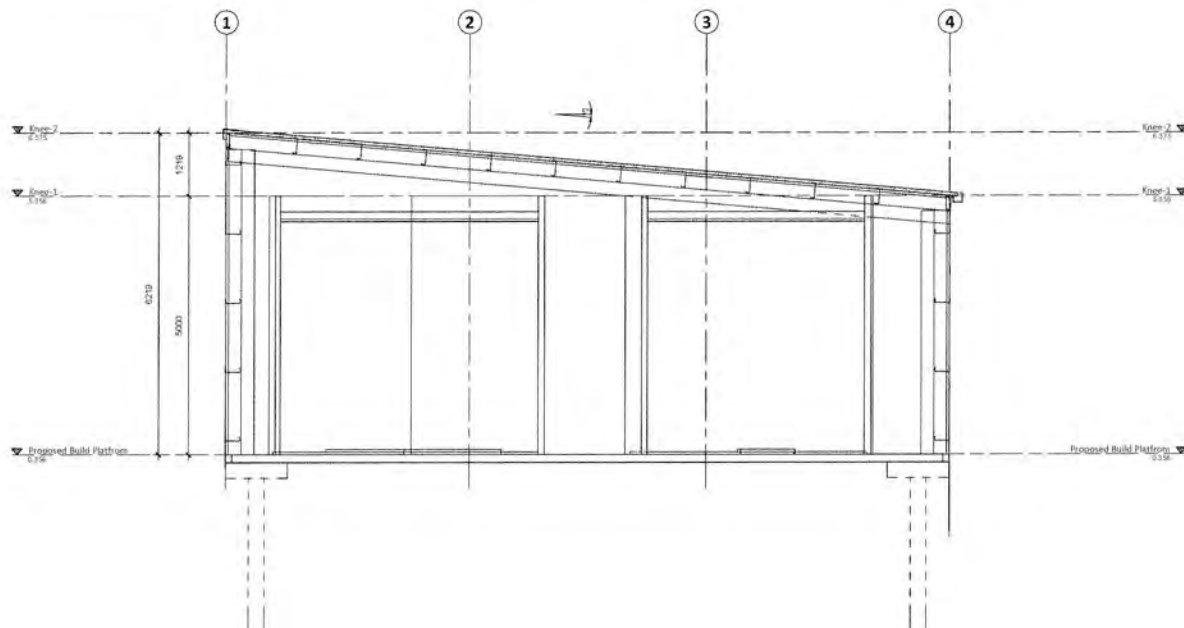
D.C. M.C. ✓



1 PROPOSED FOOTING FLOOR PLAN
A102 1:100



2 TYPICAL PILE SECTION
S-001 1:20



3 TYPICAL STRUCTURAL SECTION
S-001 1:50

Formsteel

2-4 Wackaill Place, Margate, Auckland
Tel 09 275 0069 | Fax 09 257 2950
Free 0900 900 100 | www.formsteel.co.nz
sales@formsteel.co.nz

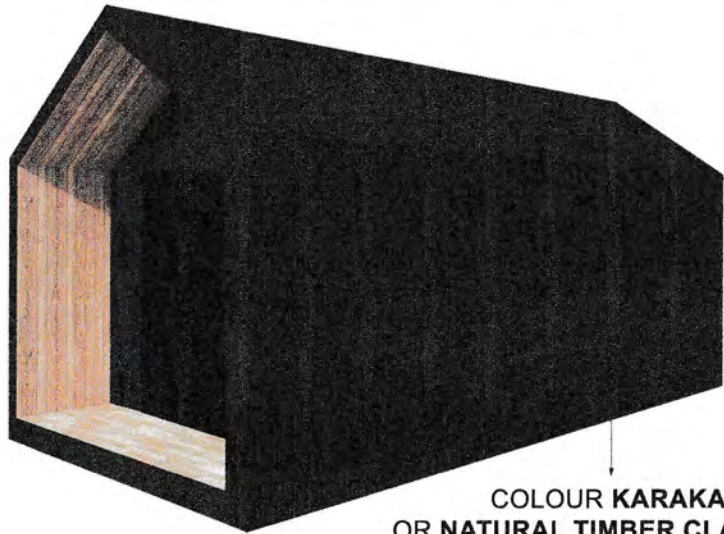
THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL, AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT IN 2017

CLIENT	PROJECT TITLE	SHEET TITLE	NOTES:	RESOURCE CONSENT	JOB No.												
EXPEDITION EARTH	ECO CAVE GORGE ROAD, QUEENSTOWN	PROPOSED FOOTING FLOOR PLAN	<p>REMARKED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.</p> <p>ALL THE STEEL WORKS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKS SHALL COMPLY NZS 6131</p> <p>THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATION AND ALL RELEVANT DOCUMENTS</p> <p>CONTRACTOR SHALL NOT SCALE OFF DRAWINGS</p> <p>ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZS 3100:4:2011 AND THE NZS 3102:2012 AND ALL THEIR AMENDMENTS</p>	<table border="1"> <tr> <td>APPROVED:</td> <td>Approver</td> <td>B0000</td> </tr> <tr> <td>DESIGNER:</td> <td>Designer</td> <td>SHEET No.</td> </tr> <tr> <td>DRAWN:</td> <td>Author</td> <td>S-001</td> </tr> <tr> <td>REV</td> <td>DESCRIPTION</td> <td>DATE</td> </tr> </table>	APPROVED:	Approver	B0000	DESIGNER:	Designer	SHEET No.	DRAWN:	Author	S-001	REV	DESCRIPTION	DATE	<p>19/10/2023</p> <p><i>D.C.M.C.</i></p>
APPROVED:	Approver	B0000															
DESIGNER:	Designer	SHEET No.															
DRAWN:	Author	S-001															
REV	DESCRIPTION	DATE															

19/10/2023

D.C.M.C.

Ticketing Hut & Waiting Hut

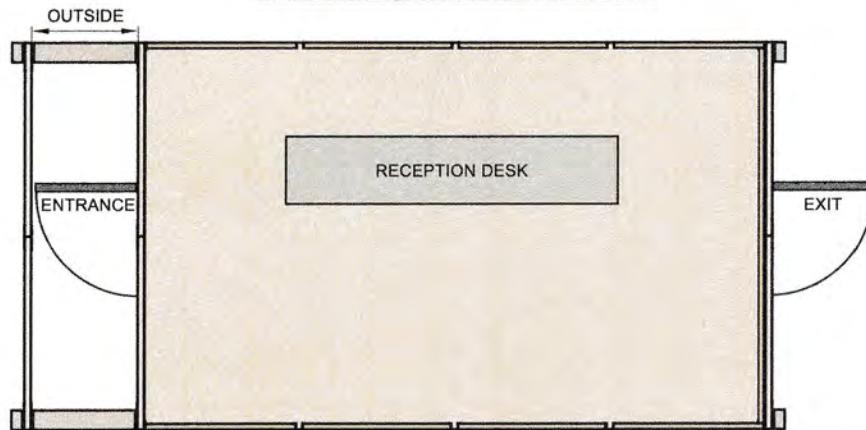


COLOUR KARAKA
OR NATURAL TIMBER CLADDING

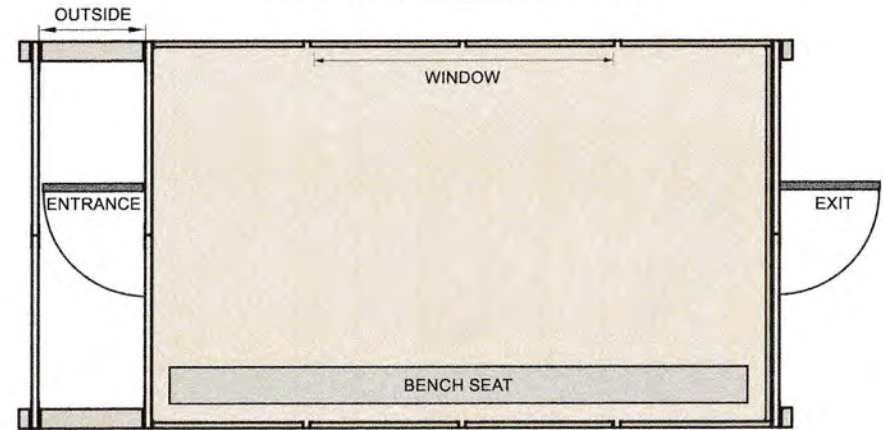
Elevations



Ticketing Hut Floor Plan



Waiting Hut Floor Plan



OUTPOST
Built Tough

14 Washdyke Flat Road, Washdyke, Timaru
TEL 0800 688 767 EMAIL
sales@outpostbuildings.co.nz

SHEET TITLE

PROPOSED TICKETING HUT
AND WAITING HUT
FLOOR PLAN

NOTES AND DETAIL

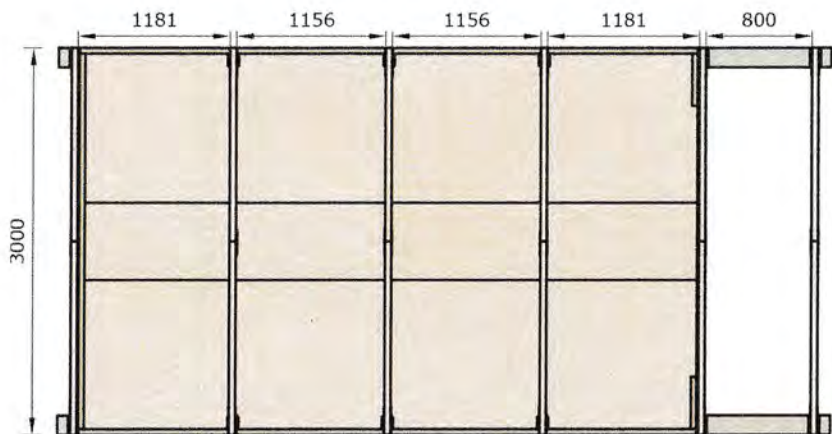
PREFABRICATED ITEM CODE **BDL301EF**

The Borderland kitset option by **Outpost Kitsets Ltd.**, with custom design alterations to allow for project requirements. Outpost buildings are designed for the toughest of NZ conditions, to stand up to the extreme conditions of high country NZ – rain, hail, snow or extreme heat. A durable and weather deflecting design. Built tough, with a strong design made with high quality 6x2 timber framing and Colorsteel roof cladding.

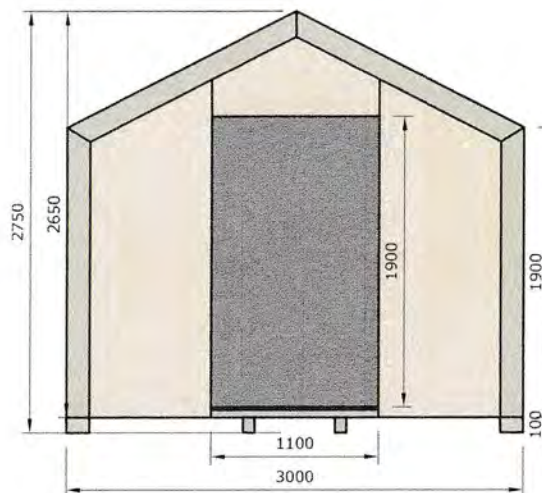
19/9/2023

DC, etc

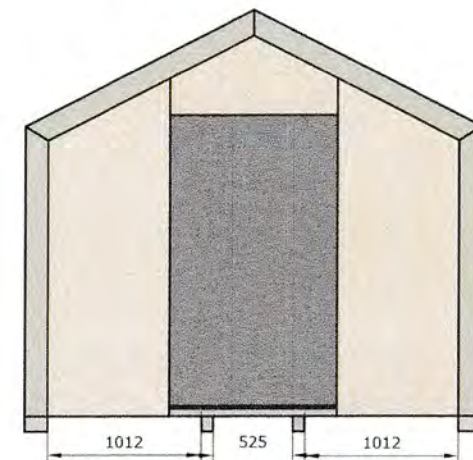
Floor Plan



Front Elevation



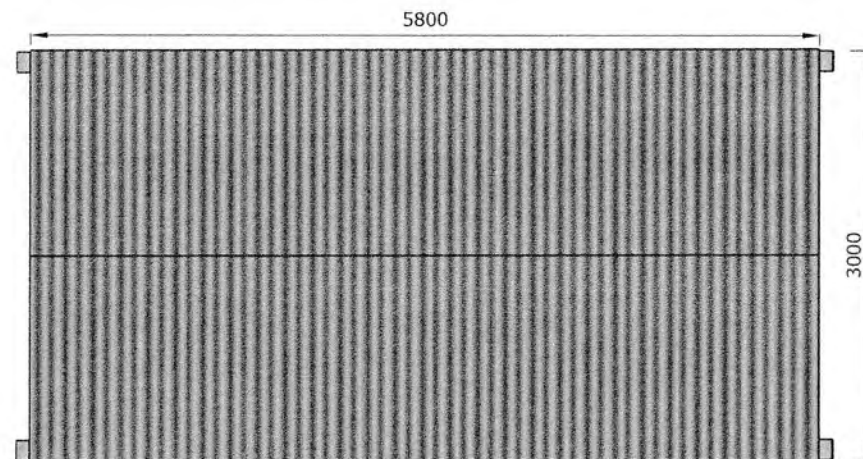
End Elevation



Material Spec

Description	Spec	Size mm (Thickness x Width)
FRAMING		
Outer Bearer (on ground)	SG8 H5 R/S grade Pine	150 x 100mm
Wall & Roof Framing	SG8 H3.2 R/S grade Pine	150 x 50mm
Wall Cladding & Floor Cladding	SG8 H3 CD treated Ply Wood	2400 x 12mm wall, 2400 x 15mm floor
Ply Sheet Support (portal)	SG8 H3.2 R/S grade Pine	100 x 50mm
ROOFING		
Roofing Sheets	0.04mm Colorsteel	0.04 x 760mm
Barge Flashing	0.04mm Colorsteel	80 x 45mm
Ridge Flashing	0.04mm Colorsteel	200 x 200 mm
FIXINGS/FASTENINGS		
Nail Plates	Portal connection	Pryda MP6R10
Brace Straps	Portal leg to bearer fixing	Pryda SBS 300mm
Joist Hanger	Portal leg to outer bearer fixing	124 x 52mm, FB52124
Universal tek screws	Roofing, Joist hangers, Fastenings	
Bugle Head Batten Screws	Ply cladding, Portal fixing	50 x 14G & 100 x 14G

Roof Plan



14 Washdyke Flat Road, Washdyke, Timaru
TEL 0800 688 767 EMAIL
sales@outpostbuildings.co.nz

SHEET TITLE

PROPOSED TICKETING HUT
AND WAITING HUT
SECTIONS

NOTES AND DETAIL

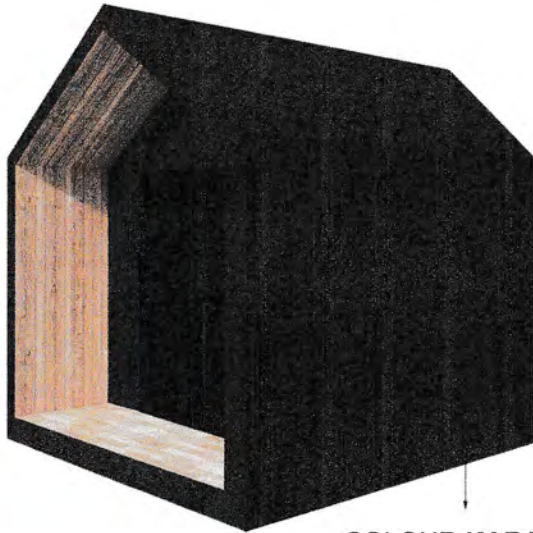
PREFABRICATED ITEM CODE BDL301EF

The Borderland kitset option by **Outpost Kitsets Ltd.**, with custom design alterations to allow for project requirements. Outpost buildings are designed for the toughest of NZ conditions, to stand up to the extreme conditions of high country NZ – rain, hail, snow or extreme heat. A durable and weather deflecting design. Built tough, with a strong design made with high quality 6x2 timber framing and Colorsteel roof cladding.

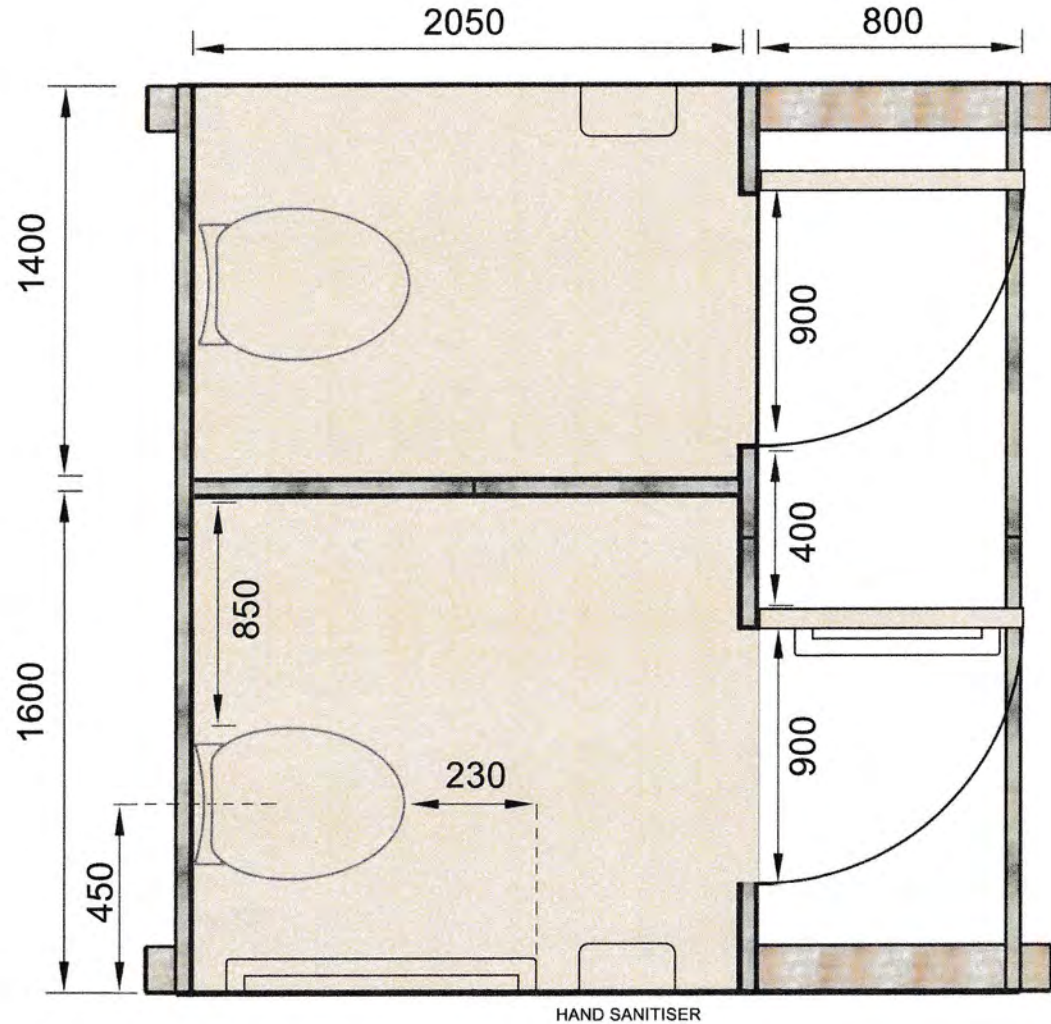
DC.Mc

15/10/2023

Bathroom Hut



COLOUR KARAKA
 OR NATURAL TIMBER CLADDING



14 Washdyke Flat Road, Washdyke, Timaru
 TEL 0800 688 767 EMAIL
 sales@outpostbuildings.co.nz

SHEET TITLE

PROPOSED TICKETING HUT
 AND WAITING HUT
 FLOOR PLAN

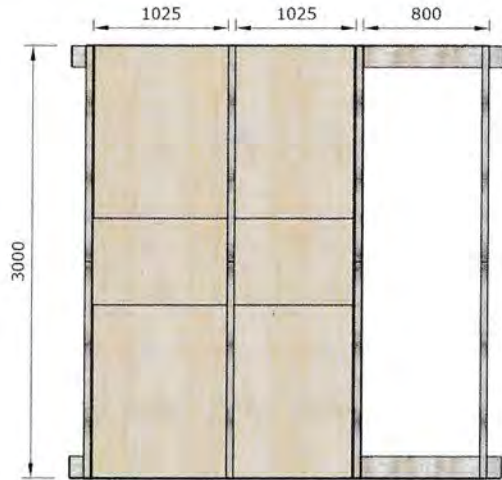
NOTES AND DETAIL

PREFABRICATED ITEM CODE **BDL301EF**

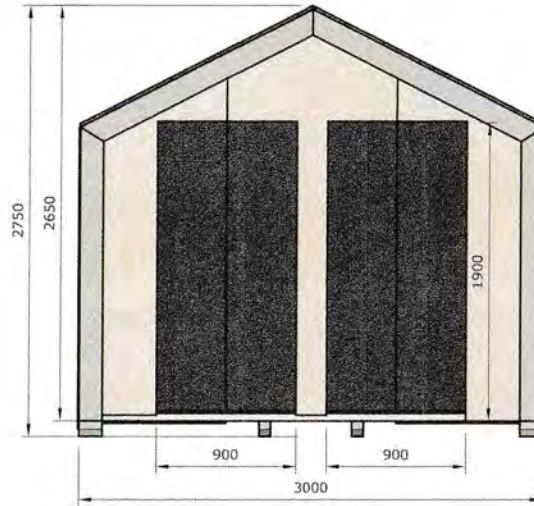
The Borderland kitset option by **Outpost Kitsets Ltd**, with custom design alterations to allow for project requirements. Outpost buildings are designed for the toughest of NZ conditions, to stand up to the extreme conditions of high country NZ – rain, hail, snow or extreme heat. A durable and weather deflecting design. Built tough, with a strong design made with high quality 6x2 timber framing and Colorsteel roof cladding.

DC MC

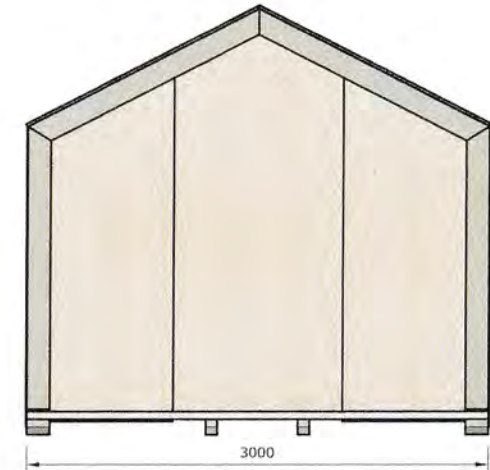
Floor Plan



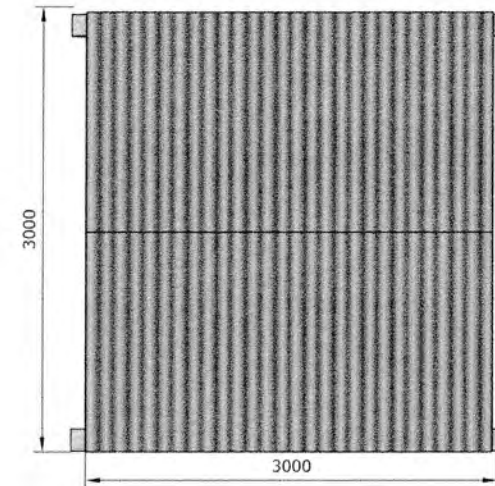
Front Elevation



End Elevation



Roof Plan



Material Spec

Description	Spec	Size min (Thickness x Width)
FRAMING		
Outer Bearer (on ground)	SG8 H5 R/S grade Pine	150 x 100mm
Wall & Roof Framing	SG8 H3.2 R/S grade Pine	150 x 50mm
Wall Cladding & Floor Cladding	SG8 H3 CD treated Ply Wood	2400 x 12mm wall, 2400 x 15mm floor
Ply Sheet Support (portal)	SG8 H3.2 R/S grade Pine	100 x 50mm
ROOFING		
Roofing Sheets	0.04mm Colorsteel	0.04 x 760mm
Barge Flashing	0.04mm Colorsteel	80 x 45mm
Ridge Flashing	0.04mm Colorsteel	200 x 200 mm
FIXINGS/FASTENINGS		
Nail Plates	Portal connection	Pryda MP6R10
Brace Straps	Portal leg to bearer fixing	Pryda SBS 300mm
Joist Hanger	Portal leg to outer bearer fixing	124 x 52mm, FB52124
Universal tek screws	Roofing, Joist hangers, Fastenings	
Bugle Head Batten Screws	Ply cladding, Portal fixing	50 x 14G & 100 x 14G

OUTPOST
Built Tough

14 Washdyke Flat Road, Washdyke, Timaru
TEL 0800 688 767 EMAIL
sales@outpostbuildings.co.nz

ALL PLANS AND DRAWINGS © 2023 OUTPOST BUILDINGS LTD

SHEET TITLE

PROPOSED BATHROOM HUT
SECTIONS

NOTES AND DETAIL

PREFABRICATED ITEM CODE **BDL303EF**

The Borderland kitset option by **Outpost Kitsets Ltd.**, with custom design alterations to allow for project requirements. Outpost buildings are designed for the toughest of NZ conditions, to stand up to the extreme conditions of high country NZ – rain, hail, snow or extreme heat. A durable and weather deflecting design. Built tough, with a strong design made with high quality 6x2 timber framing and Colorsteel roof cladding.

M.C. D.C.



AFFECTED PERSON'S APPROVAL



FORM 8A

Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Faraway Entertainment Limited

PERSON AFFECTED PERSON'S DETAILS

I/We OFF-ROAD ADVENTURES QUEENSTOWN LIMITED

Are the owners/occupiers of
Part Section 51 Block XX Shotover Survey District held in Record of Title OT18D/467

☰ DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:
To establish and operate a commercial tourism activity

at the following subject site(s):
Lot 2 Deposited Plan 20143 held in Record of Title OT11B/747 and
Part Section 51 Block XX Shotover Survey District held in Record of Title OT18D/467 and
Section 1 SO 24761

- I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.
- I/We understand that if the consent authority determines the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

📄 WHAT INFORMATION/PLANS HAVE YOU SIGHTED

I/We have sighted and initialled ALL plans dated and approve them.

[Empty box for plan details]

- Landscape Plan: Dated 8/09/2023
- Car park Plan: Dated 11/09/2023
- Earthworks Plan: Dated 11/09/2023
- Subdivision Plan: Dated 20/07/2023
- Building Plans: Dated 31/08/2023

19/9/23 D.C.



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT) Denis Columb	
	Contact Phone / Email address bigd@olfractal.co.nz	
	Signature <i>DJ Columb</i>	Date 19/9/23

B	Name (PRINT) Denis Joseph Columb	
	Contact Phone / Email address	
	Signature	Date

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

Conditional written approvals cannot be accepted.
 There is no obligation to sign this form, and no reasons need to be given.
 If this form is not signed, the application may be notified with an opportunity for submissions.
 If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

Legend

-  Existing Pine/Exotic Vegetation
-  Pond/Wetland
-  <1.2m Groundcover (eg. Chionochloa, Veronica spp.)
-  >4m Native Amenity planting (eg. Olearia, Pittosporum, Griselinia spp.)
-  >6m Native Shade /Screen Tree (eg. Mountain Beech)
-  Gravel
-  Rough Grass. Low fertility mix, predominantly browntop.
-  2m wide Accessible Boardwalk
-  Schist Boulder Retaining wall <1.2m high



- Notes**
1. 6.5m wide Vehicle Access
 2. Carparks
 3. Campervan Parks
 4. Drop-off Pick-up Zone
 5. Concrete Vehicle Crossing
 6. Fire Appliance and Emergency Access
 7. Service Access
 8. Utility Area /Water Tanks
 9. Existing Building and Tenant (Off Road Adventures)
 10. Eco Cave Building (490m2)
 11. Stream Crossing

5	6/06/28	LOA	Current revision
4	3/06/25	Asst Designer	
3	30/06/23	For issues agreement	
2	06/06/23	Issue Vegetation Areas	
1	30/05/23	Issue	
Rev	Date	Issue	Issue Notes
Faraway Productions Ltd			
STR Landscape Design 102 165 9225			
ECO CAVE			
Landscape Concept			
SR	1039		
SR	1:500@A3		
8/09/23	LO1		
1042-1C.vxxx			

19/9/23 DC.

Legend

-  Existing Pine/Exotic Vegetation
-  Pond/Wetland
-  <1.2m Groundcover (eg. Chionochoa, Veronica spp.)
-  >4m Native Amenity planting (eg. Olearia, Pittosporum, Griselinia spp.)
-  >6m Native Shade /Screen Tree (eg. Mountain Beech)
-  Gravel
-  Rough Grass. Low fertility mix, predominantly browntop.
-  2m wide Accessible Boardwalk
-  Large Landscape Rocks

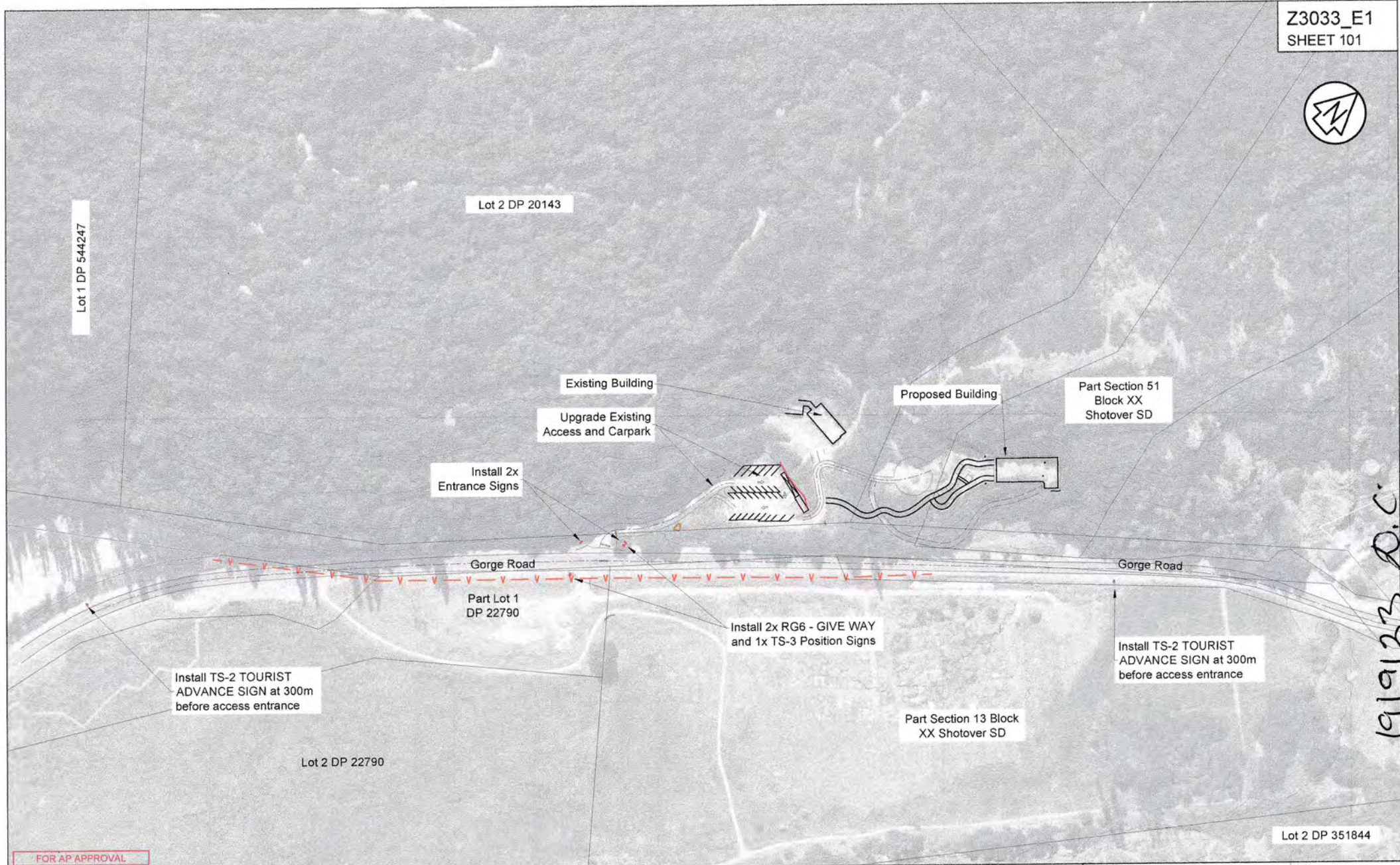


Notes

1. Waiting Hut
2. Toilet Hut
3. Ticket Office
4. Earth Mound with Boulders and Screen Planting
5. Shallow Wetland /Tarn
6. Service Access
7. Topsoil and Plant Existing Access
8. Fire appliance and Emergency access

19/19/23 D.C.

6	10/10/23	10/10/23	10/10/23	10/10/23	10/10/23
4	10/10/23	10/10/23	10/10/23	10/10/23	10/10/23
3	10/10/23	10/10/23	10/10/23	10/10/23	10/10/23
2	10/10/23	10/10/23	10/10/23	10/10/23	10/10/23
1	10/10/23	10/10/23	10/10/23	10/10/23	10/10/23
Rev.	Date	By	Check	When Made	
Foraway Productions Ltd					
SITE Landscape Design 022 195 0225					
ECO CAVE					
Landscape Concept					
SR	10/09/23	10/09/23	10/09/23	10/09/23	10/09/23
SR	10/09/23	10/09/23	10/09/23	10/09/23	10/09/23
SR	10/09/23	10/09/23	10/09/23	10/09/23	10/09/23
SR	10/09/23	10/09/23	10/09/23	10/09/23	10/09/23



19/9/23 P.C.

FOR AP APPROVAL



REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	21/07/23
B	ROAD MARKINGS AMENDMENTS	24/07/23
C	EARTHWORKS	28/07/23
D	ISSUED FOR AFFECTED PARTY APPROVAL	11/09/23

Level 2 Brownston House, 21 Brownston St, Vanua, Pt. (03) 443 5577. Email: contact@southernland.co.nz, www.southernland.co.nz
Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly and ensuring the information is the most recent issue. If this plan is being used for resource consent purposes then a scale and dimensions should be considered indicative and subject to final Land Transfer Survey. As areas and dimensions may vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.



Gorge Road Development Engineering Design Site Layout

COPYRIGHT: THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD.

PREPARED FOR		SCALE	
Faraway Entertainment Limited		1:2000 @ A3	
SURVEYED BY		SATUR & LEVEL	
CG	23/03/23	Mount Nicholas 2000	
DATE		LEVEL IN TERMS OF NZVD 2016	
CM	07/07/23	ORIGIN #_DPOXX PL = XXX.XXX	
DATE		DRAWING REFERENCE	
CHECKED BY	03/03/23	Z3033_E1	
GL		REVISION	
APPROVED BY	28/07/23	D	
AJHB			



Area for 5x overflow parks and 1x shuttle

Assumed Stream Position

Service Track

Proposed Carpark

Access Track

de Road

Lot 2 DP 20143

60.0m
NB T
19/9/23
D.C

CH 90.00
CH 80.00

CH 30.00
CH 20.00
CH 10.00
CH 410.00
CH 400.00
CH 390.00
CH 380.00
CH 370.00
CH 360.00
CH 350.00

FOR AP APPROVAL



REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	20/04/23
B	UPDATED ISSUE	08/09/23
C	ISSUED FOR AFFECTED PARTY APPROVAL	11/09/23

Gorge Road Development
Engineering Design
Carpark Layout

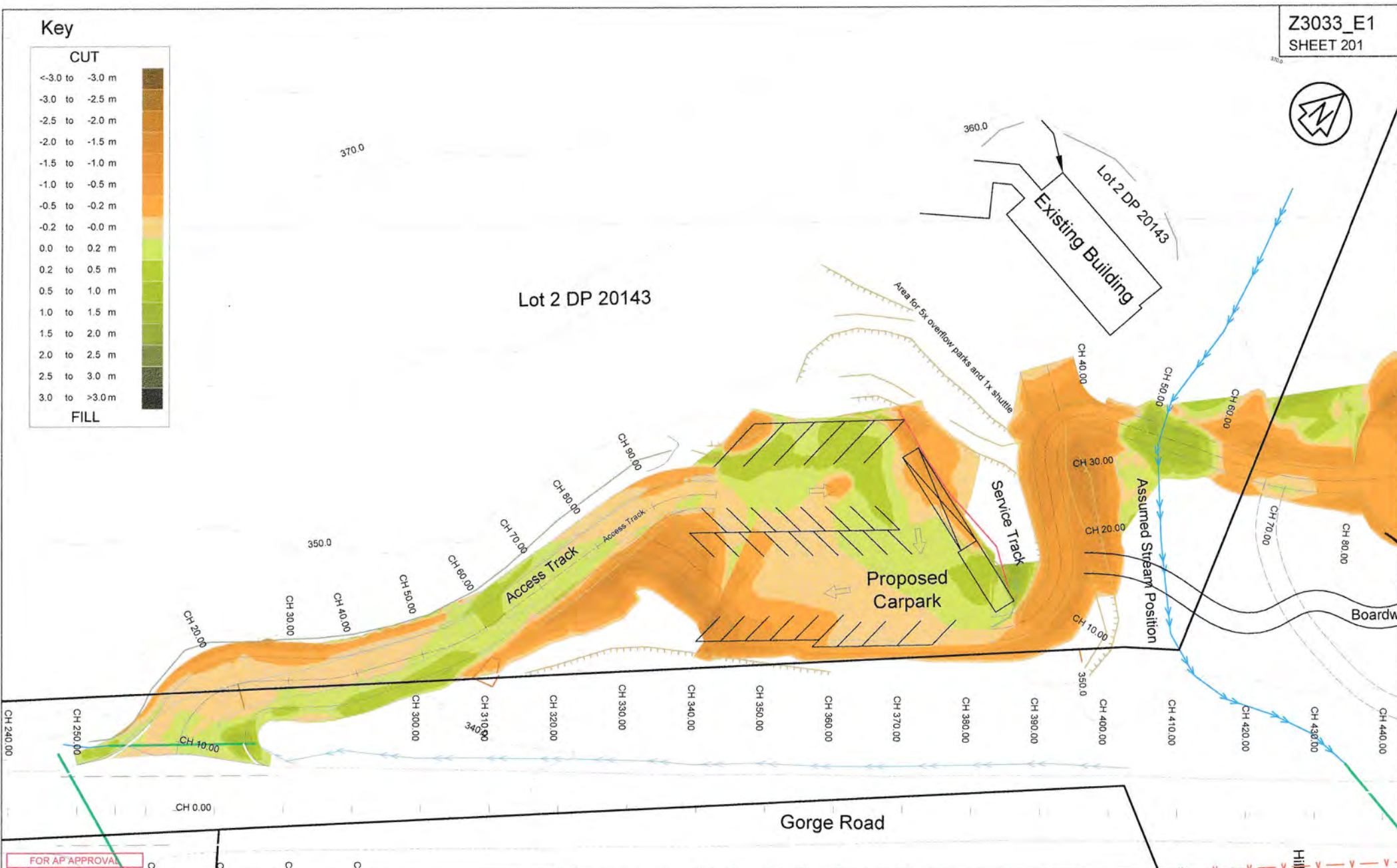
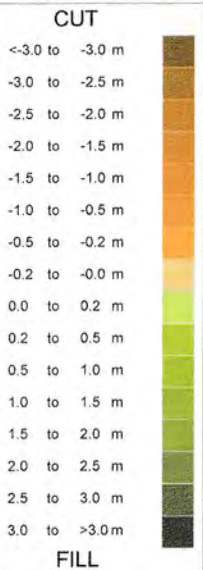
PREPARED FOR		SCALE	
Faraway Entertainment Limited		1:750 @ A3	
DATUM & LEVEL		REVISION	
Mount Nicholas 2000		Z3033_E1	
LEVEL IN TERMS OF NOV 2016		C	
DRAWING REFERENCE			
SURVEYED	DATE	CHECKED	DATE
CG	23/03/23	GL	03/03/23
DRAWN	DATE	APPROVED	DATE
CM	19/04/23	AJHB	20/04/23

Level 2 Brownston House, 21 Brownston St., Whenua. Ph: (03) 443 5577, Email: contact@southernland.co.nz, www.southernland.co.nz
Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data in electronic form without repeating and checking them for accuracy against the original hard copy versions or with Southern Land directly and entering the information in the most recent issue. If this plan is being used for resource consent purposes then areas and dimensions should be considered indicative and subject to final Land Transfer Survey. An area and dimension may vary upon survey if detail not be attached to take & purchase a grantee without an appropriate condition to cover such variations.



COPYRIGHT: THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD

Key



19/01/23 DL

FOR AP APPROVAL



REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	20/04/23
C	EARTHWORKS	28/07/23
D	EARTHWORKS	09/08/23
E	EARTHWORKS	15/08/23
F	ISSUED FOR AFFECTED PARTY APPROVAL	11/09/23

Gorge Road Development
Engineering Design
Earthworks

PREPARED FOR
Faraway Entertainment Limited

SCALE
1:500 @ A3

DATUM & LEVEL
Mount Nicholas 2000
LEVEL IN TERMS OF NZOD 2016
ORDER #_DPXCA RL = XXXXXXX

SURVEYED	DATE	CHECKED	DATE	DRAWING REFERENCE	REVISION
CG	23/03/23	GL	03/03/23	Z3033_E1	F
CM	19/04/23	AJHB	15/08/23		

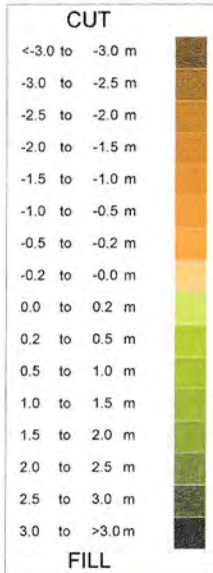
Level 2 Brownston House, 21 Brownston St., Wairaka, Ph: (03) 443 5577, Email: contact@southernland.co.nz, www.southernland.co.nz
Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly and ensuring the information is the most recent issue. If the plan is to be used for research purposes their shape and dimensions should be confirmed by independent survey. As areas and dimensions may vary each survey it should not be obtained in any purchase agreements without an appropriate condition to cover such variations.



COPYRIGHT: THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD.



Key



19/9/23 D.C.

FOR AP APPROVAL



REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	20/04/23
B	ROAD MARKINGS AMENDMENTS	24/07/23
C	EARTHWORKS	28/07/23
D	LANDSCAPING UPDATES	06/08/23
E	ISSUED FOR AFFECTED PARTY APPROVAL	11/08/23

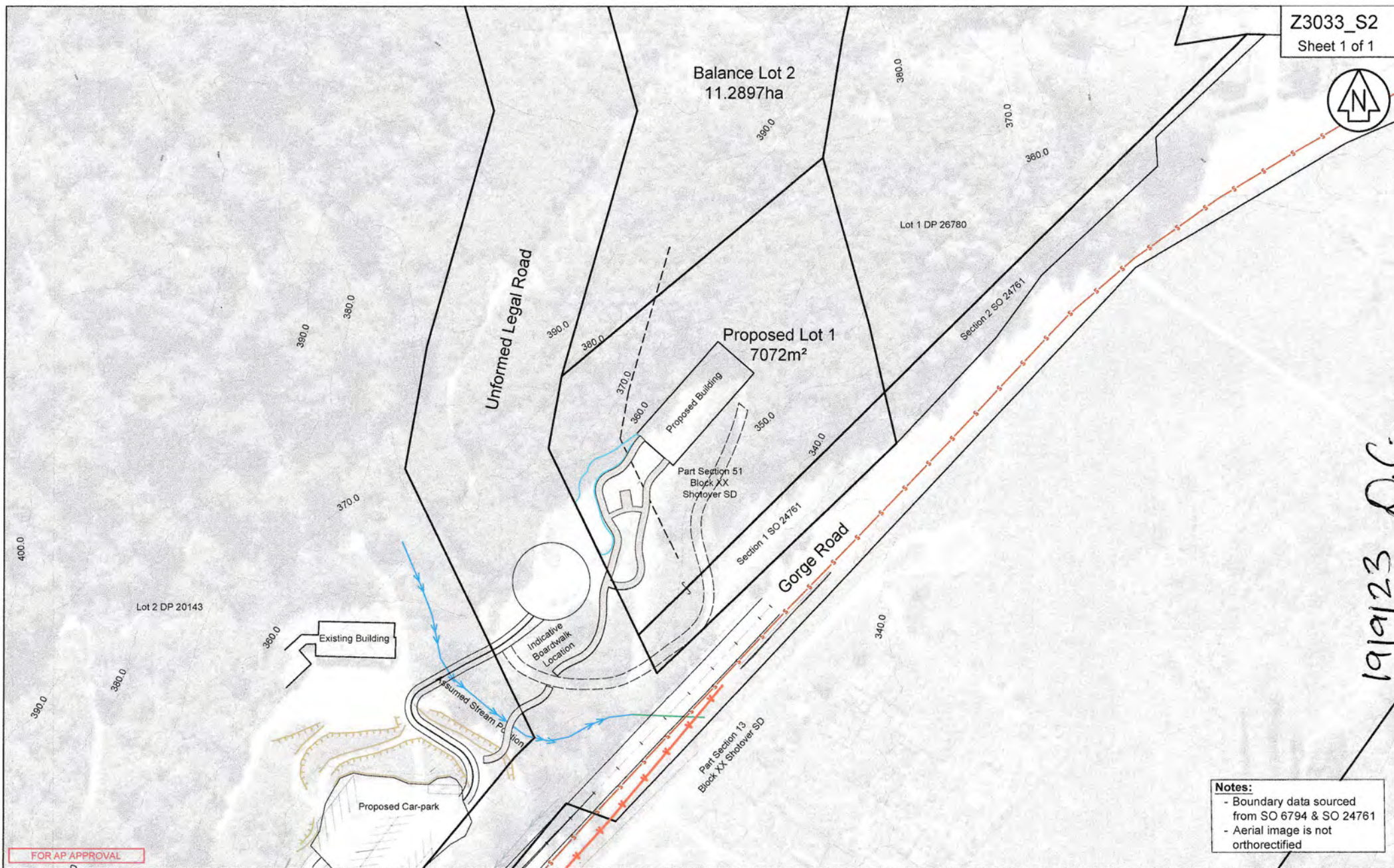
Level 2 Brownston House, 21 Brownston St, Waiwaka, Ph: (03) 443 5577, Email: contact@southernland.co.nz, www.southernland.co.nz
 Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data in electronic form without verifying and checking them for accuracy against the original hard copy versions or with Southern Land directly and accepting the information in the most recent issue. If this plan is being used for resource consent purposes then areas and dimensions should be cross checked and subject to final Land Transfer Survey. An area and dimensions may vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.



Gorge Road Development
Engineering Design
Earthworks

COPYRIGHT: THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD.

PREPARED FOR				SCALE	
Faraway Entertainment Limited				1:500 @ A3	
SATURN'S LEVEL				MOUNT NICHOLAS 2000	
LEVEL IN TERMS OF NZVD 2016				CRONK & SPICALI IN WAIWAKA	
DRAWING REFERENCE				REVISION	
SURVEYED	DATE	CHECKED	DATE	DRAWING REFERENCE	
CG	23/03/23	GL	03/03/23	Z3033_E1	E
DRAWN	DATE	APPROVED	DATE		
CM	19/04/23	AJHB	15/08/23		



Notes:
 - Boundary data sourced from SO 6794 & SO 24761
 - Aerial image is not orthorectified

FOR AP APPROVAL



REVISION	DESCRIPTION	DATE
A	Original Issue	20/07/23

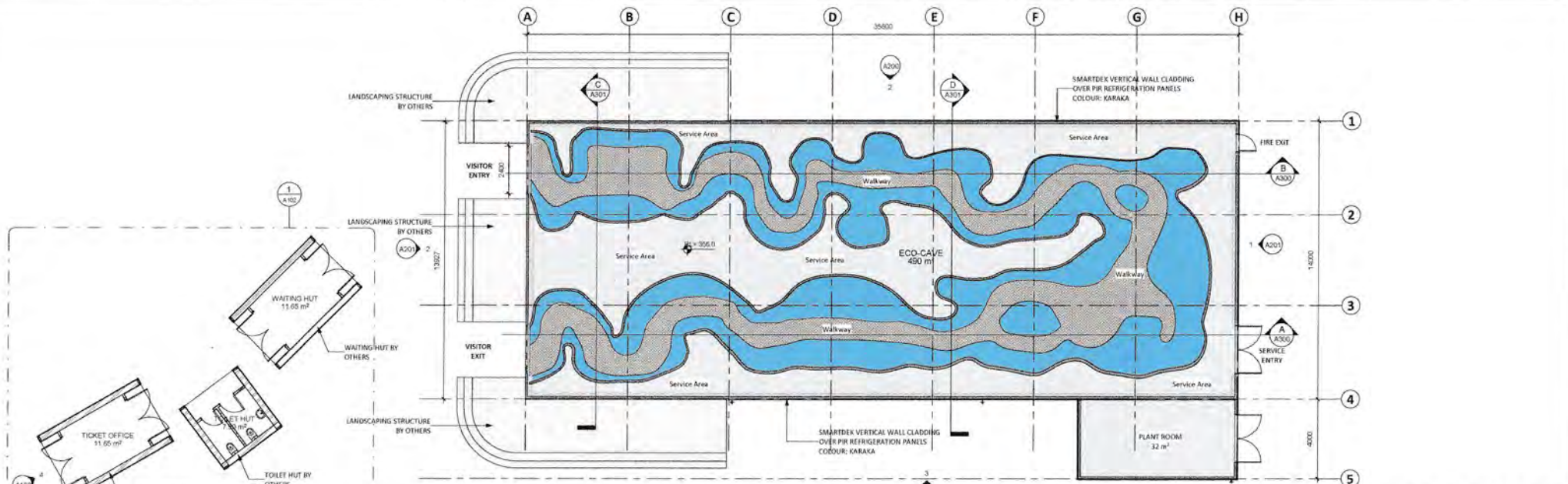
**Gorge Road Development
Subdivision
Plan View**

PREPARED FOR				SCALE	
Faraway Entertainment Limited				1:1000 @ A3	
SURVEYED				DRAWN & LEVEL	
C.G	23/03/23	A.J.H.B	23/03/23	Mount Nicholas 2000	
DRAWN				LEVEL IN TERMS OF SEASIDE VERTICAL DATUM 1984	
T.A	18/07/23	A.J.H.B	20/07/23	ORIGIN OUT TO GP XXXXX RL = XXX.XX	
DRAWING REFERENCE				REVISION	
Z3033_S2				A	

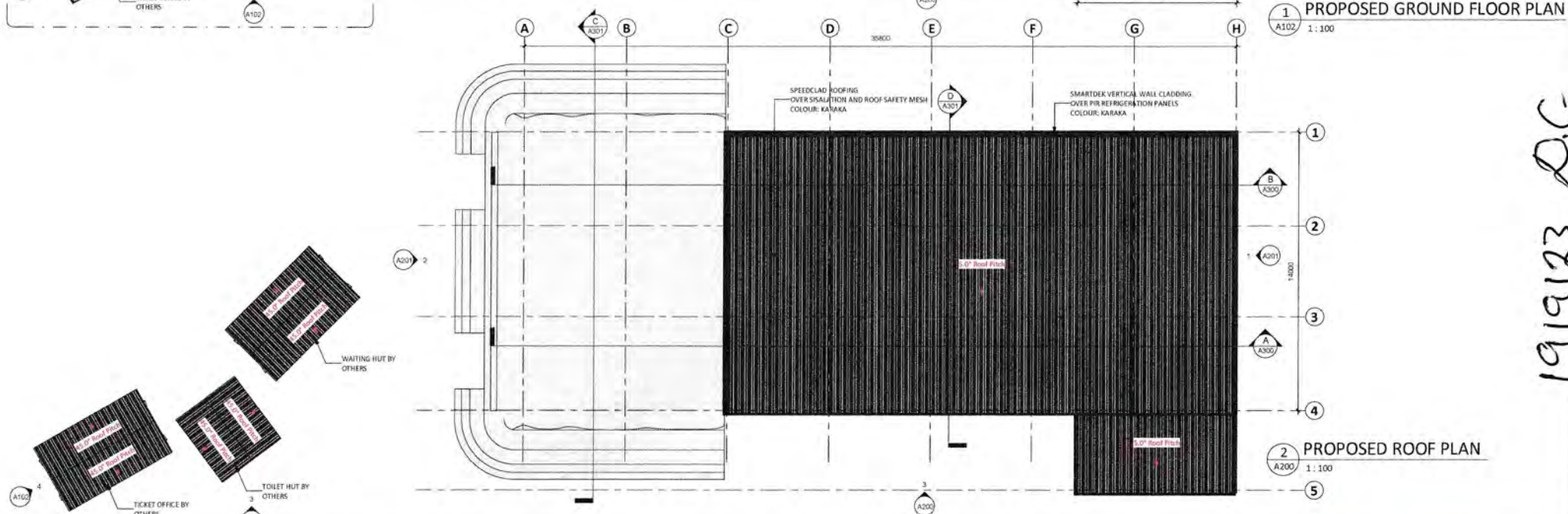
Level 7 Brownston House, 21 Brownston St, Wairarapa, P.O. Box 443 5077. Email: info@southernland.co.nz, www.southernland.co.nz
 Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly and ensuring the information is the most recent issue. If this plan is being used for resource consent purposes then areas and dimensions should be considered indicative and subject to final Land Transfer Survey. All areas and dimensions may vary upon survey. It should not be obtained to enter a purchase agreement without an appropriate condition to cover such variations.



COPYRIGHT: THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD.



1 A102 1:100 PROPOSED GROUND FLOOR PLAN



2 A200 1:100 PROPOSED ROOF PLAN

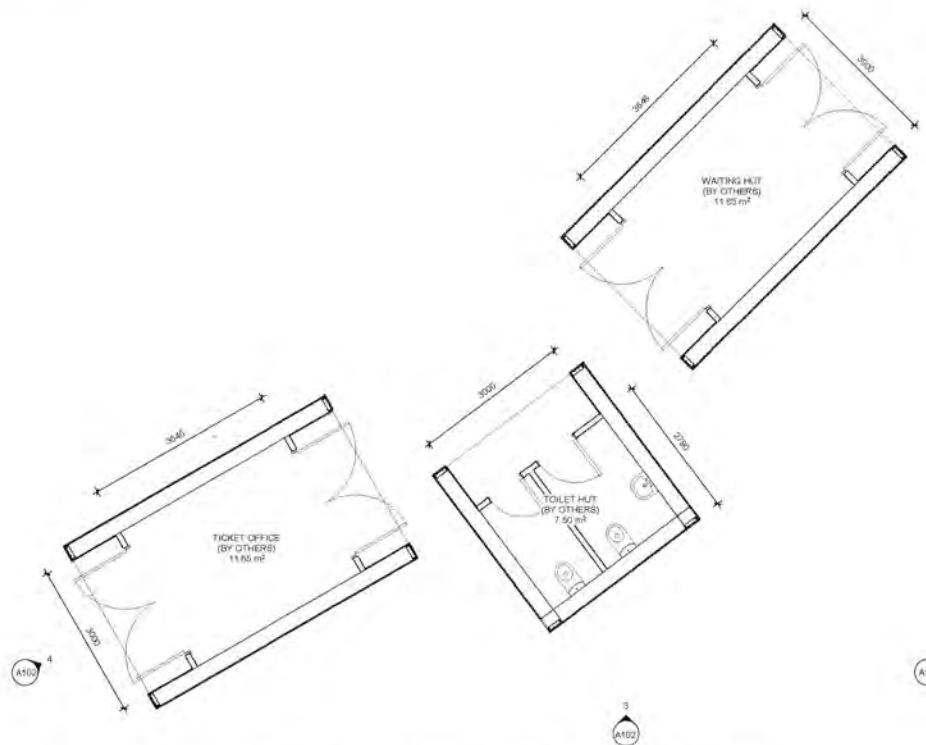
19/19/23 D.C

Formsteel

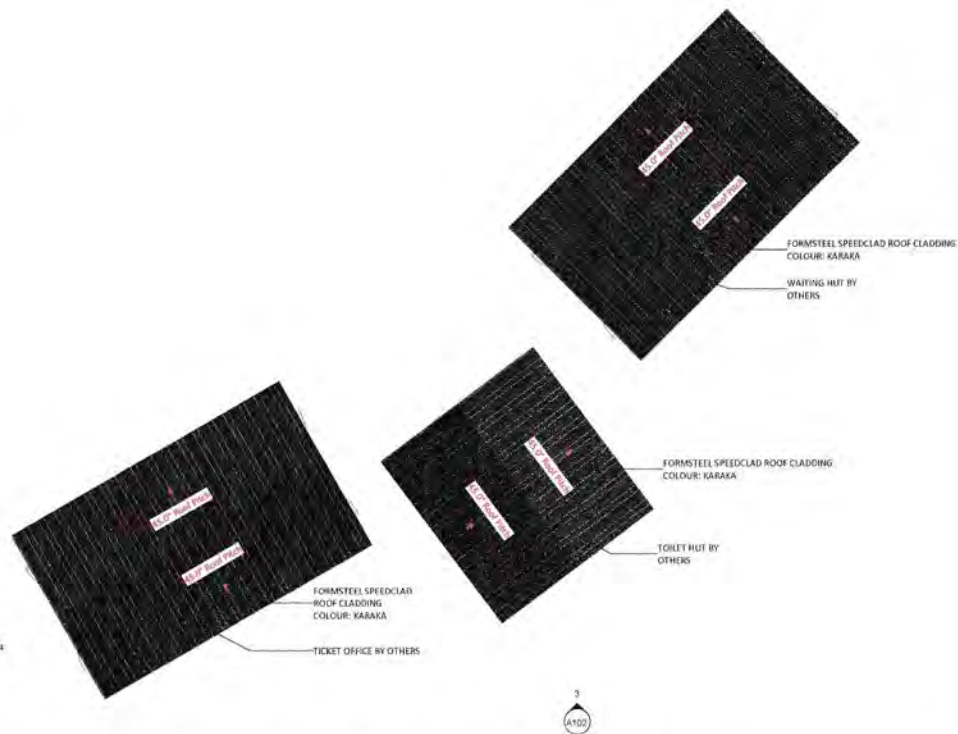
2-4 Waiakari Place, Mangere, Auckland.
Tel: 09 275 0000 | Fax: 09 257 2650
Email: 0900 555 000 | www.formsteel.co.nz
sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL. IT SHALL NOT BE COPIED, REPRODUCED, OR COMMERCIALIZED TO A THIRD PARTY WITHOUT WRITTEN CONSENT BY FORMSTEEL.

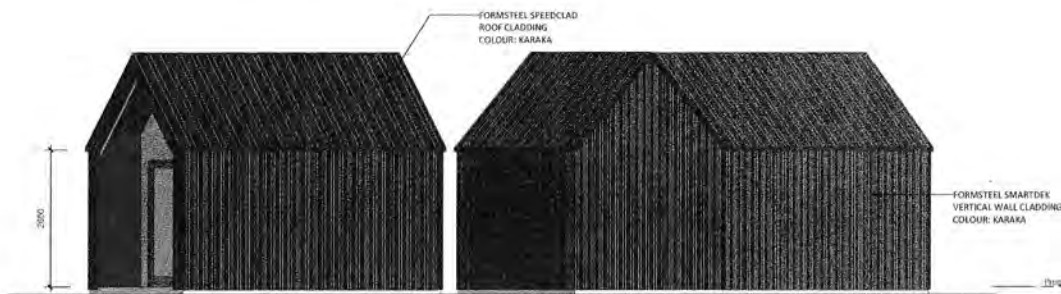
CLIENT	PROJECT TITLE	SHEET TITLE	NOTES:	REVISIONS	RESOURCE CONSENT	JOB No.																																
EXPEDITION EARTH	ECO CAVE GORGE ROAD, QUEENSTOWN	PROPOSED FLOOR PLAN & ROOF PLAN	<p>INDICATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.</p> <p>ALL THE STEEL WORKS UNEXPECTEDLY EXPOSED/STRUCTURAL STEEL WORKS SHALL COMPLY WITH:</p> <p>THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.</p> <p>CONTRACTOR SHALL NOT SCALE OFF DIMENSIONS.</p> <p>ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZS3601:01 AND THE NZS2 3012 AND ALL THEIR AMENDMENTS.</p> <p>INDICATED CONTRACTOR MAY SUBMIT ERECTION (SEQUENCE, METHODOLOGY) BEING AS LIFTED TO MAXIMUM 30% FROM REVIEW BY THE DESIGN ENGINEER. THE ADEQUACY OF SEM ARE THE CONTRACTORS RESPONSIBILITY.</p> <p>IF UNANTICIPATED CONSTRUCTION (EXCLUDING ANY) DISAPPEARANCES IN THESE DRAWINGS, FORMSTEEL MUST BE CONTACTED BEFORE PROCEEDING.</p> <p>THE STRUCTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.</p> <p>IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT VARY FROM PLANS.</p>	<table border="1"> <tr><th>REV</th><th>DESCRIPTION</th><th>DATE</th></tr> <tr><td>E</td><td>HEIGHT LEVELS & UPDATES</td><td>2023/08/21</td></tr> <tr><td>D</td><td>FLOOR LEVELS & DRAWING UPDATE</td><td>2023/08/28</td></tr> <tr><td>C</td><td>ADD FOOTINGS & FILES</td><td>2023/07/05</td></tr> <tr><td>B</td><td>CONCEPT DESIGN</td><td>2023/06/26</td></tr> <tr><td>A</td><td>CONCEPT DESIGN</td><td>2023/06/23</td></tr> </table>	REV	DESCRIPTION	DATE	E	HEIGHT LEVELS & UPDATES	2023/08/21	D	FLOOR LEVELS & DRAWING UPDATE	2023/08/28	C	ADD FOOTINGS & FILES	2023/07/05	B	CONCEPT DESIGN	2023/06/26	A	CONCEPT DESIGN	2023/06/23	<table border="1"> <tr><th>APPROVED:</th><td>DH</td></tr> <tr><th>DESIGNER:</th><td>DH</td></tr> <tr><th>DRAWN:</th><td>DH</td></tr> <tr><th>DATE:</th><td></td></tr> <tr><th>AI SCALE:</th><td>1:100</td></tr> </table>	APPROVED:	DH	DESIGNER:	DH	DRAWN:	DH	DATE:		AI SCALE:	1:100	<table border="1"> <tr><th>JOB No.</th><td>B0000</td></tr> <tr><th>SHEET No.</th><td>A100</td></tr> </table>	JOB No.	B0000	SHEET No.	A100
REV	DESCRIPTION	DATE																																				
E	HEIGHT LEVELS & UPDATES	2023/08/21																																				
D	FLOOR LEVELS & DRAWING UPDATE	2023/08/28																																				
C	ADD FOOTINGS & FILES	2023/07/05																																				
B	CONCEPT DESIGN	2023/06/26																																				
A	CONCEPT DESIGN	2023/06/23																																				
APPROVED:	DH																																					
DESIGNER:	DH																																					
DRAWN:	DH																																					
DATE:																																						
AI SCALE:	1:100																																					
JOB No.	B0000																																					
SHEET No.	A100																																					



1 TICKET OFFICE, WAITING & TOILET HUT FLOOR PLAN
A100 1:50



2 TICKET OFFICE, WAITING & TOILET HUT ROOF PLAN
A200 1:50



3 HUT ELEVATION A
A100 1:50



4 HUT ELEVATION B
A100 1:50

Formsteel

2-4 Woodvill Place, Margers, Auckland
Tel: 09 275 0089 | Fax: 09 257 2650
Free: 0800 000 003 | www.formsteel.co.nz
sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT. © 2017

CLIENT	PROJECT TITLE	SHEET TITLE
EXPEDITION EARTH	ECO CAVE GORGE ROAD, QUEENSTOWN	AMENITIES FLOOR PLAN, ROOF PLAN & ELEVATIONS

CLIENT	PROJECT TITLE	SHEET TITLE
EXPEDITION EARTH	ECO CAVE GORGE ROAD, QUEENSTOWN	AMENITIES FLOOR PLAN, ROOF PLAN & ELEVATIONS

CLIENT	PROJECT TITLE	SHEET TITLE
EXPEDITION EARTH	ECO CAVE GORGE ROAD, QUEENSTOWN	AMENITIES FLOOR PLAN, ROOF PLAN & ELEVATIONS

NOTES:
NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
ALL THE STEEL WORKS / ARCHITECTURALLY FINISHED STRUCTURAL STEEL WORKS SHALL COMPLY AS FOLLOWS:
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.
CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.
ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZMBUILDING AND THE NZBC 2012 AND ALL THEIR AMENDMENTS.

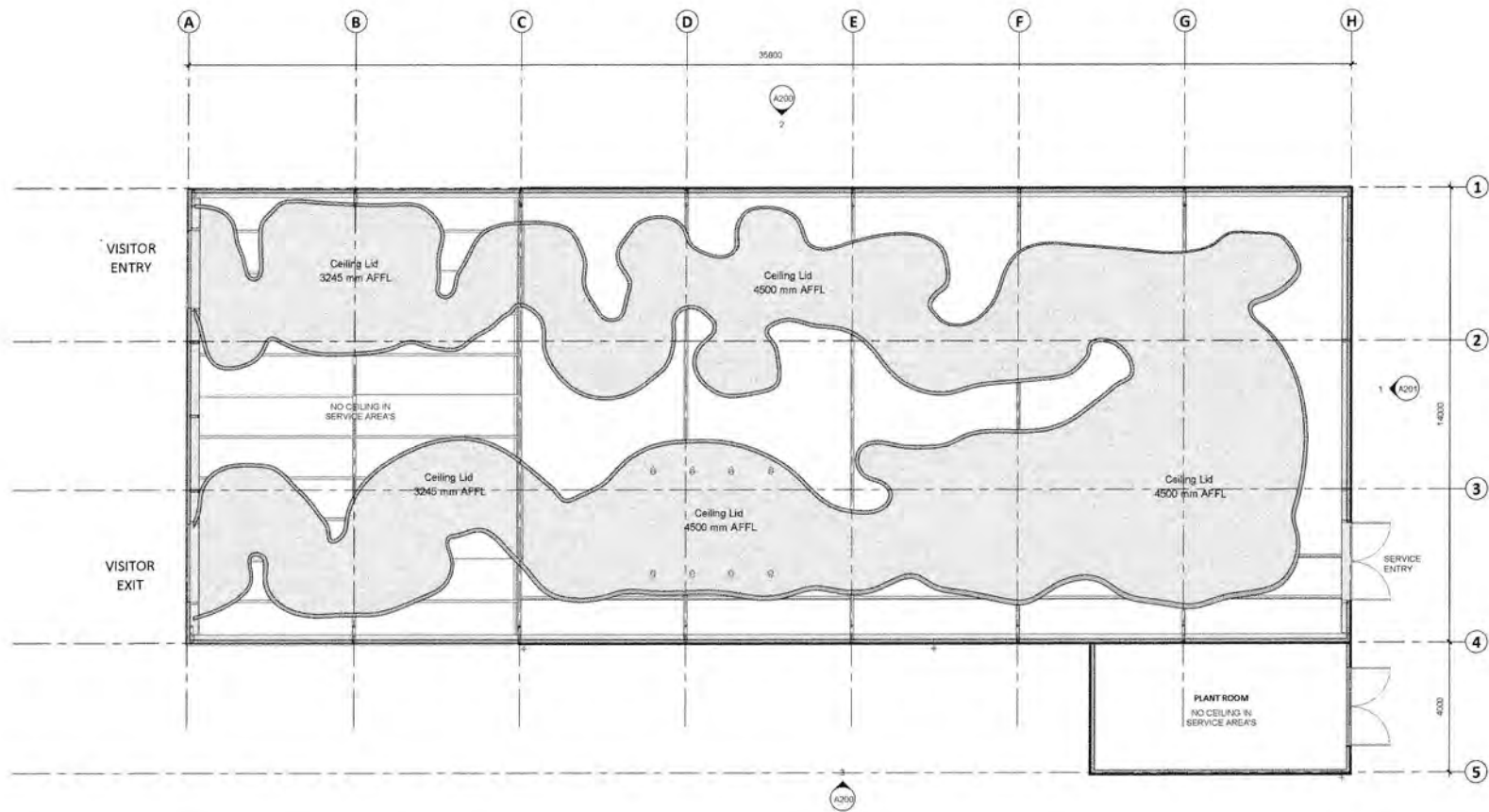
SEPARATED CONTRACTOR MAY REQUIRE METHODOLOGY STATEMENTS AS FOLLOWS IN PARTS FOR YOUR REVIEW BY THE DESIGN ENGINEER. THE DESIGNER OR ENGINEER SHALL BE THE DESIGNER'S RESPONSIBILITY.
IF SEPARATED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL TO MUST BE CONTACTED BEFORE PROCEEDING.
THE STRUCTURAL DRAWING MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.
IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY DISCREPANCIES THAT OCCUR ON THE MAIN FLOOR PLAN.

REV	DESCRIPTION	DATE
A	DRAWINGS UPDATE	2023/09/31

RESOURCE CONSENT	
APPROVED:	AH
DESIGNER:	DH
DRAWN:	DM
SCALE:	1:50

JOB No.	B0000
SHEET No.	A102

19/10/23 P.O.C.



1 PROPOSED REFLECTED CEILING PLAN
A102 1:75

19/19/23 DC

Formsteel

2-4 Woodward Place, Mangere, Auckland
Tel: 09 275 0080 | Fax: 09 257 2950
Fpo: 0200 800 003 | www.formsteel.co.nz
sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT IS 2017

CLIENT	PROJECT TITLE	SHEET TITLE
EXPEDITION EARTH	ECO CAVE GORGE ROAD, QUEENSTOWN	PROPOSED REFLECTED CEILING PLAN

CLIENT	PROJECT TITLE	SHEET TITLE
EXPEDITION EARTH	ECO CAVE GORGE ROAD, QUEENSTOWN	PROPOSED REFLECTED CEILING PLAN

CLIENT	PROJECT TITLE	SHEET TITLE
EXPEDITION EARTH	ECO CAVE GORGE ROAD, QUEENSTOWN	PROPOSED REFLECTED CEILING PLAN

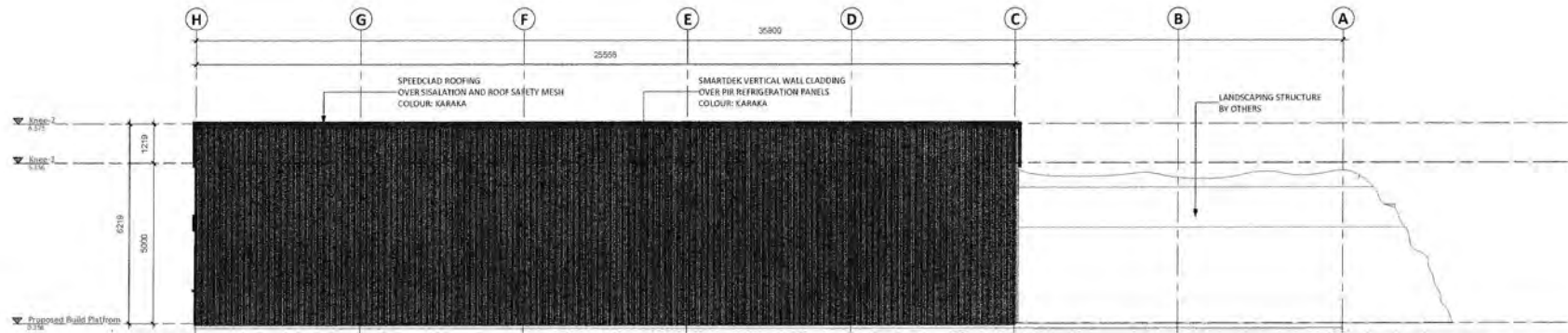
NOTES:
 NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
 ALL THE STEEL WORKS (ARCHITECTUALLY EXPOSED STRUCTURAL STEEL WORKS) SHALL COMPLY NZS 5131.
 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.
 CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.
 ALL CONSTRUCTIONAL NOT SPECIFIC DESIGN SHALL COMPLY WITH NZS3604:2011 AND THE NZS2012 AND ALL THEIR AMENDMENTS.

NOMINATED CONTRACTOR MAY SUBMIT ERECTION SEQUENCE METHODOLOGY (EMM) AS DETAILED IN ARTICLE 15.1 FOR REVIEW BY THE DESIGN ENGINEER. THE AGENCY OF RISK ARE THE CONTRACTORS RESPONSIBILITY.
 IF NOMINATED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMS ETC. TO AVOID BE CONTACTED BEFORE PROCEEDING.
 THE STRUCTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.
 IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT VARY FROM PLANS.

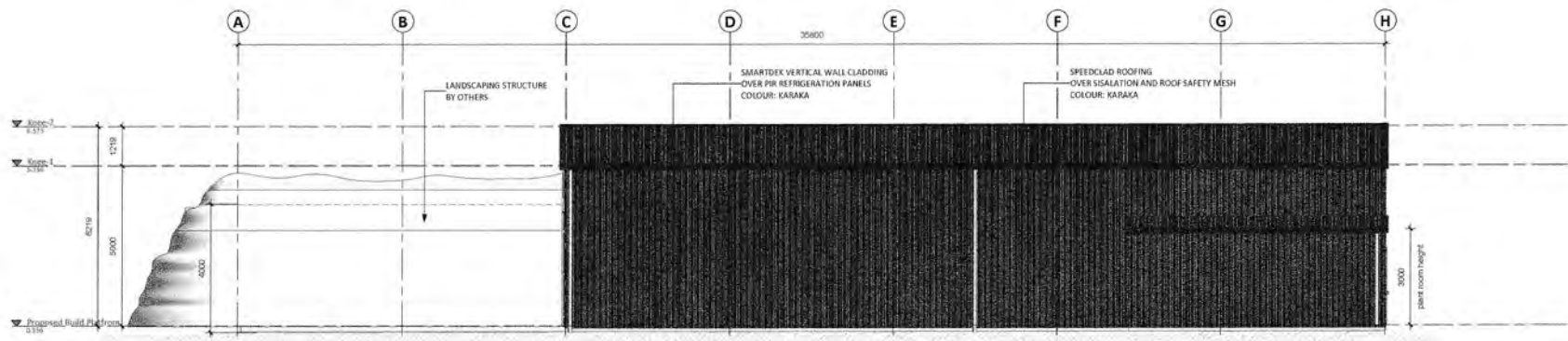
REV	DESCRIPTION	DATE	A1 SCALE
E	HEIGHT LEVELS/UPDATES	2023/08/23	
D	FLOOR LEVEL & DRAWING UPDATE	2023/08/16	
C	ADD FOOTINGS & PILES	2023/07/05	
B	CONCEPT DESIGN	2023/06/26	
A	CONCEPT DESIGN	2023/06/23	

RESOURCE CONSENT	
APPROVED:	Approver
DESIGNER:	Designer
DRAWN:	DM
A1 SCALE:	1:75

JOB No.	B0000
SHEET No.	A103



2 PROPOSED WEST ELEVATION
A100 1:75



3 PROPOSED EAST ELEVATION
A100 1:75

19/19/23 D.C.

Formsteel
2-4 Wakaia Place, Mangere, Auckland
Tel 09 275 0020 | Fax 09 257 2650
Free 0800 800 000 | www.formsteel.co.nz
info@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT BY FORMSTEEL

CLIENT	EXPEDITION EARTH
PROJECT TITLE	ECO CAVE GORGE ROAD, QUEENSTOWN

SHEET TITLE	PROPOSED EXTERIOR ELEVATIONS
-------------	---------------------------------

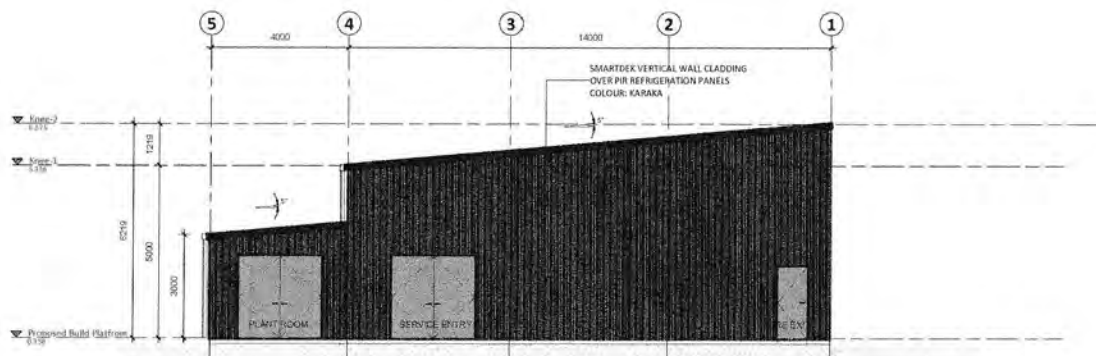
NOTES:
NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
ALL THE STEEL WORKS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKS SHALL COMPLY A100 1:75
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.
CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.
ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZSMB01011 AND THE NZS0 2012 AND ALL THEIR AMENDMENTS.

NOMINATED CONTRACTOR MAY SUBMIT ERECTION DRAWINGS WITH GEOLOGY (SMB AS REFERRED IN ANOTHER TAB FOR REVIEW BY THE DESIGN ENGINEER. THE ANGUAGY OF EMBANE THE CONTRACTORS RESPONSIBILITY.
IF NOMINATED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL LTD MUST BE CONTACTED BEFORE PROCEEDING.
THE STRUCTURAL DRAWING MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.
IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT VARY FROM PLANS.

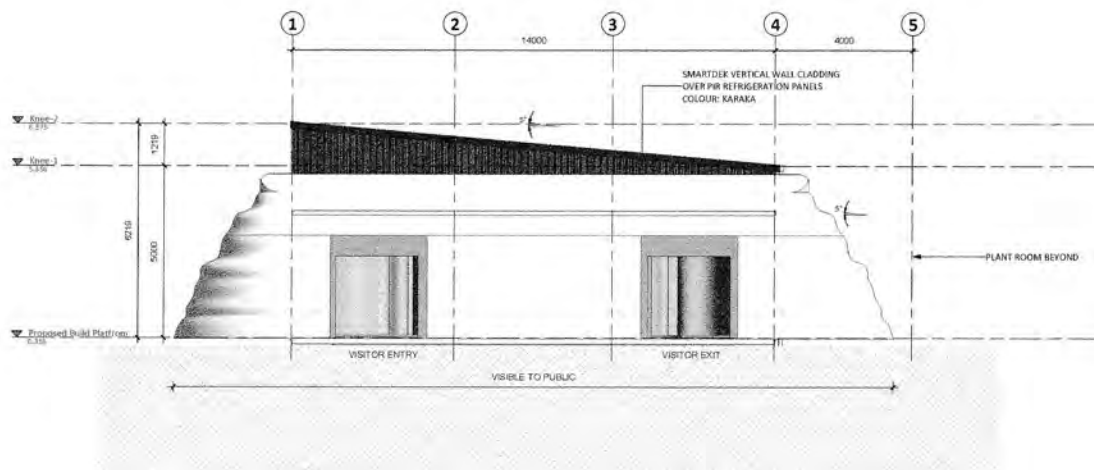
REV	DESCRIPTION	DATE
E	HEIGHT LEVELS/UPDATES	2023/08/21
D	FLOOR LEVELS & DRAWING UPDATE	2023/08/18
C	ADD FOOTINGS & PILES	2023/07/05
B	CONCEPT DESIGN	2023/06/26
A	CONCEPT DESIGN	2023/05/23

RESOURCE CONSENT	
APPROVED:	Approver
DESIGNER:	Designer
DRAWN:	DM
A1 SCALE:	1 : 75

JOB No.	B0000
SHEET No.	A200



1 PROPOSED SOUTH ELEVATION
A100 1:75



2 PROPOSED NORTH ELEVATION
A100 1:75

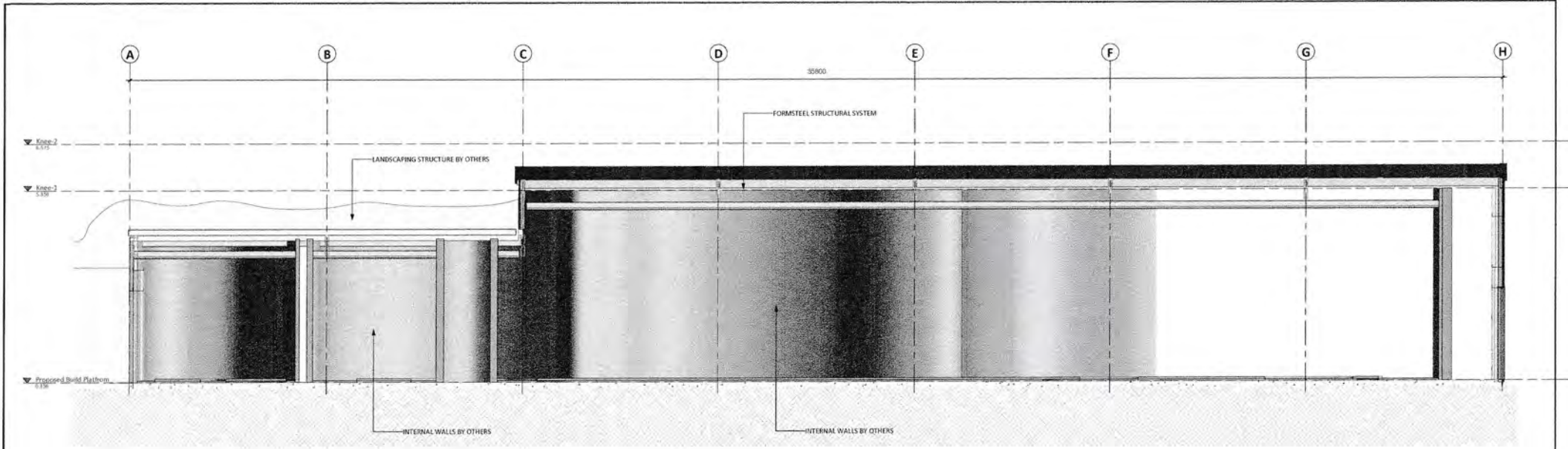
19/01/23 D.C.

Formsteel

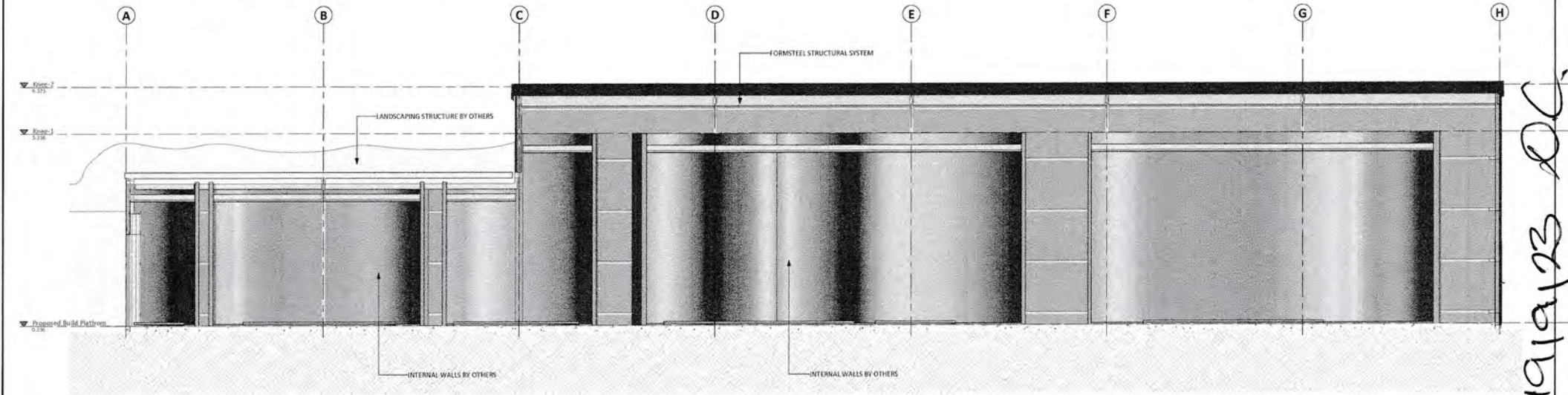
3-4 Woodcut Place, Margate, Auckland
Tel: 09 275 0089 | Fax: 09 207 2653
Free 0800 500 003 | www.formsteel.co.nz
sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT BY FORMSTEEL

CLIENT	PROJECT TITLE	SHEET TITLE	NOTES:	RESOURCE CONSENT	JOB No.																		
EXPEDITION EARTH	ECO CAVE GORGE ROAD, QUEENSTOWN	PROPOSED EXTERIOR ELEVATIONS	<p>INDICATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.</p> <p>ALL THE STEEL WORKS (ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKS) SHALL COMPLY WITH NZS 3231.</p> <p>THE DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT REQUIREMENTS.</p> <p>CONTRACTOR SHALL NOT SCALE OR DIMERGE.</p> <p>ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZS 3201 AND THE NZS 3202 AND ALL THEIR AMENDMENTS.</p>	<p>RESOURCE CONSENT</p> <p>APPROVED: [Signature] Approver</p> <p>DESIGNER: [Signature] Designer</p> <p>DRAWN: DM</p> <p>SCALE: 1:75</p>	<p>B0000</p> <p>SHEET No. A201</p>																		
			<p>INDICATED CONTRACTOR MAY SUBMIT EROSION RISK MANAGEMENT PLANS AS DIRECTED IN SECTIONS 10.1 FOR REVIEW BY THE DESIGN ENGINEER. THE ADEQUACY OF SUCH ARE THE CONTRACTORS RESPONSIBILITY.</p> <p>IF INDICATED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL LTD MUST BE CONTACTED BEFORE PROCEEDING.</p> <p>THE STRUCTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.</p> <p>IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT VARY FROM PLANS.</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>E</td> <td>HEIGHT LEVELS & UPDATES</td> <td>2023/08/21</td> </tr> <tr> <td>D</td> <td>FLOOR LEVELS & DRAWING UPDATE</td> <td>2023/08/18</td> </tr> <tr> <td>C</td> <td>ADD FOOTINGS & PILES</td> <td>2023/07/05</td> </tr> <tr> <td>B</td> <td>CONCEPT DESIGN</td> <td>2023/06/26</td> </tr> <tr> <td>A</td> <td>CONCEPT DESIGN</td> <td>2023/06/23</td> </tr> </tbody> </table>	REV	DESCRIPTION	DATE	E	HEIGHT LEVELS & UPDATES	2023/08/21	D	FLOOR LEVELS & DRAWING UPDATE	2023/08/18	C	ADD FOOTINGS & PILES	2023/07/05	B	CONCEPT DESIGN	2023/06/26	A	CONCEPT DESIGN	2023/06/23	
REV	DESCRIPTION	DATE																					
E	HEIGHT LEVELS & UPDATES	2023/08/21																					
D	FLOOR LEVELS & DRAWING UPDATE	2023/08/18																					
C	ADD FOOTINGS & PILES	2023/07/05																					
B	CONCEPT DESIGN	2023/06/26																					
A	CONCEPT DESIGN	2023/06/23																					



A PROPOSED INTERNAL SECTION A
A100 1:50



B PROPOSED INTERNAL SECTION B
A100 1:50

19/10/23 DC

Formsteel
2-4 Wokkei Place, Mangere, Auckland
Tel 09 275 0089 | Fax 09 257 2650
Free 0800 800 300 | www.formsteel.co.nz
info@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT BY FORMSTEEL

CLIENT	EXPEDITION EARTH
--------	------------------

PROJECT TITLE	ECO CAVE GORGE ROAD, QUEENSTOWN
---------------	---------------------------------------

SHEET TITLE	BUILDING SECTIONS
-------------	-------------------

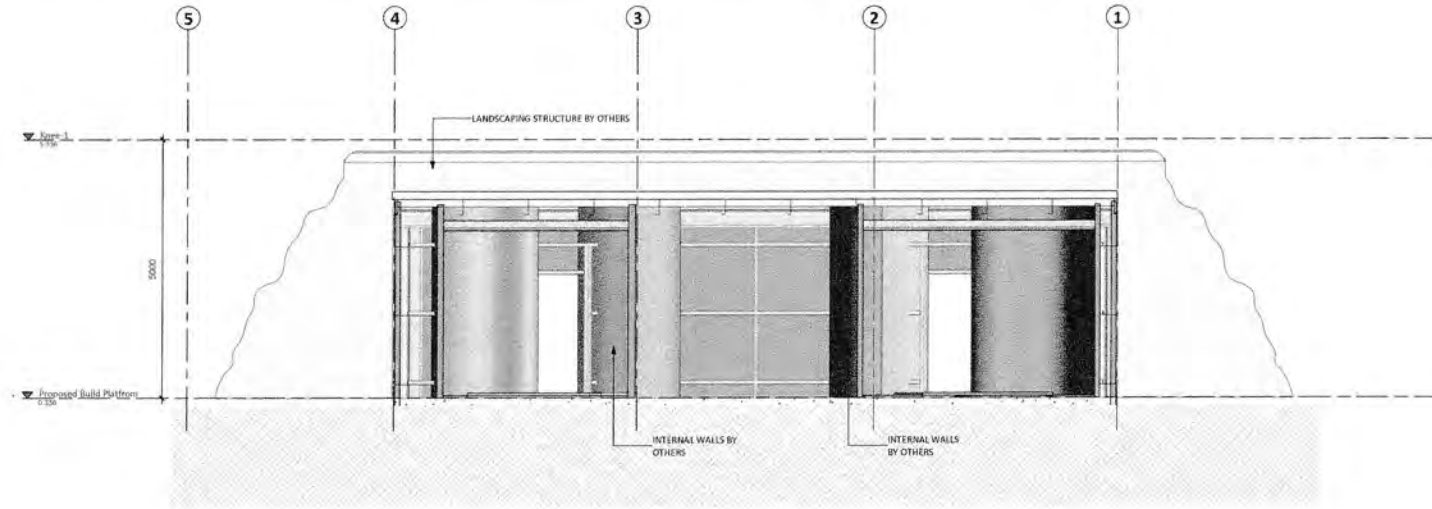
NOTES:
NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
ALL THE STEEL WORK ARCHITECTURALLY EXPOSED BY STRUCTURAL STEEL, WORKS SHALL COMPLY NZS 1318.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PRESENT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.
CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.
ALL CONTRIBUTION-HOT STRUCTURE DESIGN SHALL COMPLY WITH H223042811 AND THE NZS 3112 AND ALL THEIR AMENDMENTS.

NOMINATED CONTRACTOR MAY SUBMIT ERECTION SEQUENCE METHODOLOGY SEAM AS EXPANDED PANELS WITH PERMITS BY THE DESIGN ENGINEER THE RESPONSIBILITY OF ERU ARE THE CONTRACTORS RESPONSIBILITY.
IF NOMINATED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL MUST BE CONTACTED BEFORE PROCEEDING.
THE STRUCTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.
IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT VARY FROM PLANS.

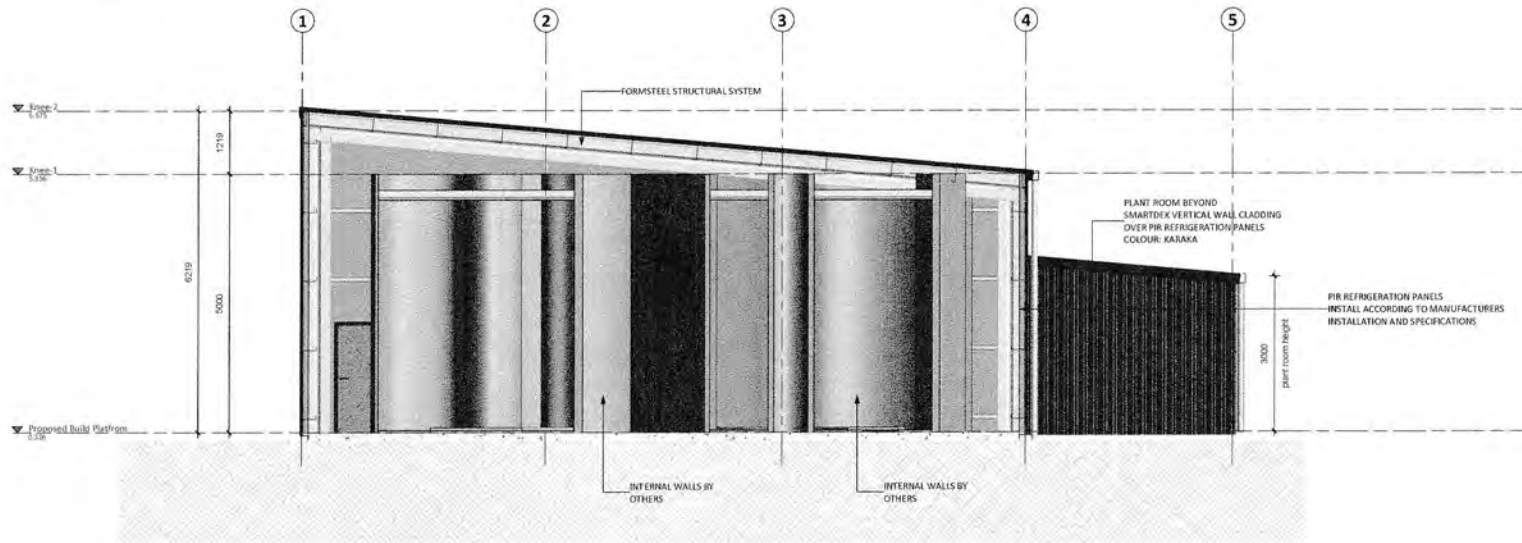
REV	DESCRIPTION	DATE
E	HEIGHT LEVELS & UPDATES	2023/06/21
D	FLOOR LEVEL & DRAWING UPDATE	2023/06/18
C	ADD FOOTINGS & PILES	2023/07/05
B	CONCEPT DESIGN	2023/06/25
A	CONCEPT DESIGN	2023/06/23

RESOURCE CONSENT	
APPROVED:	Approver
DESIGNER:	Designer
DRAWN:	DM
REV	SCALE: 1:50

JOB No.	B0000
SHEET No.	A300



C PROPOSED INTERNAL SECTION C
A100 1:50



D PROPOSED INTERNAL SECTION D
A100 1:50

19/09/23 D.C

Formsteel

2-4 Wadhvani Place, Mergere, Auckland
Tel 09 275 0089 | Fax 09 257 2650
Free 0800 890 000 | www.formsteel.co.nz
sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL, AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT IN 2017

CLIENT	PROJECT TITLE	SHEET TITLE
EXPEDITION EARTH	ECO CAVE GORGE ROAD, QUEENSTOWN	BUILDING SECTIONS

NOTES:
UNRATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
ALL THE STEEL WORKS - ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKING SHALL COMPLY WITH NZS 3231.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.
CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.
ALL CONSTRUCTION NOT SPECIFIED DESIGN SHALL COMPLY WITH NZS3604:2011 AND THE NZS3113 AND ALL THEIR AMENDMENTS.

UNRATED CONTRACTOR MAY SUBMIT ERECTION SEQUENCE METHODOLOGY AS FAR AS DETAILED IN ANALYSIS FOR REVIEW BY THE DESIGN ENGINEER. THE AGENCY OF EARTH AND THE CONTRACTOR'S RESPONSIBILITY.
IF UNRATED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL, LTD MUST BE CONTACTED BEFORE PROCEEDING.
THE STRUCTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.
IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT VARY FROM PLANS.

REV	DESCRIPTION	DATE
F	DRAWINGS UPDATE	2023/08/31
E	HEIGHT LEVELS & UPDATES	2023/08/23
D	FLOOR LEVEL & DRAWING UPDATE	2023/08/18
C	ADD FOOTINGS & PILES	2023/07/05
B	CONCEPT DESIGN	2023/06/26
A	CONCEPT DESIGN	2023/04/23

RESOURCE CONSENT	
APPROVED:	AH
DESIGNER:	DH
DRAWN:	DM
A1 SCALE:	1:50

JOB No.	B0000
SHEET No.	A301

19/09/2023 12:05:34 PM



19/9/23 D.C.

Formsteel

2-4 Wackerli Place, Mangere, Auckland
 Tel: 09 275 0559 | Fax: 09 257 2650
 Email: sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT BY FORM

CLIENT	PROJECT TITLE	SHEET TITLE	NOTES:	REVISIONS	RESOURCE CONSENT	JOB No.																																		
EXPEDITION EARTH	ECO CAVE GORGE ROAD, QUEENSTOWN	IMAGES	<p>AGREEMENT CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.</p> <p>ALL THE STEEL WORKS, ARCHITECTURALLY EXPRESSED STRUCTURAL STEEL WORKS SHALL COMPLY WITH BS11</p> <p>THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.</p> <p>CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.</p> <p>ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZCOMBUSTIBLE AND THE NZCS 3112 AND ALL THEIR AMENDMENTS.</p>	<table border="1"> <tr><td>F</td><td>DRAWINGS UPDATE</td><td>2023/08/31</td></tr> <tr><td>E</td><td>HEIGHT LEVELS & DRAUGHTS</td><td>2023/08/21</td></tr> <tr><td>D</td><td>FLOOR LEVELS & DRAWING UPDATE</td><td>2023/08/18</td></tr> <tr><td>C</td><td>ADD FOOTINGS & PILES</td><td>2023/07/05</td></tr> <tr><td>B</td><td>CONCEPT DESIGN</td><td>2023/06/26</td></tr> <tr><td>A</td><td>CONCEPT DESIGN</td><td>2023/06/23</td></tr> <tr><th>REV</th><th>DESCRIPTION</th><th>DATE</th></tr> </table>	F	DRAWINGS UPDATE	2023/08/31	E	HEIGHT LEVELS & DRAUGHTS	2023/08/21	D	FLOOR LEVELS & DRAWING UPDATE	2023/08/18	C	ADD FOOTINGS & PILES	2023/07/05	B	CONCEPT DESIGN	2023/06/26	A	CONCEPT DESIGN	2023/06/23	REV	DESCRIPTION	DATE	<table border="1"> <tr><th colspan="2">RESOURCE CONSENT</th></tr> <tr><td>APPROVED:</td><td>Approver</td></tr> <tr><td>DESIGNER:</td><td>Designer</td></tr> <tr><td>DRAWN:</td><td>DM</td></tr> <tr><th>REV</th><th>DATE</th></tr> </table>	RESOURCE CONSENT		APPROVED:	Approver	DESIGNER:	Designer	DRAWN:	DM	REV	DATE	<table border="1"> <tr><td>B0000</td></tr> <tr><td>SHEET No.</td></tr> <tr><td>A400</td></tr> </table>	B0000	SHEET No.	A400
F	DRAWINGS UPDATE	2023/08/31																																						
E	HEIGHT LEVELS & DRAUGHTS	2023/08/21																																						
D	FLOOR LEVELS & DRAWING UPDATE	2023/08/18																																						
C	ADD FOOTINGS & PILES	2023/07/05																																						
B	CONCEPT DESIGN	2023/06/26																																						
A	CONCEPT DESIGN	2023/06/23																																						
REV	DESCRIPTION	DATE																																						
RESOURCE CONSENT																																								
APPROVED:	Approver																																							
DESIGNER:	Designer																																							
DRAWN:	DM																																							
REV	DATE																																							
B0000																																								
SHEET No.																																								
A400																																								



18/09/23 D.C.

Formsteel

2-4 Wakaia Place, Mangere, Auckland
Tel 09 275 0589 | Fax 09 257 2650
Free 0800 600 003 | www.formsteel.co.nz
sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL, AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT BY 2017

CLIENT	EXPEDITION EARTH
--------	------------------

PROJECT TITLE	ECO CAVE GORGE ROAD, QUEENSTOWN
---------------	---------------------------------------

SHEET TITLE	IMAGES
-------------	--------

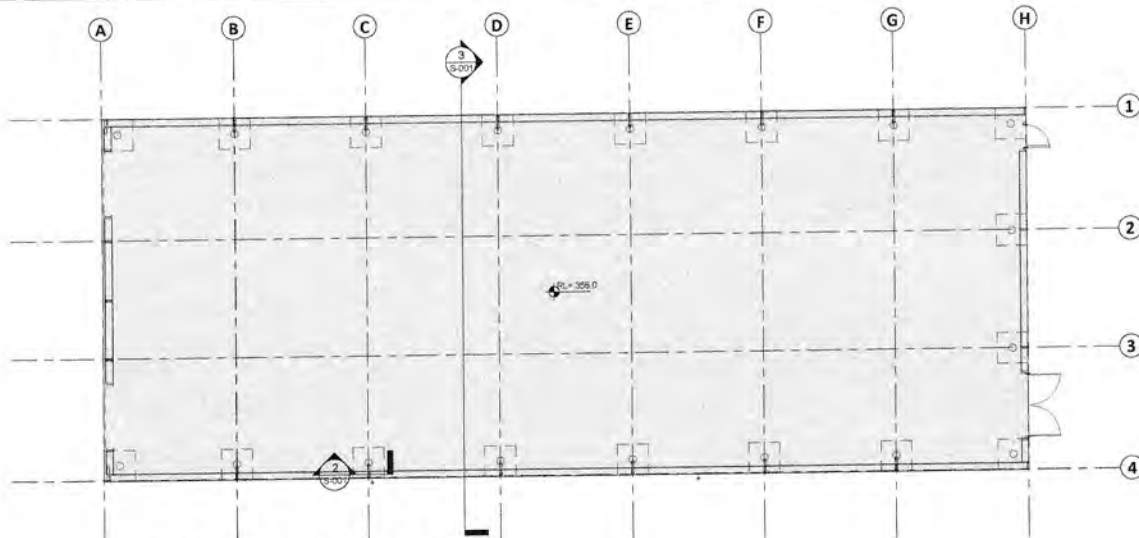
NOTES:
 UNDESIGNATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
 ALL THE STEEL WORKS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKS SHALL COMPLY NZS 3231.
 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.
 CONTRACTOR SHALL NOT SCALE OFF DIMENSIONS.
 ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH TDS/MS/2011 AND THE NZS 3231 AND ALL THEIR AMENDMENTS.

UNDESIGNATED CONTRACTOR MAY SUBMIT ERECTION PROPOSURE METHODOLOGY (EPM) AS DETAILED IN ALZS 5131 FOR REVIEW BY THE DESIGN ENGINEER. THE DESIGNER OR EER ARE THE CONTRACTORS RESPONSIBILITY.
 IF UNDESIGNATED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL LTD MUST BE CONTACTED BEFORE PROCEEDING.
 THE STRUCTURAL DRAWING MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.
 IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT MAY PROMPTLY ARISE.

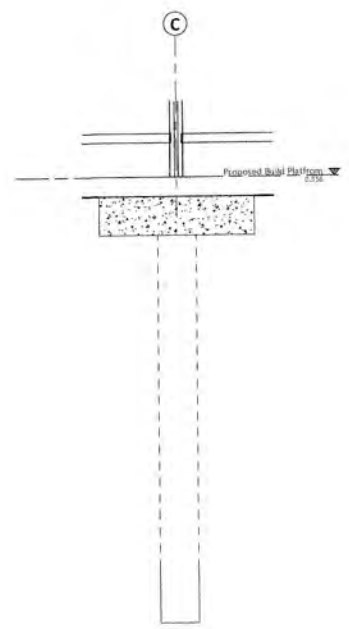
REV	DESCRIPTION	DATE
E	HEIGHT LEVELS & UPDATES	2023/08/21
D	FLOOR LEVEL & DRAWING UPDATE	2023/08/18
C	ADD FOOTINGS & PILES	2023/07/05
B	CONCEPT DESIGN	2023/06/26
A	CONCEPT DESIGN	2023/06/23

RESOURCE CONSENT	
APPROVED:	Approver
DESIGNER:	Designer
DRAWN:	DM
A1	SCALE:

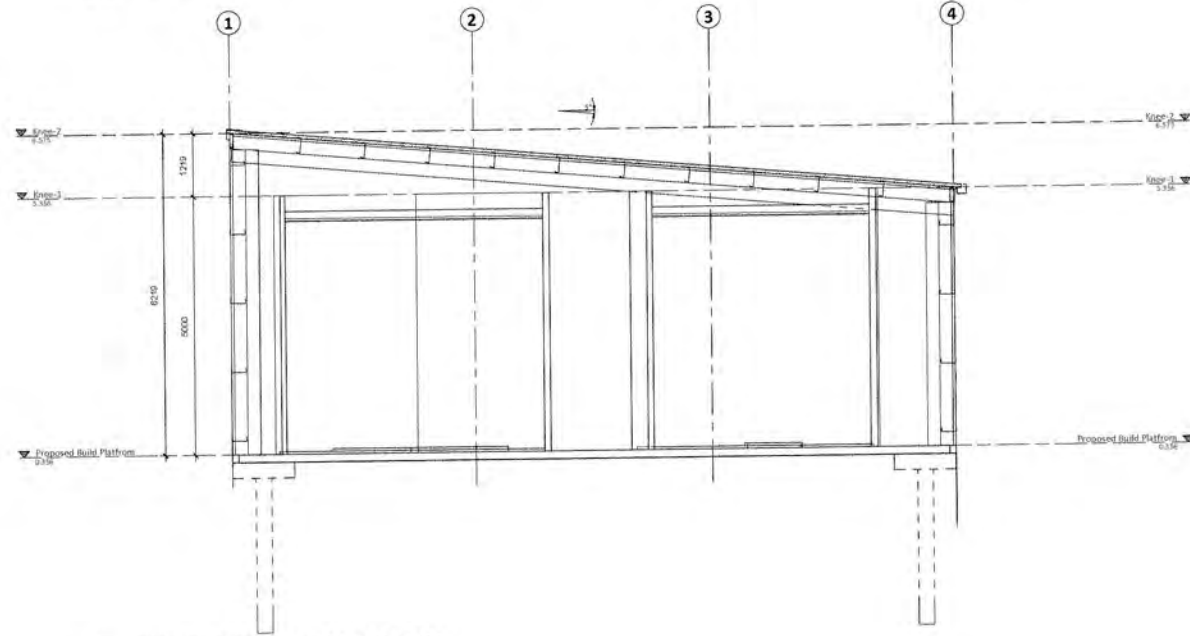
JOB No.	B0000
SHEET No.	A401



1 PROPOSED FOOTING FLOOR PLAN
A102 1:100



2 TYPICAL PILE SECTION
S-001 1:20



3 TYPICAL STRUCTURAL SECTION
S-001 1:50

19/9/23 D.C.

Formsteel

2-4 Waikei Place, Mangere, Auckland
Tel: 09 275 9039 | Fax: 09 257 2650
Free: 0800 500 023 | www.formsteel.co.nz
sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT OF 2017

CLIENT
EXPEDITION EARTH

PROJECT TITLE
ECO CAVE
GORGE ROAD,
QUEENSTOWN

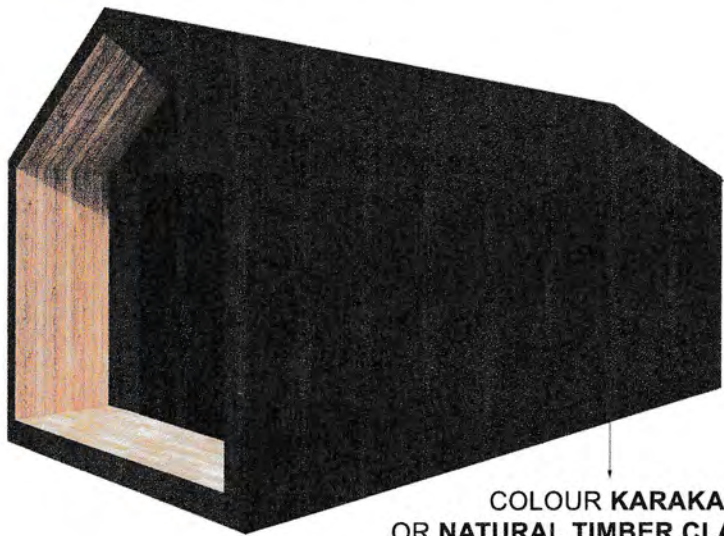
SHEET TITLE
PROPOSED FOOTING
FLOOR PLAN

NOTES:
NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
ALL THE STEEL WORKING ARCHITECTURALLY EXPRESSED STRUCTURAL STEEL WORKS SHALL COMPLY WITH NZS 3231.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.
CONTRACTOR SHALL NOT SCALE OFF DIMENSIONS.
ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH APPROVED SH1 AND THE NZS 3231 AND ALL THEIR AMENDMENTS.

NOMINATED CONTRACTOR MAY SUBMIT ERECTION SEQUENCE METHODOLOGY STATE AS DIRECTED IN REVISIONS FOR REVIEW BY THE DESIGN ENGINEER. THE ADEQUACY OF SEM ARE THE CONTRACTOR'S RESPONSIBILITY.
IF AGGRAVATED CONTRACTOR ENDOUSERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL LTD MUST BE CONTACTED BEFORE PROCEEDING.
THE STRUCTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.
IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT VARY FROM PLANS.

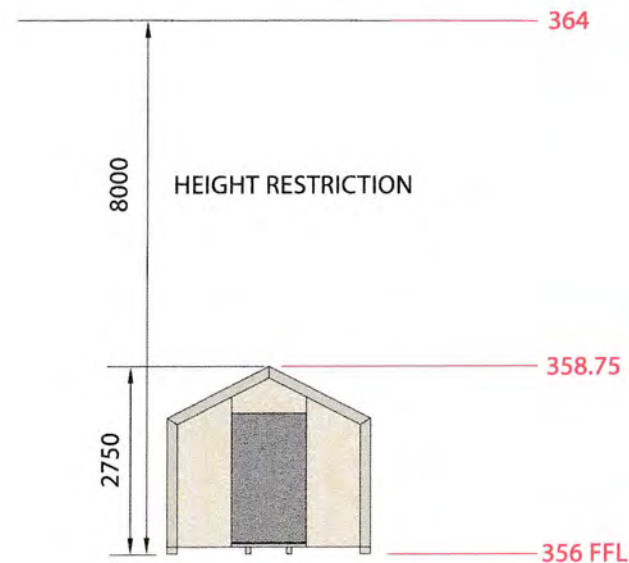
REVISIONS		RESOURCE CONSENT		JOB No.
REV	DESCRIPTION	DATE	A1 SCALE: As indicated	B0000
E	HEIGHT LEVELS/UPDATES	2023/08/21	APPROVED: Approver	SHEET No.
D	FLOOR LEVELS & DRAWING UPDATE	2023/08/18	DESIGNER: Designer	S-001
C	ADD FOOTINGS & PILES	2023/07/05	DRAWN: Author	
B	CONCEPT DESIGN	2023/06/26		
A	CONCEPT DESIGN	2023/06/23		

Ticketing Hut & Waiting Hut

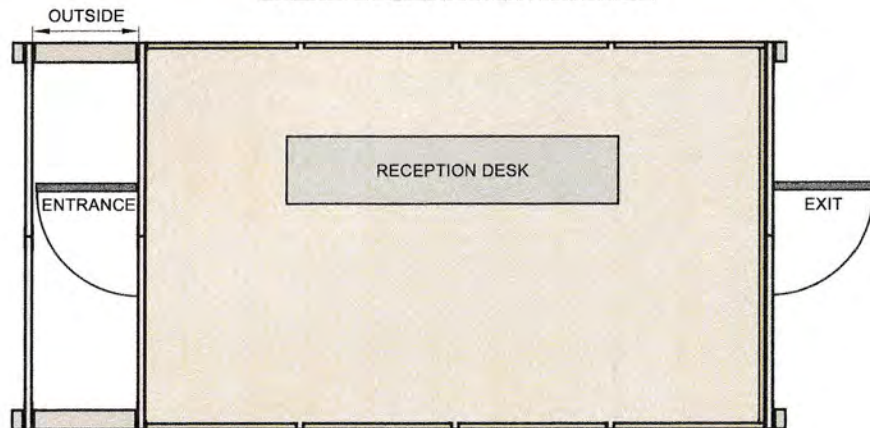


COLOUR KARAKA
OR NATURAL TIMBER CLADDING

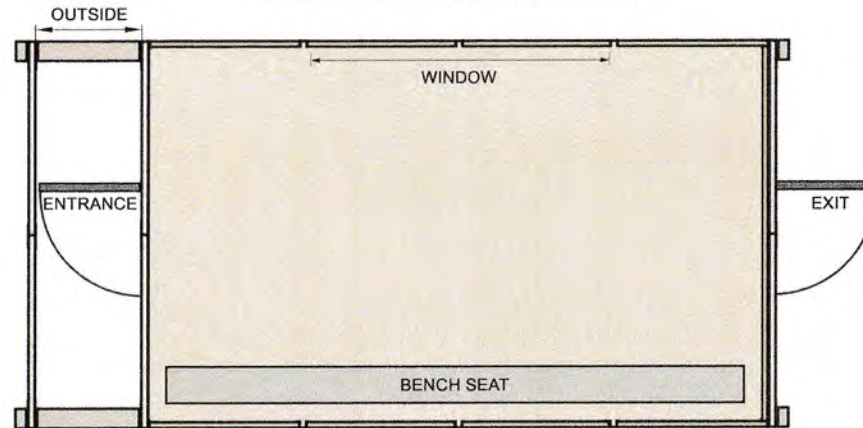
Elevations



Ticketing Hut Floor Plan



Waiting Hut Floor Plan



19/9/23 D.C.



14 Washdyke Flat Road, Washdyke, Timaru
TEL 0800 688 767 EMAIL
sales@outpostbuildings.co.nz

ALL PLANS AND DRAWINGS © 2023 OUTPOST KITSETS LTD

SHEET TITLE

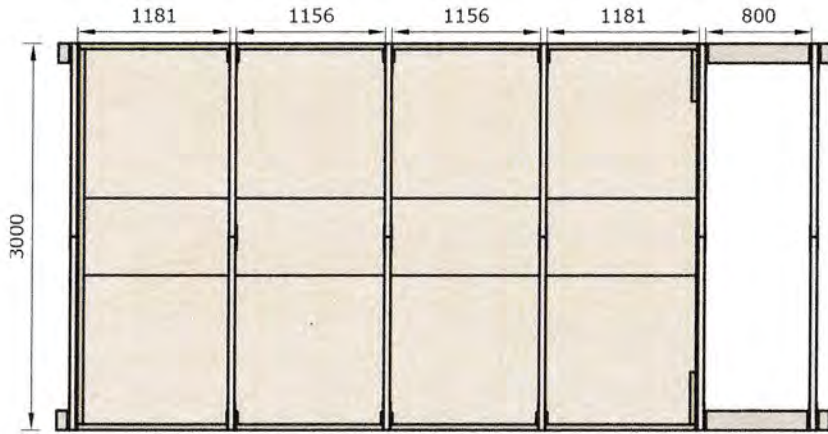
PROPOSED TICKETING HUT
AND WAITING HUT
FLOOR PLAN

NOTES AND DETAIL

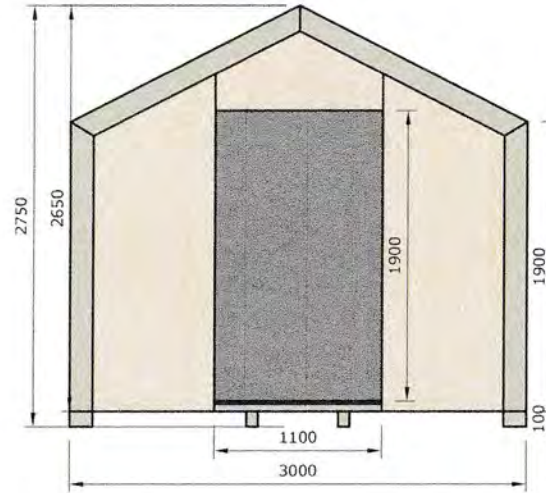
PREFABRICATED ITEM CODE **BDL301EF**

The Borderland kitset option by **Outpost Kitsets Ltd**, with custom design alterations to allow for project requirements. Outpost buildings are designed for the toughest of NZ conditions, to stand up to the extreme conditions of high country NZ – rain, hail, snow or extreme heat. A durable and weather deflecting design. Built tough, with a strong design made with high quality 6x2 timber framing and Colorsteel roof cladding.

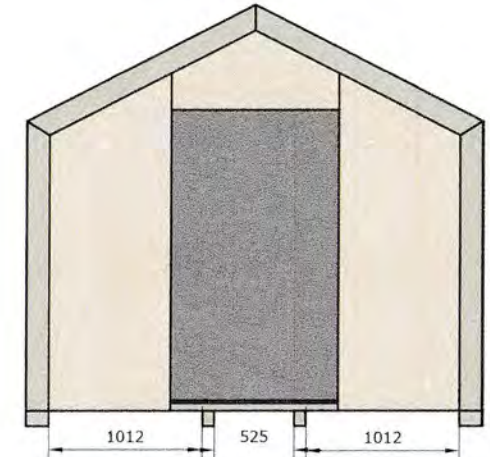
Floor Plan



Front Elevation



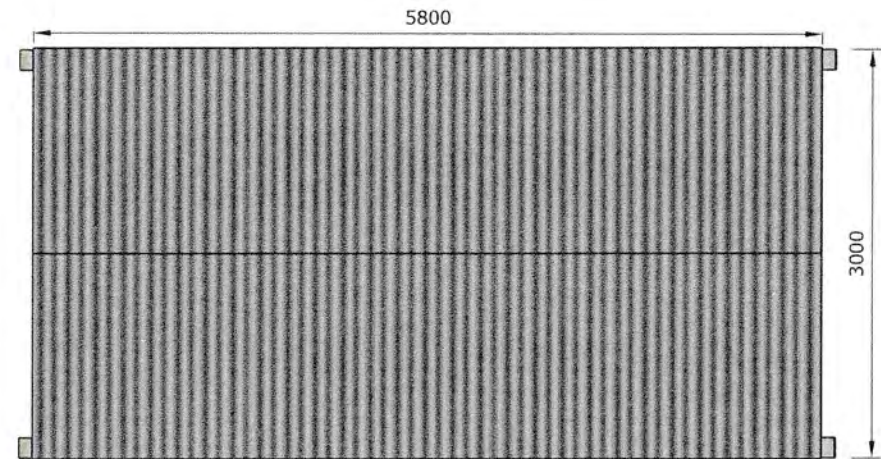
End Elevation



Material Spec

Description	Spec	Size mm (Thickness x Width)
FRAMING		
Outer Bearer (on ground)	SG8 H5 R/S grade Pine	150 x 100mm
Wall & Roof Framing	SG8 H3.2 R/S grade Pine	150 x 50mm
Wall Cladding & Floor Cladding	SG8 H3 CD treated Ply Wood	2400 x 12mm wall, 2400 x 15mm floor
Ply Sheet Support (portal)	SG8 H3.2 R/S grade Pine	100 x 50mm
ROOFING		
Roofing Sheets	0.04mm Colorsteel	0.04 x 760mm
Barge Flashing	0.04mm Colorsteel	80 x 45mm
Ridge Flashing	0.04mm Colorsteel	200 x 200 mm
FIXINGS/FASTENINGS		
Nail Plates	Portal connection	Pryda MP6R10
Brace Straps	Portal leg to bearer fixing	Pryda SBS 300mm
Joist Hanger	Portal leg to outer bearer fixing	124 x 52mm, FB52124
Universal tek screws	Roofing, Joist hangers, Fastenings	
Bugle Head Batten Screws	Ply cladding, Portal fixing	50 x 14G & 100 x 14G

Roof Plan



19/19/23 D.C.



14 Washdyke Flat Road, Washdyke, Timaru
 TEL 0800 688 767 EMAIL sales@outpostbuildings.co.nz

ALL PLANS AND DRAWINGS © 2023 OUTPOST KITSETS LTD

SHEET TITLE

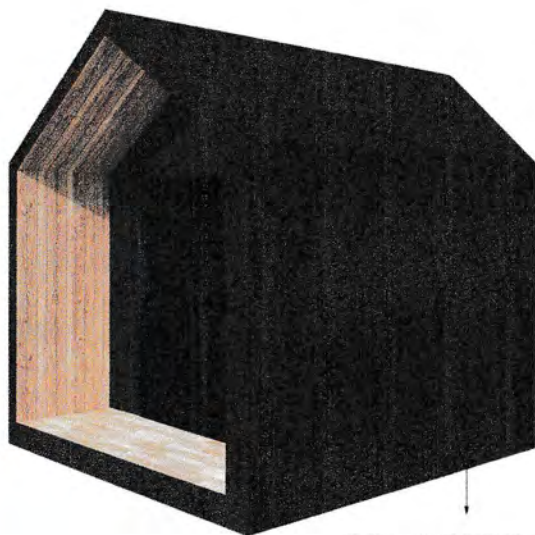
PROPOSED TICKETING HUT
 AND WAITING HUT
 SECTIONS

NOTES AND DETAIL

PREFABRICATED ITEM CODE **BDL301EF**

The Borderland kitset option by **Outpost Kitsets Ltd.**, with custom design alterations to allow for project requirements. Outpost buildings are designed for the toughest of NZ conditions, to stand up to the extreme conditions of high country NZ – rain, hail, snow or extreme heat. A durable and weather deflecting design. Built tough, with a strong design made with high quality 6x2 timber framing and Colorsteel roof cladding.

Bathroom Hut



COLOUR KARAKA
OR NATURAL TIMBER CLADDING



19/10/23 DC



14 Washdyke Flat Road, Washdyke, Timaru
TEL 0800 688 767 EMAIL
sales@outpostbuildings.co.nz

ALL PLANS AND DRAWINGS © 2023 OUTPOST KITSETS LTD

SHEET TITLE

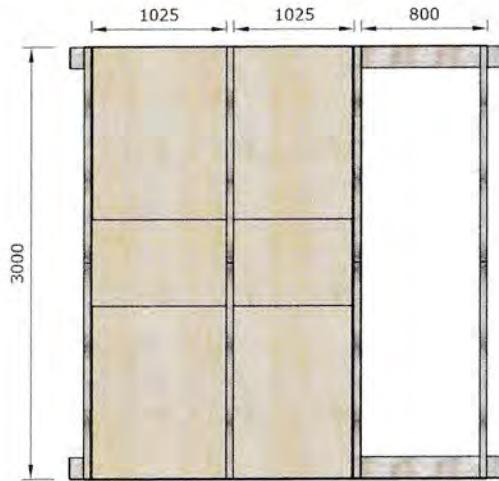
PROPOSED TICKETING HUT
AND WAITING HUT
FLOOR PLAN

NOTES AND DETAIL

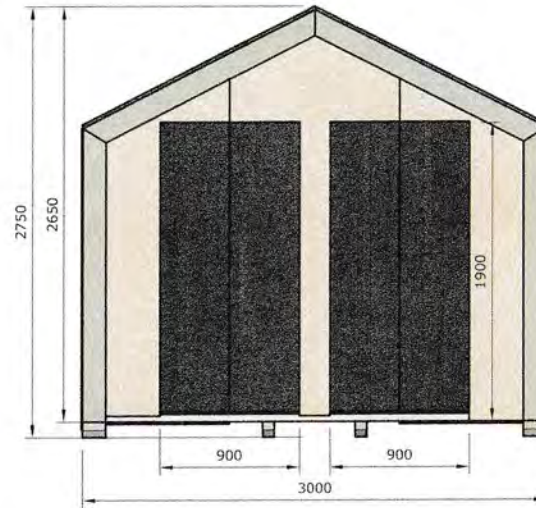
PREFABRICATED ITEM CODE **BDL301EF**

The Borderland kitset option by **Outpost Kitsets Ltd**, with custom design alterations to allow for project requirements. Outpost buildings are designed for the toughest of NZ conditions, to stand up to the extreme conditions of high country NZ – rain, hail, snow or extreme heat. A durable and weather deflecting design. Built tough, with a strong design made with high quality 6x2 timber framing and Colorsteel roof cladding.

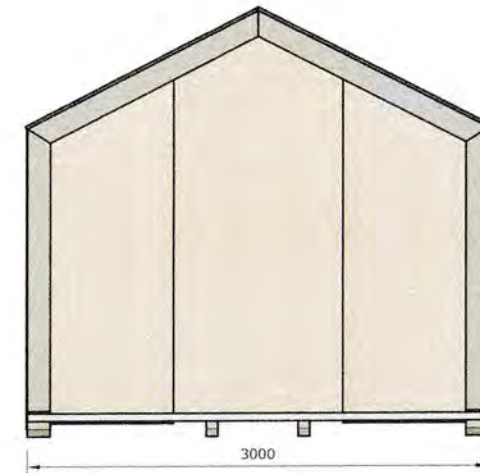
Floor Plan



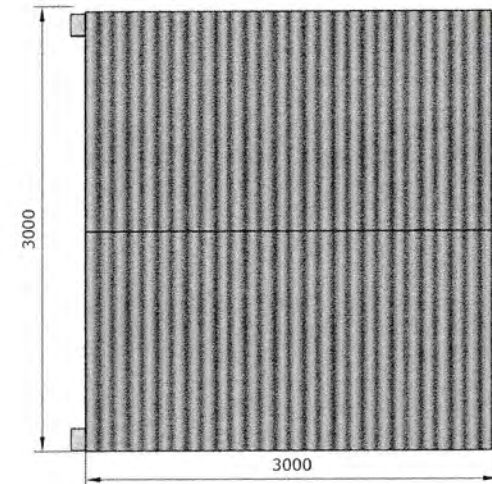
Front Elevation



End Elevation



Roof Plan



Material Spec

Description	Spec	Size mm / (Thickness x Width)
FRAMING		
Outer Bearer (on ground)	SG8 H5 R/S grade Pine	150 x 100mm
Wall & Roof Framing	SG8 H3.2 R/S grade Pine	150 x 50mm
Wall Cladding & Floor Cladding	SG8 H3 CD treated Ply Wood	2400 x 12mm wall, 2400 x 15mm floor
Ply Sheet Support (portal)	SG8 H3.2 R/S grade Pine	100 x 50mm
ROOFING		
Roofing Sheets	0.04mm Colorsteel	0.04 x 760mm
Barge Flashing	0.04mm Colorsteel	80 x 45mm
Ridge Flashing	0.04mm Colorsteel	200 x 200 mm
FIXINGS/FASTENINGS		
Nail Plates	Portal connection	Pryda MP6R10
Brace Straps	Portal leg to bearer fixing	Pryda SBS 300mm
Joist Hanger	Portal leg to outer bearer fixing	124 x 52mm, FB52124
Universal tek screws	Roofing, Joist hangers, Fastenings	
Bugle Head Batten Screws	Ply cladding, Portal fixing	50 x 14G & 100 x 14G

19/9/23 DC



14 Washdyke Flat Road, Washdyke, Timaru
 TEL 0800 688 767 EMAIL
 sales@outpostbuildings.co.nz

ALL PLANS AND DRAWINGS © 2023 OUTPOST KITSETS LTD

SHEET TITLE

PROPOSED BATHROOM HUT
 SECTIONS

NOTES AND DETAIL

PREFABRICATED ITEM CODE **BDL303EF**

The Borderland kitset option by **Outpost Kitsets Ltd**, with custom design alterations to allow for project requirements.
 Outpost buildings are designed for the toughest of NZ conditions, to stand up to the extreme conditions of high country NZ – rain, hail, snow or extreme heat.
 A durable and weather deflecting design. Built tough, with a strong design made with high quality 6x2 timber framing and Colorsteel roof cladding.



AFFECTED PERSON'S APPROVAL



FORM 8A

Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Faraway Entertainment Limited



AFFECTED PERSON'S DETAILS

I/We Queenstown Adventure Park (1993) Limited

Are the owners/occupiers of

Lot 2 Deposited Plan 20143 held in Record of Title OT11B/747 and
Part Section 51 Block XX Shotover Survey District held in Record of Title OT18D/467 and
Section 1 SO 24761



DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

To establish and operate a commercial tourism activity

at the following subject site(s):

Lot 2 Deposited Plan 20143 held in Record of Title OT11B/747 and
Part Section 51 Block XX Shotover Survey District held in Record of Title OT18D/467 and
Section 1 SO 24761



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.

I/We understand that if the consent authority determines the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



I/We have sighted and initialled ALL plans dated and approve them.

AKB 11/09/2023
AKBairpent
EM Bairpent 11/09/23



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT) <i>H.K. Baigent</i>	
	Contact Phone / Email address <i>Kent@kentbaigent.com</i>	
	Signature <i>HK Baigent</i>	Date <i>11/09/2023</i>

B	Name (PRINT) <i>EM. Baigent</i>	
	Contact Phone / Email address <i>erika@erikabaigent.com</i>	
	Signature <i>EM. Baigent</i>	Date <i>11/09/2023</i>

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

Conditional written approvals cannot be accepted.
 There is no obligation to sign this form, and no reasons need to be given.
 If this form is not signed, the application may be notified with an opportunity for submissions.
 If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

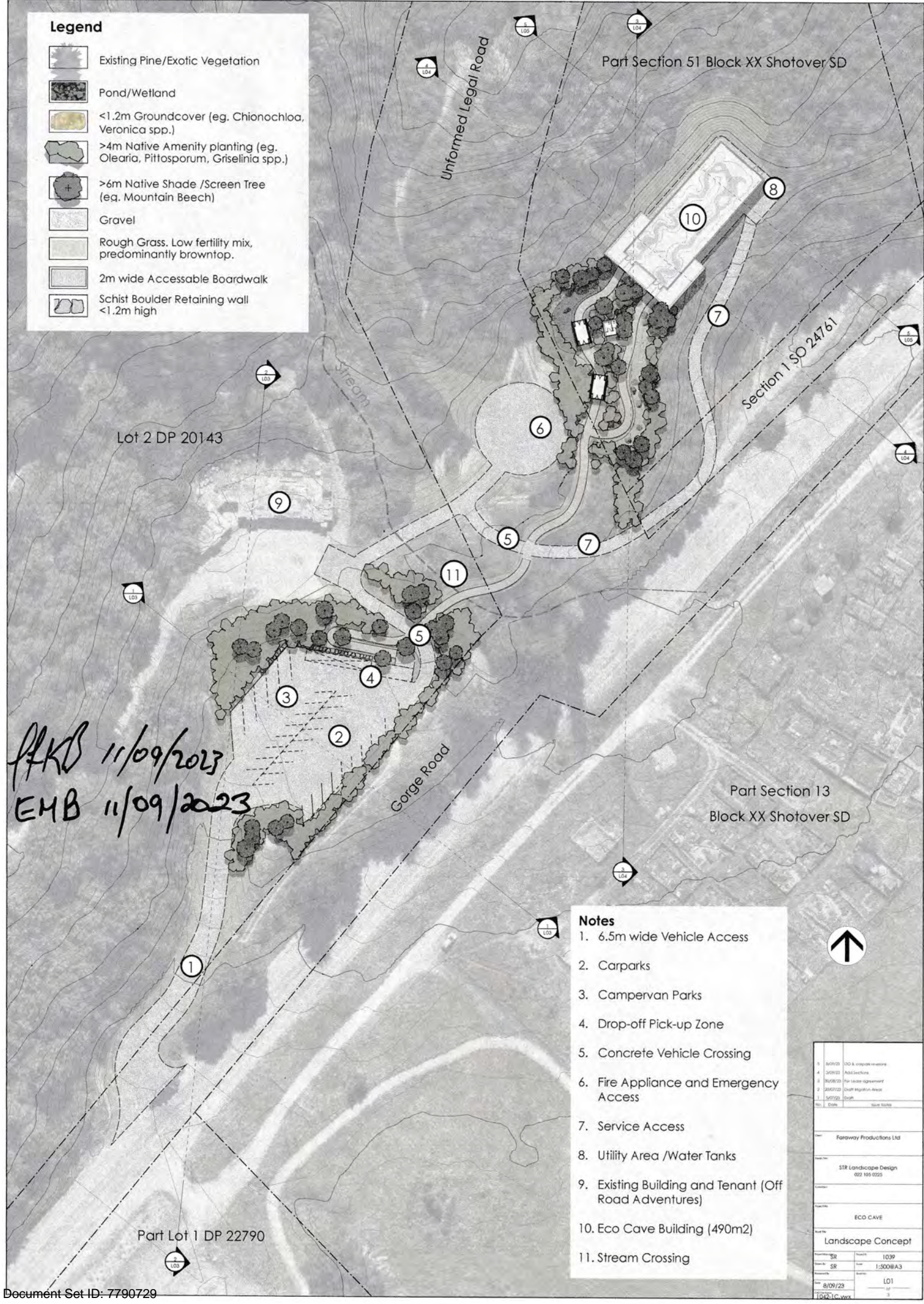


Queenstown Lakes District Council
 Private Bag 50072, Queenstown 9348
 Gorge Road, Queenstown 9300

P: 03 441 0499
 E: resourceconsent@qldc.govt.nz
 www.qldc.govt.nz

Legend

-  Existing Pine/Exotic Vegetation
-  Pond/Wetland
-  <1.2m Groundcover (eg. Chionochoa, Veronica spp.)
-  >4m Native Amenity planting (eg. Olearia, Pittosporum, Griselinia spp.)
-  >6m Native Shade /Screen Tree (eg. Mountain Beech)
-  Gravel
-  Rough Grass. Low fertility mix, predominantly browntop.
-  2m wide Accessible Boardwalk
-  Schist Boulder Retaining wall <1.2m high



FFKB 11/09/2023
 EMB 11/09/2023

Notes

1. 6.5m wide Vehicle Access
2. Carparks
3. Campervan Parks
4. Drop-off Pick-up Zone
5. Concrete Vehicle Crossing
6. Fire Appliance and Emergency Access
7. Service Access
8. Utility Area /Water Tanks
9. Existing Building and Tenant (Off Road Adventures)
10. Eco Cave Building (490m2)
11. Stream Crossing

1	8/09/23	LO1 & landscape features
4	3/09/23	Add Structure
8	30/08/23	Final layout alignment
2	20/07/23	Drainage regulation Areas
1	5/07/23	Design
No.	Date	Issue/Status
Faraway Productions Ltd		
STR Landscape Design 022 155 0225		
ECO CAVE		
Landscape Concept		
SR	1039	
SR	1:500@A3	
8/09/23	LO1	
1052-1C.dwg		

JKB 11/09/2023
EMB 11/09/2023

Legend

-  Existing Pine/Exotic Vegetation
-  Pond/Wetland
-  <1.2m Groundcover (eg. Chionochloa, Veronica spp.)
-  >4m Native Amenity planting (eg. Olearia, Pittosporum, Griselinia spp.)
-  >6m Native Shade /Screen Tree (eg. Mountain Beech)
-  Gravel
-  Rough Grass. Low fertility mix, predominantly browntop.
-  2m wide Accessible Boardwalk
-  Large Landscape Rocks



Notes

1. Waiting Hut
2. Toilet Hut
3. Ticket Office
4. Earth Mound with Boulders and Screen Planting
5. Shallow Wetland /Tarn
6. Service Access
7. Topsoil and Plant Existing Access
8. Fire appliance and Emergency access

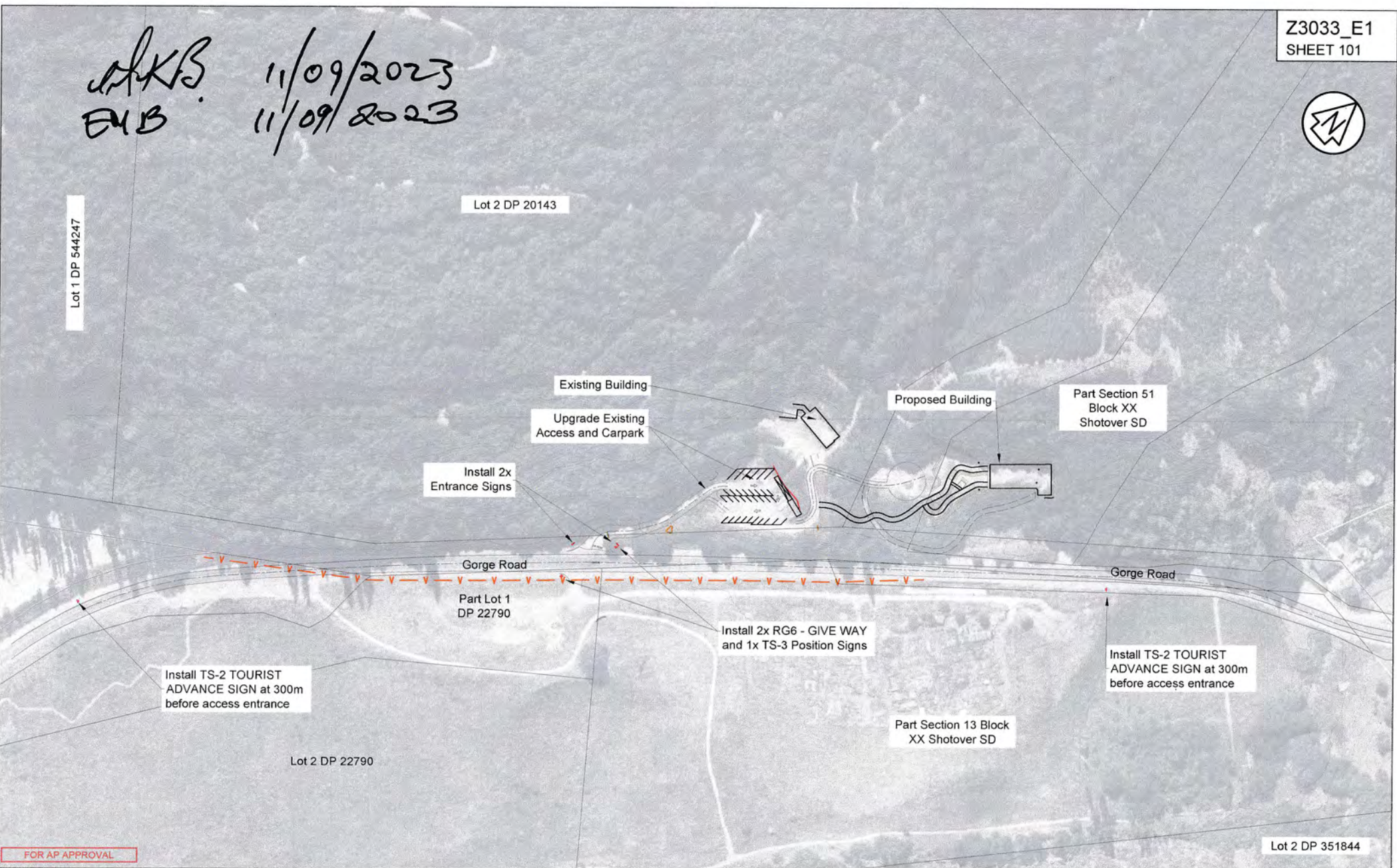
8	8/9/23	LO2 & copy revisions
4	3/9/23	Add benches
3	30/8/23	For lease agreement
2	20/5/23	Draft Irrigation Areas
1	1/9/23	Start
Rev	Date	Issue Notes
Faraway Productions Ltd		
SIR Landscape Design 027 103 0275		
ECO CAVE		
Landscape Concept		
SR	1039	
SR	1:200	
8/09/23	LO2	
10421.C.dwg		



AKB
EUB
11/09/2023
11/09/2023

Lot 1 DP 544247

Lot 2 DP 20143



FOR AP APPROVAL



REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	21/07/23
B	ROAD MARKINGS AMENDMENTS	24/07/23
C	EARTHWORKS	28/07/23
D	ISSUED FOR AFFECTED PARTY APPROVAL	11/08/23

Gorge Road Development
Engineering Design
Site Layout

PREPARED FOR
Faraway Entertainment Limited

SCALE
1:2000 @ A3

SURVEYED	DATE	CHECKED	DATE
CG	23/03/23	GL	03/03/23
DRAWN	DATE	APPROVED	DATE
CM	07/07/23	AJHB	28/07/23

DATUM & LEVEL
Mount Nicholas 2000
LEVEL IN TERMS OF NZVD 2016
CRONG & SPENCE E.L. 1430.100m

DRAWING REFERENCE
Z3033_E1

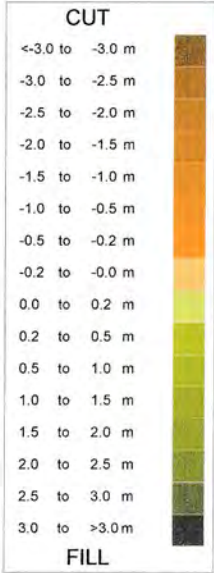
REVISION
D

Level 2 Brownlie Housie, 21 Brownlie St, Wainaka, Ph: (03) 443 5277, Email: contact@southernland.co.nz, www.southernland.co.nz
Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly and ensuring the information is the most recent issue. If this plan is being used for resource consent purposes then areas and dimensions should be considered indicative and subject to final Land Transfer Survey. All areas and dimensions may vary upon survey & should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

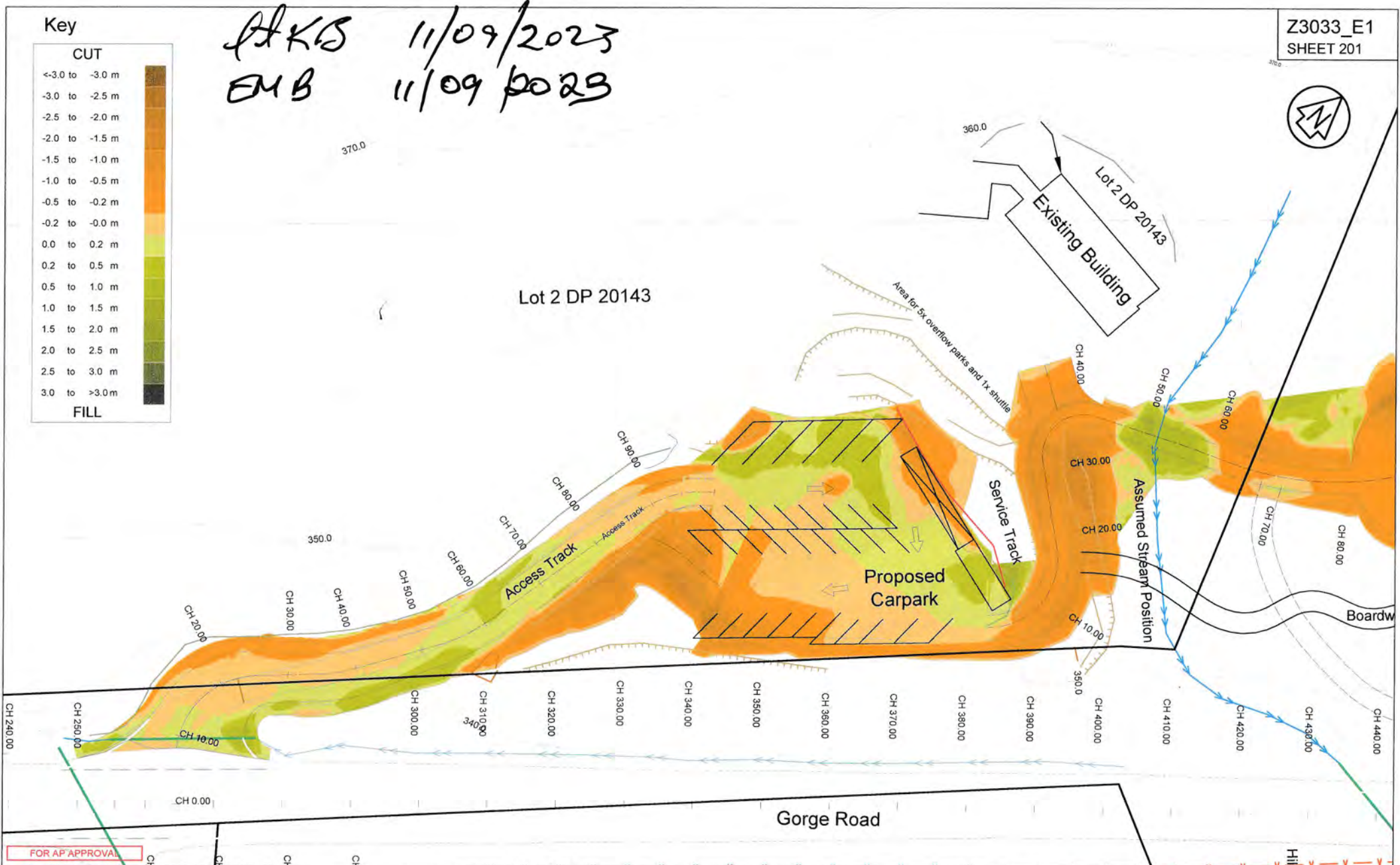


COPYRIGHT: THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD.

Key



AKB 11/09/2023
EMB 11/09/2023



FOR AP APPROVAL



REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	20/04/23
C	EARTHWORKS	28/07/23
D	EARTHWORKS	09/08/23
E	EARTHWORKS	15/08/23
F	ISSUED FOR AFFECTED PARTY APPROVAL	11/09/23

Level 2 Brownson House, 21 Brownson St, Wairoa, Ph: (03) 443 5577, Email: contact@southernland.co.nz, www.southernland.co.nz
Any person using Southern Land drawings and other data excepts the use of using the drawings and other data in electronic form without recording and checking them for accuracy against the original hard copy versions or with Southern Land directly and ensuring the information is the most recent issue. This plan is being used for resource consent purposes then areas and dimensions should be considered indicative and subject to final Land Transfer Survey. As areas and dimensions may vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.



Gorge Road Development
Engineering Design
Earthworks

COPYRIGHT, THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD.

PREPARED FOR
Faraway Entertainment Limited

SURVEYED	DATE	CHECKED	DATE
CG	23/03/23	GL	03/03/23
CM	19/04/23	APPROVED	DATE
		AJHB	15/08/23

SCALE	1:500 @ A3
DATUM & LEVEL	Mount Nicholas 2000 LEVELS IN TERMS OF NZVD 2016 CH 0.00 = SPK 41.1 = 143.816
DRAWING REFERENCE	Z3033_E1
REVISION	F



Key

CUT
<-3.0 to -3.0 m
-3.0 to -2.5 m
-2.5 to -2.0 m
-2.0 to -1.5 m
-1.5 to -1.0 m
-1.0 to -0.5 m
-0.5 to -0.2 m
0.0 to 0.2 m
0.2 to 0.5 m
0.5 to 1.0 m
1.0 to 1.5 m
1.5 to 2.0 m
2.0 to 2.5 m
2.5 to 3.0 m
3.0 to >3.0 m

FILL

AKS 11/09/2023
EM B 11/09 2023



FOR AP APPROVAL



REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	20/04/23
B	ROAD MARKINGS AMENDMENTS	24/07/23
C	EARTHWORKS	28/07/23
D	LANDSCAPING UPDATES	06/08/23
E	ISSUED FOR AFFECTED PARTY APPROVAL	11/09/23

Level 2 Brownston House, 21 Brownston St, Wairaka, Ph: (03) 443 5577, Email: contact@southernland.co.nz, www.southernland.co.nz
 Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data in electronic form without requiring and checking them for accuracy against the original hard copy versions or with Southern Land directly and ensuring the information is the most recent issue. If the plan is being used for resource consent purposes then areas and dimensions should be considered indicative and subject to Final Land Transfer Survey. All areas and dimensions may vary upon survey if allowed and not attached to sale & purchase agreements without an appropriate condition to cover such variations.

Gorge Road Development
Engineering Design
Earthworks

THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD.

PREPARED FOR				SCALE	
Faraway Entertainment Limited				1:500 @ A3	
MOUNT NICHOLAS 2000 LEVEL IN TERMS OF NZVD 2016 CORIGNA @ SPKS 4.0 = 100.00m				SATURN & LEVEL	
DRAWING REFERENCE				REVISION	
SURVEYED	DATE	CHECKED	DATE	DRAWING REFERENCE	
CG	23/03/23	GL	03/03/23	Z3033_E1	E
DRAWN	DATE	APPROVED	DATE		
CM	19/04/23	AJHB	15/08/23		

YAKB
EUB.

11/09/2023
11/09/2023

Z3033_E1
SHEET 309



Area for 5x overflow parks and 1x shuttle

Lot 2 DP 20143

FOR AP APPROVAL



REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	20/04/23
B	UPDATED ISSUE	08/09/23
C	ISSUED FOR AFFECTED PARTY APPROVAL	11/09/23

Level 2 Brownston House, 21 Brownston St, Wanaka, Ph: (03) 443 5577, Email: contact@southernland.co.nz, www.southernland.co.nz



Gorge Road Development
Engineering Design
Carpark Layout

COPYRIGHT: THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD.

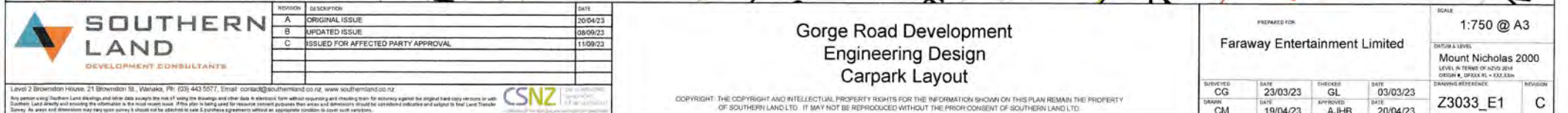
PREPARED FOR
Faraway Entertainment Limited

SCALE
1:750 @ A3

SUBMITTED	DATE	CHECKED	DATE
CG	23/03/23	GL	03/03/23
DRAWN	DATE	APPROVED	DATE
CM	19/04/23	AJHB	20/04/23

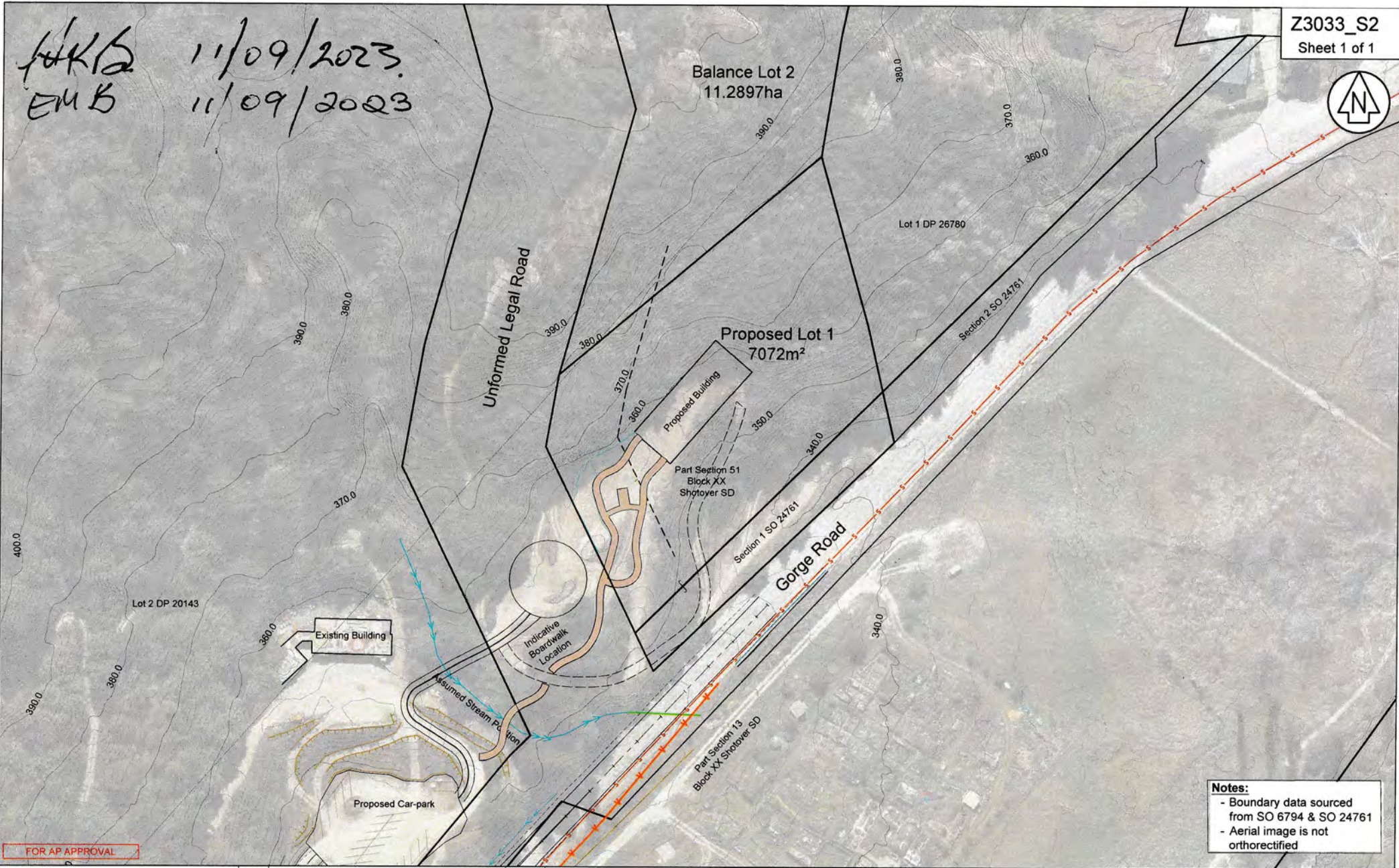
DRAWING REFERENCE
Z3033_E1

REVISION
C



Document Set ID: 7790729
Version: 1, Version Date: 15/10/2023

FKK/B
EMB
11/09/2023
11/09/2023



Notes:
- Boundary data sourced from SO 6794 & SO 24761
- Aerial image is not orthorectified



REVISION	DESCRIPTION	DATE
A	Original Issue	20/07/23

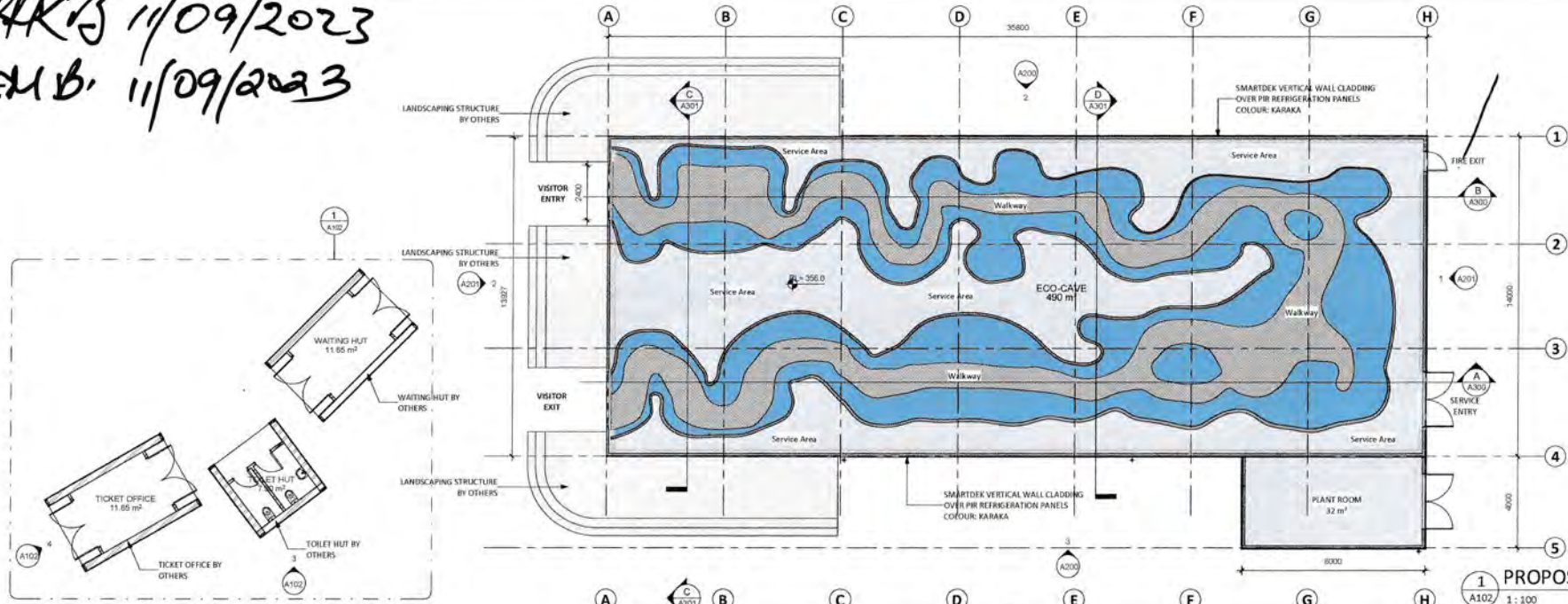
**Gorge Road Development
Subdivision
Plan View**

PREPARED FOR				SCALE	
Faraway Entertainment Limited				1:1000 @ A3	
TITNUM & LEVEL					
Mount Nicholas 2000					
LEVEL BY TRIMBLE OF QUANTUM SURVEILLANCE SYSTEM 1999					
DRAWING OFF A/D/P XXXXX RL = XXXXX					
SURVEYED		DATE		CHECKED	
C.G		23/03/23		AJHB	
DRAWN		DATE		APPROVED	
T.A		18/07/23		AJHB	
DATE		20/07/23		DATE	
DRAWING REFERENCE				REVISION	
Z3033_S2				A	

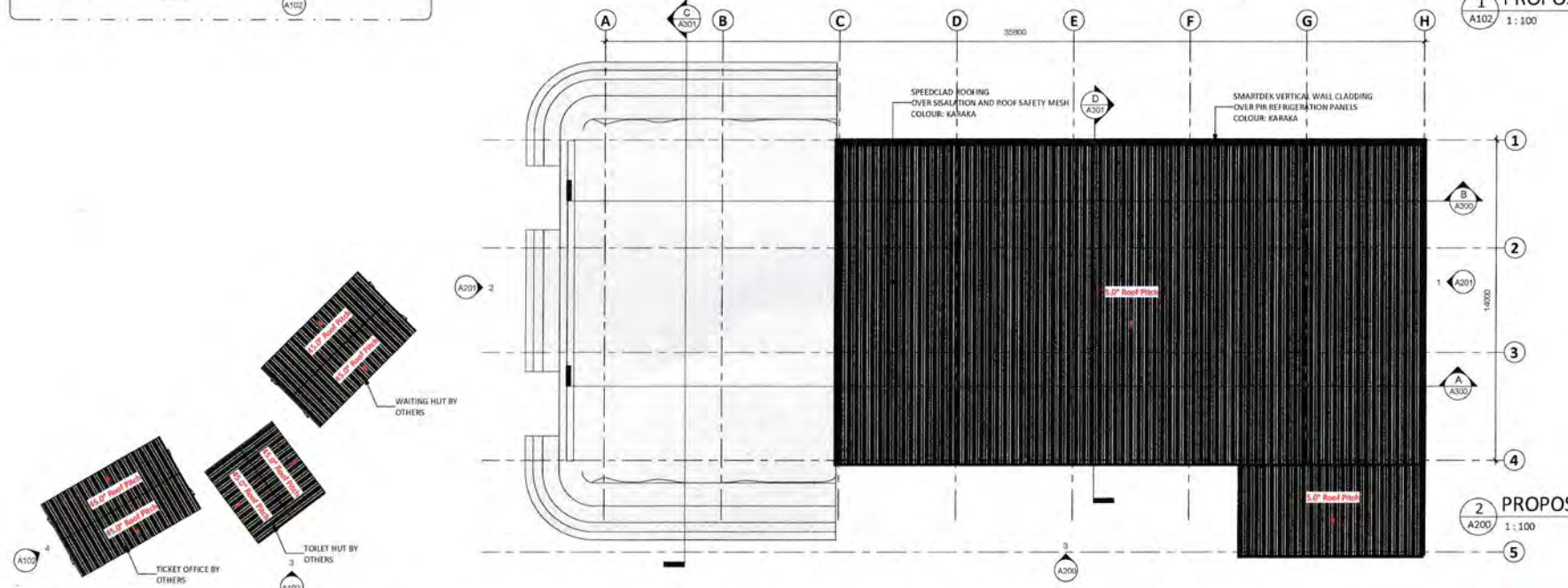
Level 2 Brownston House, 21 Brownston St., Wainaka, Ph: (03) 443 5577, Email: contact@southernland.co.nz, www.southernland.co.nz
Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly and accepting the information is the most recent issue. If this plan is being used for resource consent purposes then areas and dimensions should be considered indicative and subject to Real Land Transfer Survey. An area and dimensions may vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD.

AKB 11/09/2023
EMB 11/09/2023



1 A102 PROPOSED GROUND FLOOR PLAN
1:100



2 A200 PROPOSED ROOF PLAN
1:100

Formsteel
2-4 Workwell Place, Margery, Auckland
Tel 09 275 0309 | Fax 09 257 2850
Firm 0900 850 023 | www.formsteel.co.nz
info@formsteel.co.nz

CLIENT	EXPEDITION EARTH
--------	------------------

PROJECT TITLE	ECO CAVE GORGE ROAD, QUEENSTOWN
---------------	---------------------------------------

SHEET TITLE	PROPOSED FLOOR PLAN & ROOF PLAN
-------------	------------------------------------

NOTES:
AGREED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
ALL THE STEEL WORKS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKS SHALL COMPLY WITH BS11.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.
CONTRACTOR SHALL NOT SCALE OFF DIMENSIONS.
ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZBC10/2011 AND THE NZBC 2012 SCHEDULES, THEIR AMENDMENTS.

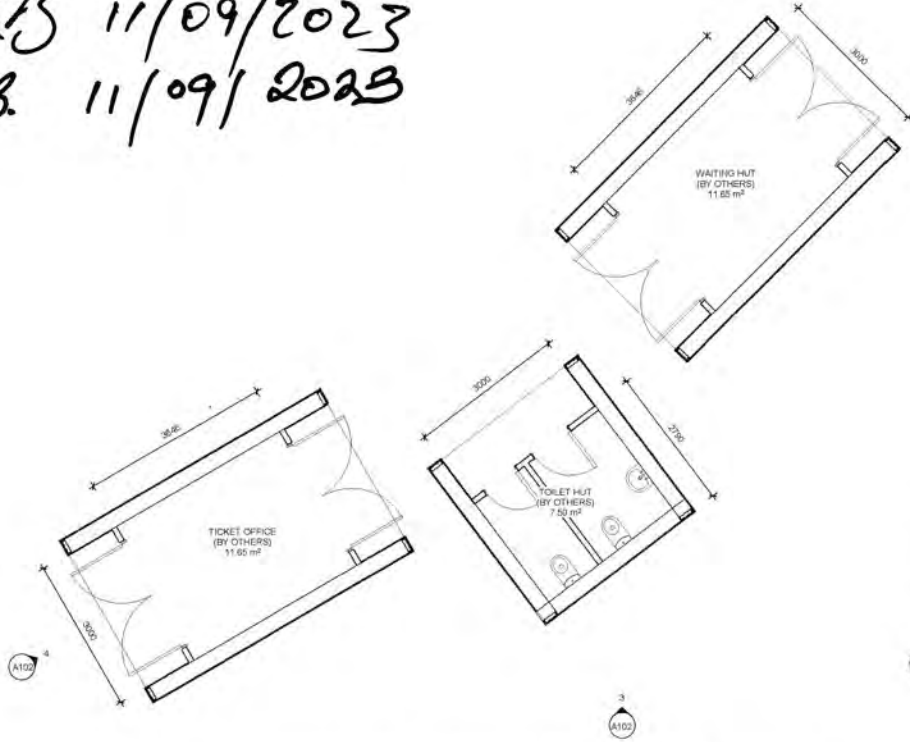
INDICATED CONTRACTOR MAY SUBMIT ERECTION SEQUENCE METHODOLOGY (ESM) AS DEFINED IN AS/NZS 4576 FOR REVIEW BY THE DESIGN ENGINEER. THE ADEQUACY OF ESM IS THE CONTRACTOR'S RESPONSIBILITY.
IF INDICATED CONTRACTORS ENCLOSED IN THESE DRAWINGS, FORMSTEEL LTD MUST BE CONTACTED BEFORE PROCEEDING.
THE STRUCTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.
IT IS THE RESPONSIBILITY OF THE ARCHITECT/ENGINEER TO ADVISE FORMSTEEL OF ANY DIMENSIONS THAT OCCUR OR THAT VARY FROM PLANS.

REV	DESCRIPTION	DATE
E	HEIGHT LEVELS & UPDATES	2023/08/21
D	FLOOR LEVEL & DRAWING UPDATE	2023/08/18
C	ADD FOOTINGS & PILES	2023/07/05
B	CONCEPT DESIGN	2023/06/26
A	CONCEPT DESIGN	2023/06/23

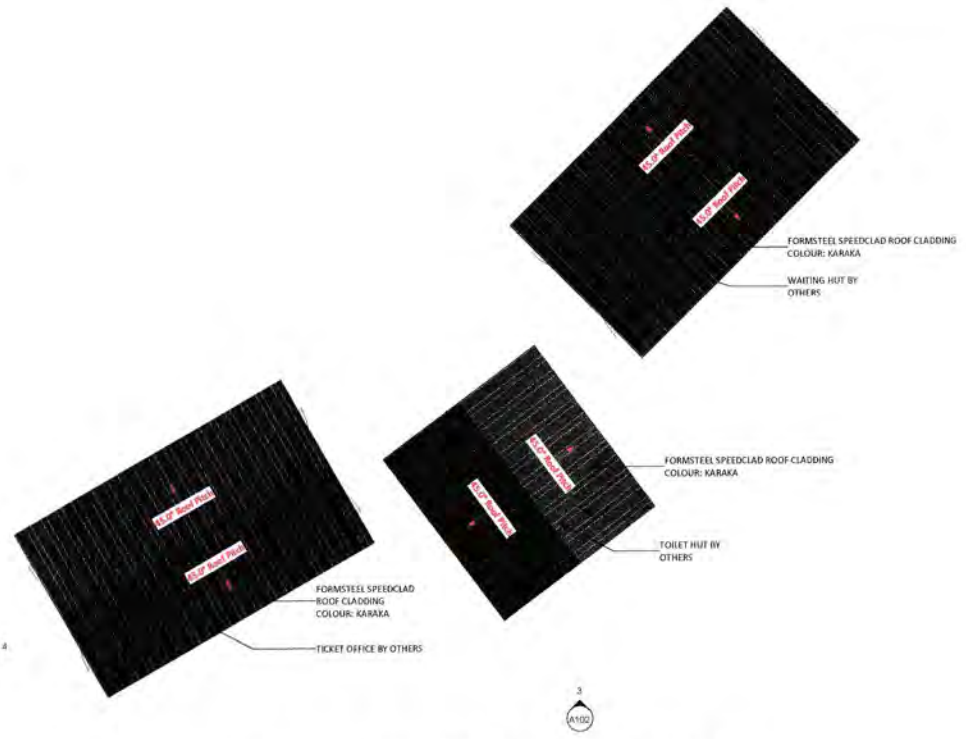
RESOURCE CONSENT	
APPROVED:	DH
DESIGNER:	DH
DRAWN:	DH
DATE	2023/06/23
SCALE:	1:100

JOB No.	B0000
SHEET No.	A100

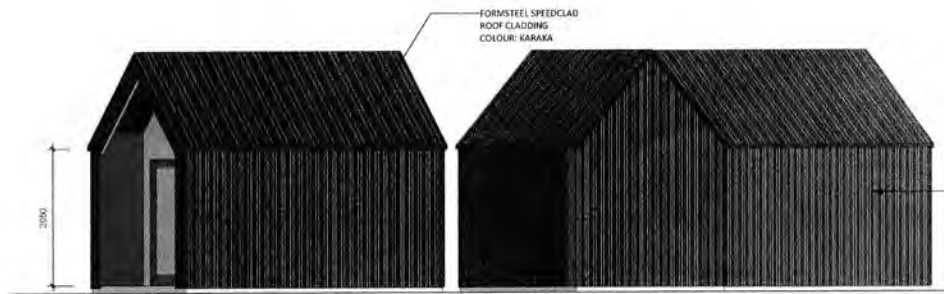
AKB 11/09/2023
EMB 11/09/2023



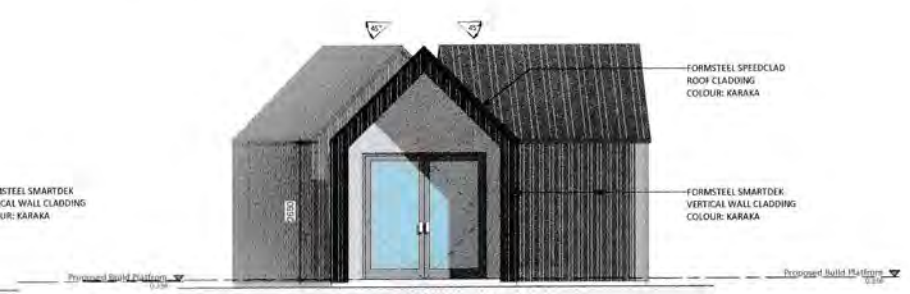
1 TICKET OFFICE, WAITING & TOILET HUT FLOOR PLAN
A100 1:50



2 TICKET OFFICE, WAITING & TOILET HUT ROOF PLAN
A200 1:50



3 HUT ELEVATION A
A100 1:50



4 HUT ELEVATION B
A100 1:50

Formsteel
2-4 Woodward Place, Margate, Auckland
Tel: 09 275 0089 | Fax: 09 257 2857
Free: 0800 900 003 | www.formsteel.co.nz
sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT @ 2017

CLIENT	EXPEDITION EARTH
--------	------------------

PROJECT TITLE	ECO CAVE GORGE ROAD, QUEENSTOWN
---------------	---------------------------------------

SHEET TITLE	AMENITIES FLOOR PLAN, ROOF PLAN & ELEVATIONS
-------------	--

NOTES:
UNDESIGNED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
ALL THE STEEL WORKING ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKS SHALL COMPLY HD-150.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.
CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.
ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZBC42011 AND THE NZBC 2011 AND ALL THEIR AMENDMENTS.

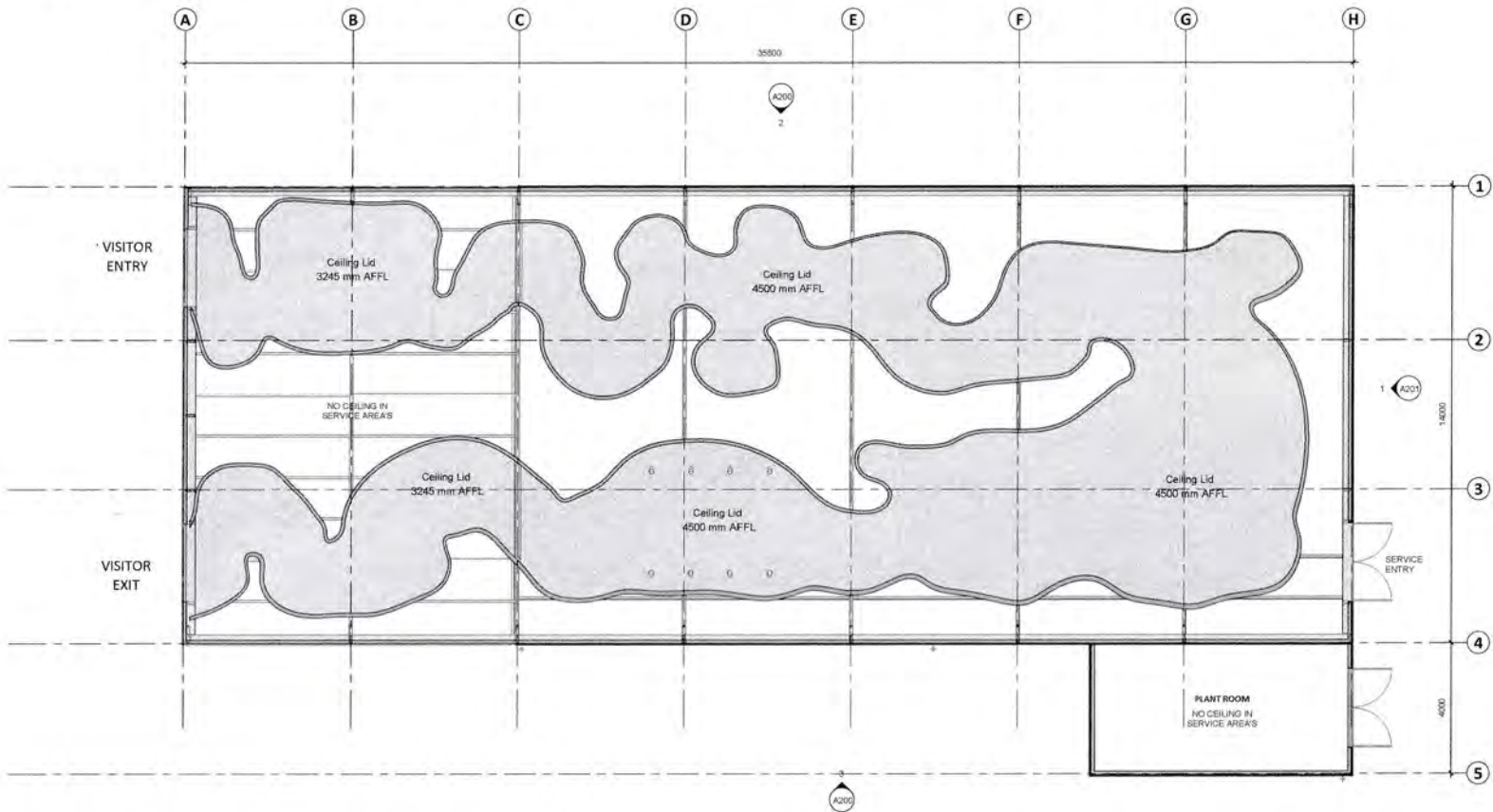
UNDESIGNED CONTRACTOR MAY SUBMIT PROPOSALS WITH COLLOQUY (SMA) AS DIRECTED BY ARCHITECT FOR REVIEW BY THE DESIGN ENGINEER. THE ACCEPTANCE OF SMA ARE THE CONTRACTOR'S RESPONSIBILITY.
IF AN UNDESIGNED CONTRACTOR REQUIRES ANY DIMENSIONS IN THESE DRAWINGS, FORMSTEEL LTD MUST BE CONTACTED BEFORE PROCEEDING.
THE STRUCTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS APPROVED WITH THE PROJECT.
IT IS THE RESPONSIBILITY OF THE UNDESIGNED CONTRACTOR TO ADVISE FORMSTEEL OF ANY DIMENSIONS THAT OCCUR OR THAT VARY FROM PLANS.

REV	DESCRIPTION	DATE
A	DRAWINGS UPDATE	2023/09/31

RESOURCE CONSENT	
APPROVED:	AH
DESIGNER:	DH
DRAWN:	DM
A1 SCALE:	1:50

JOB No.	B0000
SHEET No.	A102

AKB 11/09/2023
EIB 11/09/2023



1
A102 PROPOSED REFLECTED CEILING PLAN
1:75

Formsteel

2-4 Wakefield Place, Margate, Auckland
Tel 09 275 0589 | Fax 09 257 2850
Free 0800 890 023 | www.formsteel.co.nz
sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT OF FORMSTEEL

CLIENT	EXPEDITION EARTH
PROJECT TITLE	ECO CAVE GORGE ROAD, QUEENSTOWN

SHEET TITLE	PROPOSED REFLECTED CEILING PLAN
-------------	---------------------------------

NOTES:	<p>INDICATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.</p> <p>ALL THE STEEL WORKS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORK SHALL COMPLY AND FIT.</p> <p>THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.</p> <p>CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.</p> <p>ALL CONSTRUCTION NOT SPECIFIC DENIED SHALL COMPLY WITH NZS4101 AND THE NZS3102 AND ALL THEIR AMENDMENTS.</p>
--------	---

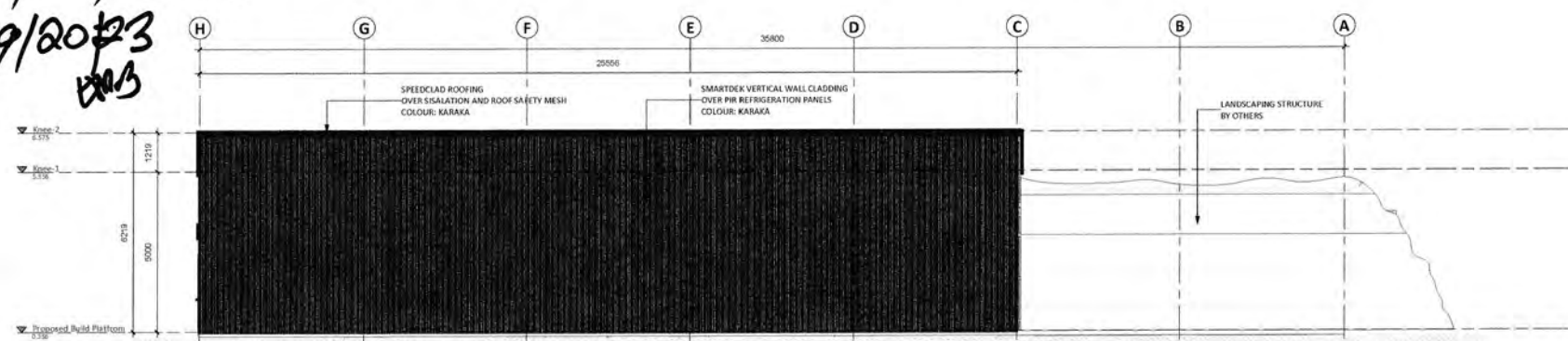
INDICATED CONTRACTOR SHALL SUBMIT ERECTION METHOD STATEMENT (ESEM) AS DEFINED IN AS/NZS 5131 FOR REVIEW BY THE DESIGN ENGINEER. THE RESPONSIBILITY OF ESEM IS THE CONTRACTOR'S RESPONSIBILITY.	
IF SUBMITTALS CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL TO MUST BE CONTACTED BEFORE PROCEEDING.	
THE STRUCTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.	
IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR ON THE DAY FROM PLANS.	

REV	DESCRIPTION	DATE
E	HEIGHT LEVELS & UPDATES	2023/08/21
D	FLOOR LEVEL & DRAWING UPDATE	2023/05/28
C	ADD FOOTINGS & PILES	2023/07/05
B	CONCEPT DESIGN	2023/06/26
A	CONCEPT DESIGN	2023/06/23

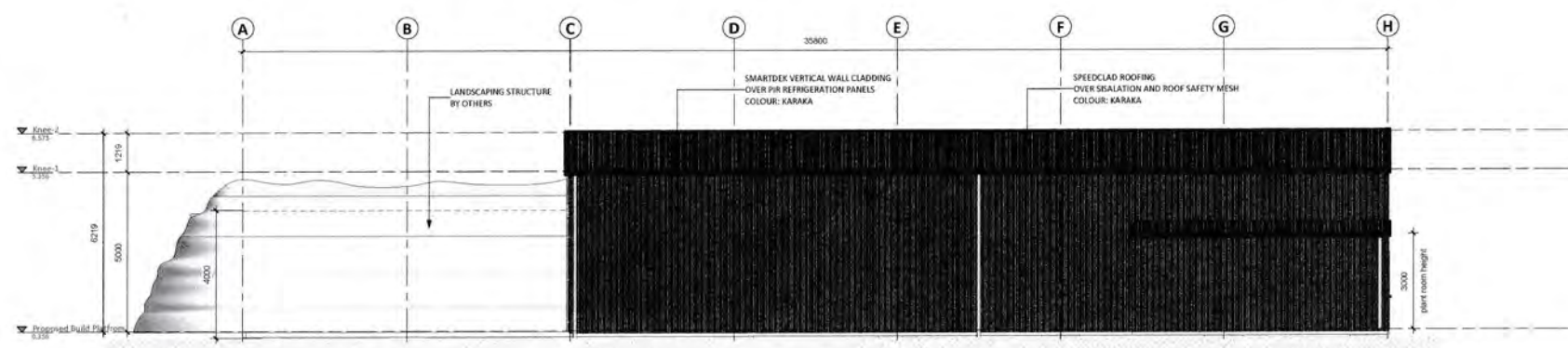
RESOURCE CONSENT	
APPROVED:	Approver
DESIGNER:	Designer
DRAWN:	DM
A1 SCALE:	1:75

JOB No.	B000
SHEET No.	A103

AKB 11/09/2023
EMB 11/09/2023
AKB



2 PROPOSED WEST ELEVATION
A100 1:75



3 PROPOSED EAST ELEVATION
A100 1:75

Formsteel
2-4 Wicksauri Place, Mangere, Auckland.
Tel 09 275 0069 | Fax 09 257 2650
Free 0800 820 003 | www.formsteel.co.nz
info@formsteel.co.nz

CLIENT	PROJECT TITLE	SHEET TITLE
EXPEDITION EARTH	ECO CAVE GORGE ROAD, QUEENSTOWN	PROPOSED EXTERIOR ELEVATIONS

NOTES:
NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
ALL THE STEEL WORKS / ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKS SHALL COMPLY WITH NZS 3231.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.
CONTRACTOR SHALL NOT SCALE OFF DIMENSIONS.
ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH RESOURCE 2011 AND THE NZBC 2012 AND ALL THEIR AMENDMENTS.

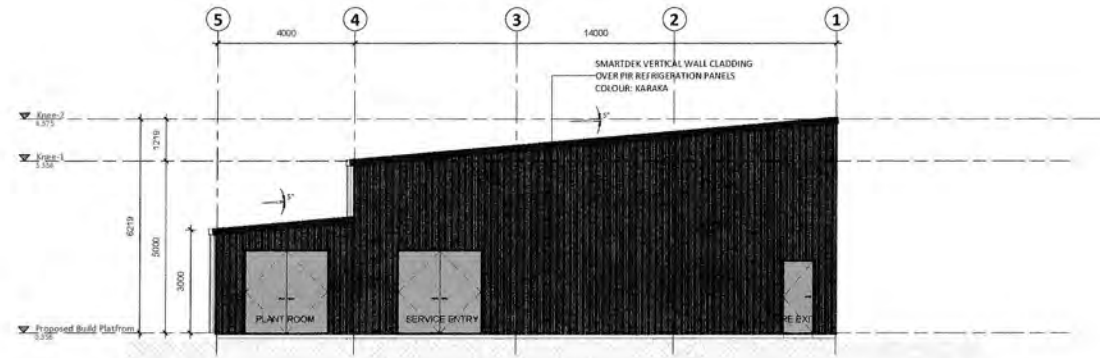
NOMINATED CONTRACTOR MAY SUBMIT ERECTION SEQUENCE METHODOLOGY ESM AS APPLICABLE IN ADVISE SITE FOR REVIEW BY THE DESIGN ENGINEER. THE AGENCY OF ESM ARE THE CONTRACTORS RESPONSIBILITY.
IF NOMINATED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL MUST BE CONTACTED BEFORE PROCEEDING.
THE STRUCTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.
IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT MAY ARISE FROM PLANS.

REV	DESCRIPTION	DATE
E	HEIGHT LEVELS & UPDATES	2023/08/21
D	FLOOR LEVEL & DRAWING UPDATE	2023/06/18
C	ADD FOOTINGS & PILES	2023/07/05
B	CONCEPT DESIGN	2023/06/26
A	CONCEPT DESIGN	2023/06/23

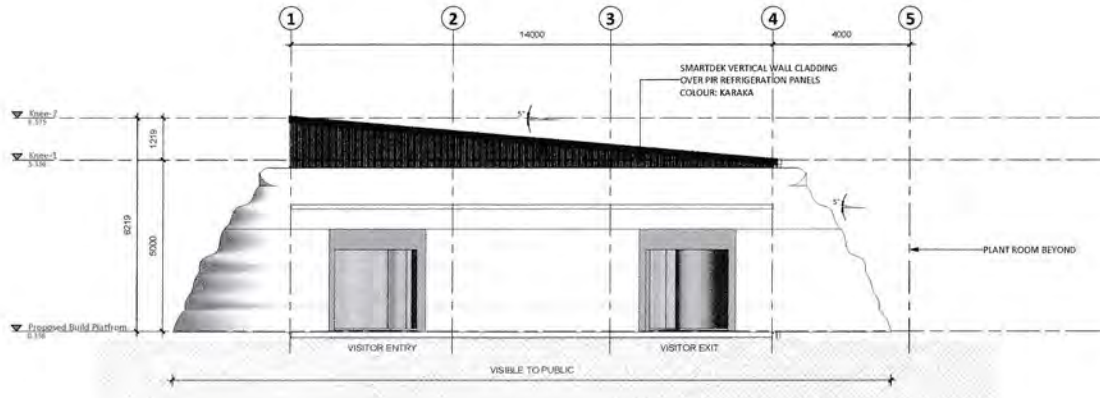
RESOURCE CONSENT	
APPROVED:	Approver
DESIGNER:	Designer
DRAWN:	DM
REV	SCALE: 1:75

JOB No.	B0000
SHEET No.	A200

Formsteel 11/9/2023



1 PROPOSED SOUTH ELEVATION
A100 1:75



2 PROPOSED NORTH ELEVATION
A100 1:75

Formsteel

2-4 Woolstap Place, Mangere, Auckland
Tel 09 270 0038 | Fax 09 257 2950
Free 0800 550 200 | www.formsteel.co.nz
sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT IN 2017.

CLIENT	EXPEDITION EARTH
PROJECT TITLE	ECO CAVE GORGE ROAD, QUEENSTOWN

SHEET TITLE	PROPOSED EXTERIOR ELEVATIONS
-------------	---------------------------------

NOTES:	<p>1. NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.</p> <p>2. ALL THE STEEL WORKS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKS SHALL COMPLY NZS 3101.</p> <p>3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.</p> <p>4. CONTRACTOR SHALL NOT SCALE OFF DIMENSIONS.</p> <p>5. ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZS3604:2011 AND THE NZBC 2012 AND ALL THEIR AMENDMENTS.</p>
--------	---

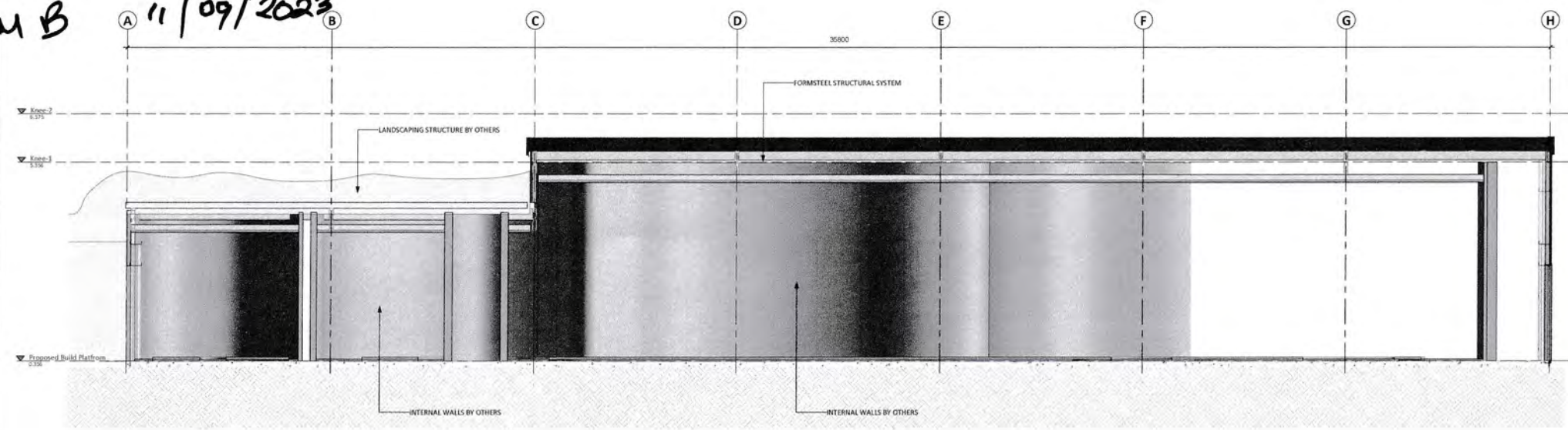
NOTES:	<p>1. NOMINATED CONTRACTOR MUST SUBMIT ERECTION SEQUENCE METHODOLOGY WITH ALL LIFTING AND RIGGING FOR REVIEW BY THE DESIGN ENGINEER. THE ADEQUACY OF SEM ARE THE CONTRACTORS RESPONSIBILITY.</p> <p>2. IF NOMINATED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL TO MUST BE CONTACTED BEFORE PROCEEDING.</p> <p>3. THE STRUCTURAL DRAWING MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWING ASSOCIATED WITH THE PROJECT.</p> <p>4. IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT VARY FROM PLANS.</p>
--------	---

REVISIONS	<table border="1"> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>E</td> <td>HEIGHT LEVELS & UPDATES</td> <td>2023/08/21</td> </tr> <tr> <td>D</td> <td>FLOOR LEVEL & DRAWING UPDATE</td> <td>2023/08/18</td> </tr> <tr> <td>C</td> <td>ADD FOOTINGS & PILES</td> <td>2023/07/25</td> </tr> <tr> <td>B</td> <td>CONCEPT DESIGN</td> <td>2023/04/26</td> </tr> <tr> <td>A</td> <td>CONCEPT DESIGN</td> <td>2023/06/23</td> </tr> </table>	REV	DESCRIPTION	DATE	E	HEIGHT LEVELS & UPDATES	2023/08/21	D	FLOOR LEVEL & DRAWING UPDATE	2023/08/18	C	ADD FOOTINGS & PILES	2023/07/25	B	CONCEPT DESIGN	2023/04/26	A	CONCEPT DESIGN	2023/06/23
REV	DESCRIPTION	DATE																	
E	HEIGHT LEVELS & UPDATES	2023/08/21																	
D	FLOOR LEVEL & DRAWING UPDATE	2023/08/18																	
C	ADD FOOTINGS & PILES	2023/07/25																	
B	CONCEPT DESIGN	2023/04/26																	
A	CONCEPT DESIGN	2023/06/23																	

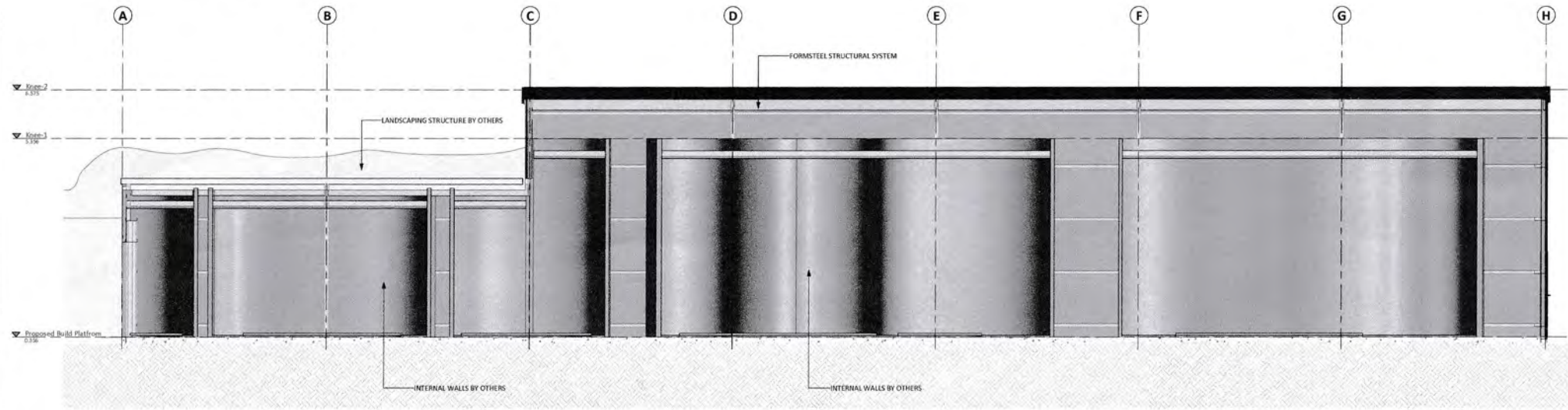
RESOURCE CONSENT	<table border="1"> <tr> <td>APPROVED:</td> <td>Approver</td> </tr> <tr> <td>DESIGNER:</td> <td>Designer</td> </tr> <tr> <td>DRAWN:</td> <td>DM</td> </tr> <tr> <td>A1 SCALE:</td> <td>1:75</td> </tr> </table>	APPROVED:	Approver	DESIGNER:	Designer	DRAWN:	DM	A1 SCALE:	1:75
APPROVED:	Approver								
DESIGNER:	Designer								
DRAWN:	DM								
A1 SCALE:	1:75								

JOB No.	B000
SHEET No.	A201

AKES 11/09/2023
EM B 11/09/2023



A PROPOSED INTERNAL SECTION A
A100 1:50



B PROPOSED INTERNAL SECTION B
A100 1:50

Formsteel
2-4 Waiwaki Place, Mangere, Auckland
Tel 09 275 0589 | Fax 09 257 2550
Free 0800 800 000 | www.formsteel.co.nz
sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT BY FORMSTEEL

CLIENT	EXPEDITION EARTH
--------	------------------

PROJECT TITLE	ECO CAVE GORGE ROAD, QUEENSTOWN
---------------	---------------------------------------

SHEET TITLE	BUILDING SECTIONS
-------------	-------------------

NOTES:
NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
ALL THE STEEL WORKING ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKING SHALL COMPLY A2013.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.
CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.
ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZSEM4.3011 AND THE NZBC 2012 AND ALL THEIR AMENDMENTS.

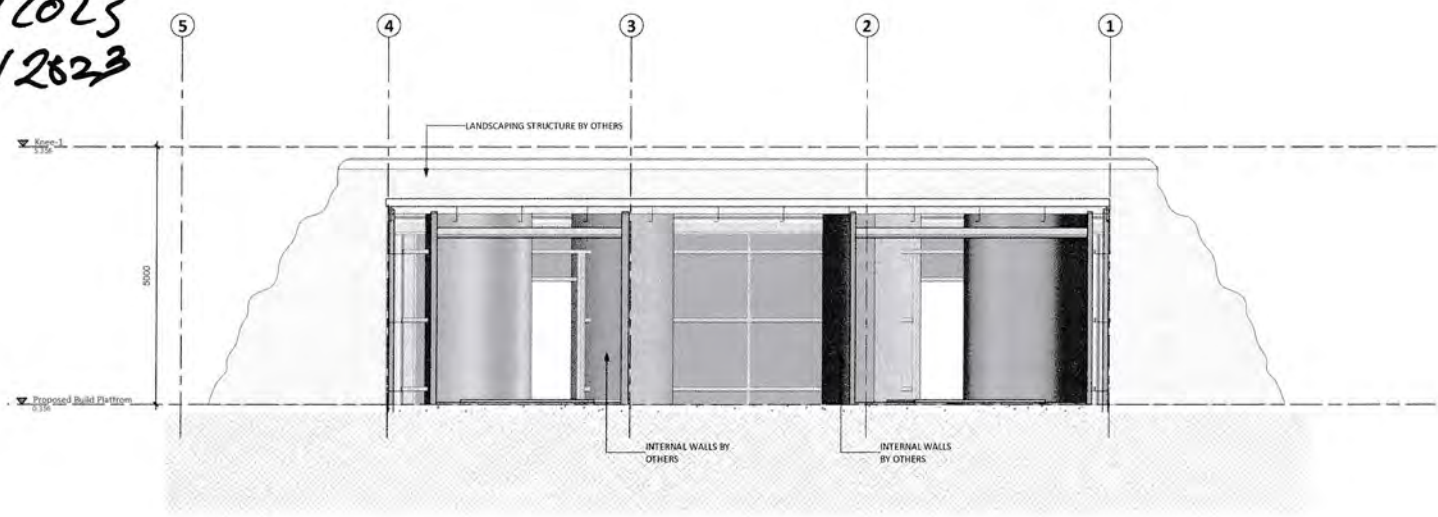
NOMINATED CONTRACTOR MAY SUBMIT ERECTION SEQUENCE METHODOLOGY BEING AN EXPERTISE ANALYSIS TO FOR REVIEW BY THE DESIGN ENGINEER. THE ADEQUACY OF ERM ARE THE CONTRACTORS RESPONSIBILITY.
IF NOMINATED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THEIR DRAWINGS, FORMSTEEL LTD MUST BE CONTACTED BEFORE PROCEEDING.
THE STRUCTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.
IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT VARY FROM PLANS.

REV	DESCRIPTION	DATE
E	HEIGHT LEVELS & UPDATES	2023/08/21
D	FLOOR LEVEL & DRAWING UPDATE	2023/08/18
C	ADD FOOTINGS & PILES	2023/07/05
B	CONCEPT DESIGN	2023/06/26
A	CONCEPT DESIGN	2023/06/23

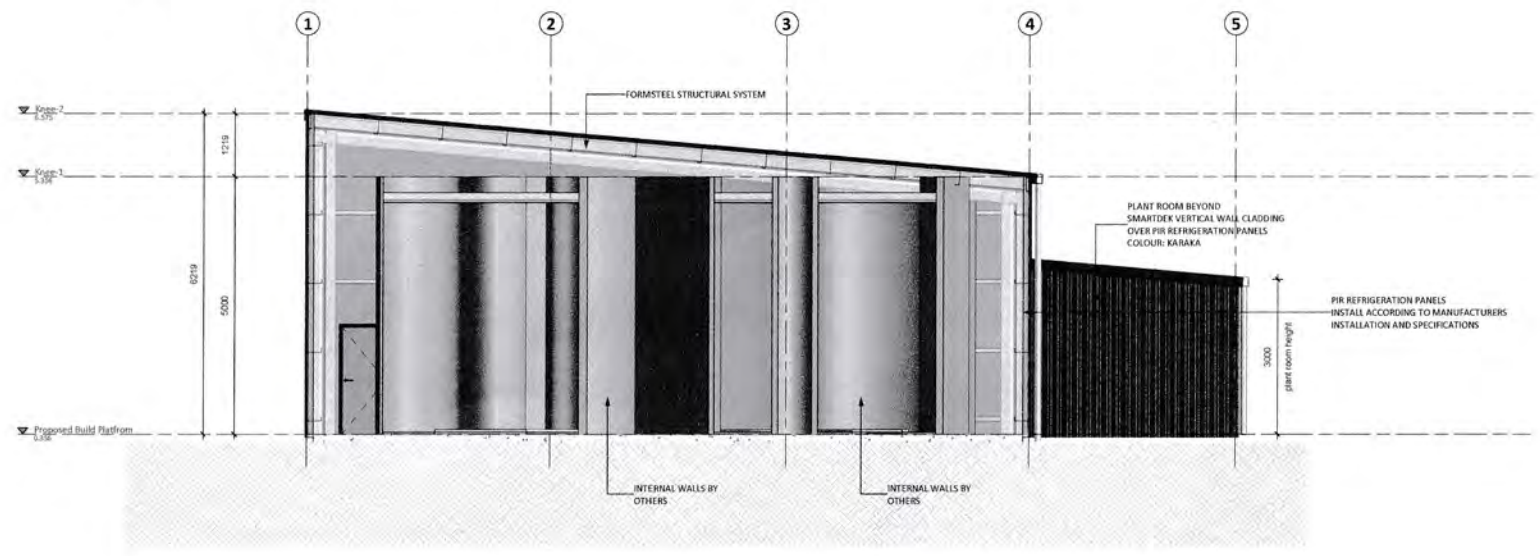
RESOURCE CONSENT	
APPROVED:	Approver
DESIGNER:	Designer
DRAWN:	DM
AT SCALE:	1:50

JOB No.	B0000
SHEET No.	A300

AKKS 11/09/2023
EMB 11/09/2023



C PROPOSED INTERNAL SECTION C
A100 1:50



D PROPOSED INTERNAL SECTION D
A100 1:50

Formsteel
2-4 Wookul Place, Morningside, Auckland
Tel 09 275 0089 | Fax 09 257 2600
Free 0800 800 300 | www.formsteel.co.nz
sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT IN 2017

CLIENT	EXPEDITION EARTH
--------	------------------

PROJECT TITLE	ECO CAVE GORGE ROAD, QUEENSTOWN
---------------	---------------------------------------

SHEET TITLE	BUILDING SECTIONS
-------------	-------------------

NOTES:
NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
ALL THE STEEL WORKS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKS SHALL COMPLY AS23 533.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.
CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.
ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZS3604:2011 AND THE NZBC 2012 AND ALL THEIR AMENDMENTS.

NOMINATED CONTRACTOR MUST SUBMIT ERECTION SEQUENCE METHODOLOGY AS PER AS 1551:2018 FOR REVIEW BY THE DESIGN ENGINEER. THE ADEQUACY OF EMB ARE THE CONTRACTORS RESPONSIBILITY.
IF NOMINATED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL LTD MUST BE CONTACTED BEFORE PROCEEDING.
THE STRUCTURAL DRAWING MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.
IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT VARY FROM PLANS.

REV	DESCRIPTION	DATE
F	DRAWINGS UPDATE	2023/08/31
E	HEIGHT LEVELS & UPDATES	2023/08/21
D	FLOOR LEVELS & DRAWING UPDATE	2023/08/18
C	ADD FOOTINGS & PILES	2023/07/05
B	CONCEPT DESIGN	2023/06/26
A	CONCEPT DESIGN	2023/06/23

RESOURCE CONSENT	
APPROVED:	AH
DESIGNER:	DH
DRAWN:	DM
A1 SCALE:	1:50

JOB No.	B0000
SHEET No.	A301

AKB 11/09/2023
 EMB 11/09/2023

Document Set ID: 7790729
 Version: 1, Version Date: 15/10/2023



Formsteel
 2-4 Wackell Place, Margate, Auckland
 Tel: 09 273 0000 | Fax: 09 257 2800
 Free 0800 600 023 | www.formsteel.co.nz
 sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT BY 2017

CLIENT EXPEDITION EARTH	PROJECT TITLE ECO CAVE GORGE ROAD, QUEENSTOWN	SHEET TITLE IMAGES	NOTES NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION. ALL THE STEEL WORKS (ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKS) SHALL COMPLY WITH S13. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS. CONTRACTOR SHALL NOT SCALE OFF DRAWINGS. ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZS3604:2011 AND THE NZS3612 AND ALL THEIR AMENDMENTS.	NOMINATED CONTRACTOR MAY SUBMIT ERECTION SEQUENCE METHODOLOGY (S13) AS SHOWN IN REVISION 1/10 FOR REVIEW BY THE DESIGN ENGINEER. THE ADEQUACY OF SAME ARE THE CONTRACTORS RESPONSIBILITY. IF NOMINATED CONTRACTOR SUBCONTRACTORS ANY DISCREPANCIES IN THESE DRAWINGS, FORMS/ETC, IT MUST BE CONTACTED BEFORE PROCEEDING. THE STRUCTURAL DRAWING MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT. IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT VARY FROM PLANS.	<table border="1"> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>F</td> <td>DRAWINGS UPDATE</td> <td>2023/08/31</td> </tr> <tr> <td>E</td> <td>HEIGHT LEVELS UPDATE</td> <td>2023/08/23</td> </tr> <tr> <td>D</td> <td>FLOOR LEVELS & DRAWING UPDATE</td> <td>2023/08/16</td> </tr> <tr> <td>C</td> <td>ADD FOOTINGS & PILES</td> <td>2023/07/05</td> </tr> <tr> <td>B</td> <td>CONCEPT DESIGN</td> <td>2023/06/26</td> </tr> <tr> <td>A</td> <td>CONCEPT DESIGN</td> <td>2023/06/23</td> </tr> </table>	REV	DESCRIPTION	DATE	F	DRAWINGS UPDATE	2023/08/31	E	HEIGHT LEVELS UPDATE	2023/08/23	D	FLOOR LEVELS & DRAWING UPDATE	2023/08/16	C	ADD FOOTINGS & PILES	2023/07/05	B	CONCEPT DESIGN	2023/06/26	A	CONCEPT DESIGN	2023/06/23	RESOURCE CONSENT APPROVED: Approver DESIGNER: Designer DRAWN: DM	JOB No. B0000 SHEET No. A400
REV	DESCRIPTION	DATE																										
F	DRAWINGS UPDATE	2023/08/31																										
E	HEIGHT LEVELS UPDATE	2023/08/23																										
D	FLOOR LEVELS & DRAWING UPDATE	2023/08/16																										
C	ADD FOOTINGS & PILES	2023/07/05																										
B	CONCEPT DESIGN	2023/06/26																										
A	CONCEPT DESIGN	2023/06/23																										

8/31/2023 12:05:28 PM

AKES 11/09/2023
EMB 11/09/2023



Formsteel
 2-4 Waikeai Place, Mangere, Auckland
 Tel 09 275 0099 | Fax 09 267 2650
 Free 0800 820 002 | www.formsteel.co.nz
 sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT (c) 2017.

CLIENT	EXPEDITION EARTH
--------	------------------

PROJECT TITLE	ECO CAVE GORGE ROAD, QUEENSTOWN
---------------	---------------------------------------

SHEET TITLE	IMAGES
-------------	--------

NOTES

1. NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.

2. ALL THE STEEL, WELDING, ARCHITECTURALLY EXPOSED STRUCTURAL STEEL, WORKING SHALL COMPLY NZS 5131.

3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.

4. CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.

5. ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZS 3101:2011 AND THE NZBC 2013 AND ALL THEIR AMENDMENTS.

1. NOMINATED CONTRACTOR MAY SUBMIT ERECTION SEQUENCE METHODOLOGY FROM AN OFFICE OR ADVISE OF THE DESIGN ENGINEER. THE ADEQUACY OF EBM ARE THE CONTRACTOR'S RESPONSIBILITY.

2. IF NOMINATED CONTRACTOR ENDORSERS ANY DEVICES/FIXTURES IN THESE DRAWINGS, FORMSTEEL LTD MUST BE CONTACTED BEFORE PROCEEDING.

3. THE STRUCTURAL DRAWING MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.

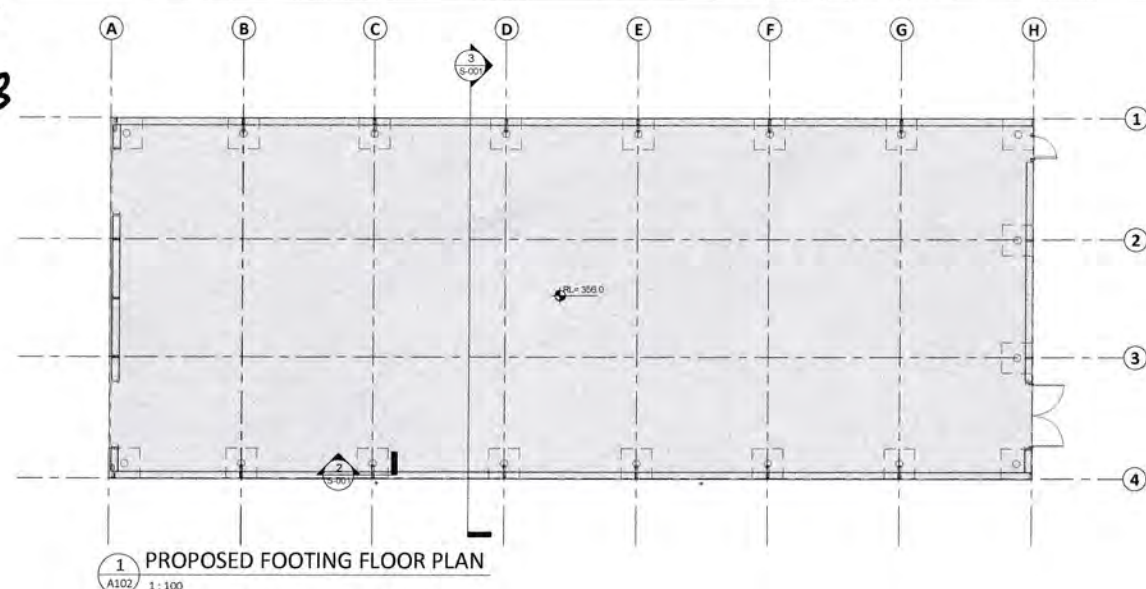
4. IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT VARY FROM PLANS.

REV	DESCRIPTION	DATE	SCALE
E	HEIGHT LEVELS & UPDATES	2023/08/21	
D	FLOOR LEVEL & DRAWING UPDATE	2023/08/18	
C	ADD FOOTINGS & PILES	2023/07/05	
B	CONCEPT DESIGN	2023/06/26	
A	CONCEPT DESIGN	2023/06/23	

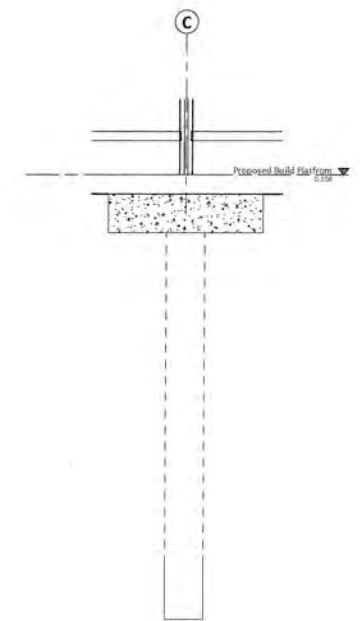
RESOURCE CONSENT	
APPROVED:	Approver
DESIGNER:	Designer
DRAWN:	DM
A1	SCALE:

JOB No.	B0000
SHEET No.	A401

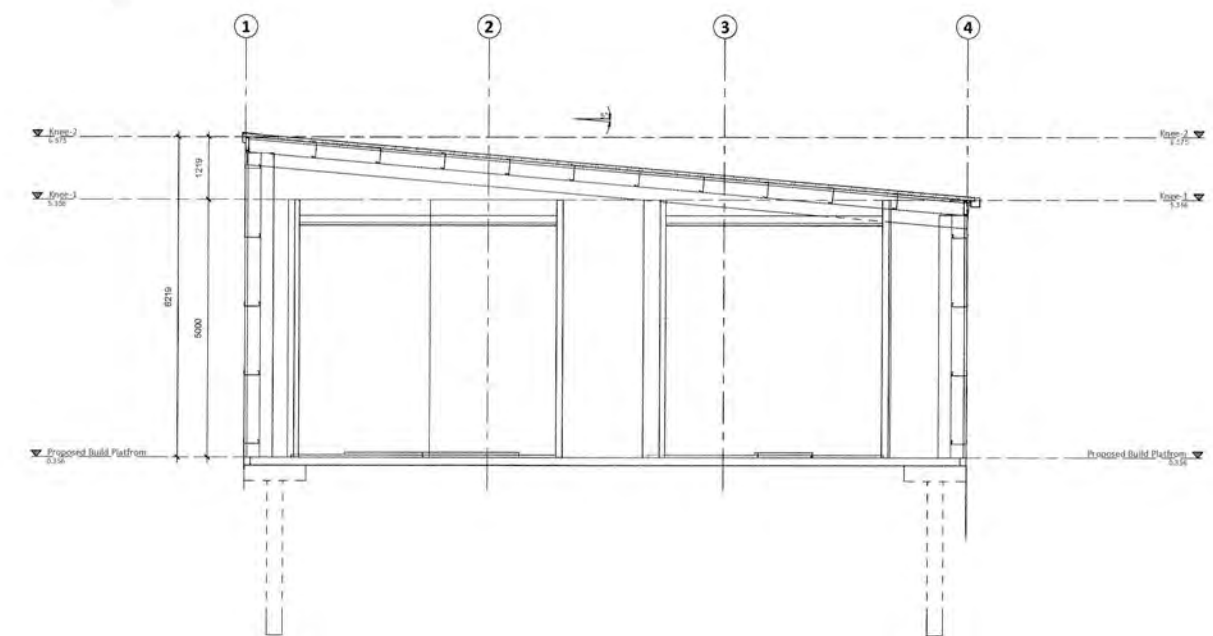
AKB 11/09/2023
AKB 11/09/2023



1 PROPOSED FOOTING FLOOR PLAN
S-001 1:100



2 TYPICAL PILE SECTION
S-001 1:20



3 TYPICAL STRUCTURAL SECTION
S-001 1:50

Formsteel
2-4 Wicket Place, Margate, Auckland
Tel 09 273 0069 | Fax 09 257 2850
Fees 0500 820 003 | www.formsteel.co.nz
sales@formsteel.co.nz

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF FORMSTEEL AND SHALL NOT BE COPIED, REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT AS SET OUT.

CLIENT	PROJECT TITLE
EXPEDITION EARTH	ECO CAVE GORGE ROAD, QUEENSTOWN

SHEET TITLE
PROPOSED FOOTING FLOOR PLAN

NOTES:
NOMINATED CONTRACTOR SHALL CHECK AND VERIFY ALL HEIGHTS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION. ALL THE STEELWORK, ARCHITECTURALLY EXPOSED STRUCTURAL STEEL WORKS SHALL COMPLY AS SHOWN.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL RELEVANT DOCUMENTS.
CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.
ALL CONSTRUCTION NOT SPECIFIC DESIGN SHALL COMPLY WITH NZS3604:2011 AND THE NZS3101:2012 AND ALL THEIR AMENDMENTS.

NOTES:
NOMINATED CONTRACTOR MAY SUBMIT ERECTION SEQUENCE METHODOLOGY (EMM) AS DETAILED IN ANNEX B.10 FOR REVIEW BY THE DESIGN ENGINEER. THE ADEQUACY OF EMM ARE THE CONTRACTOR'S RESPONSIBILITY.
IF NOMINATED CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN THESE DRAWINGS, FORMSTEEL TO MUST BE CONTACTED BEFORE PROCEEDING.
THE STRUCTURAL DRAWING MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER RELEVANT DRAWINGS ASSOCIATED WITH THE PROJECT.
IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE FORMSTEEL OF ANY CHANGES THAT OCCUR OR THAT VARY FROM PLANS.

REV	DESCRIPTION	DATE
E	HEIGHT LEVELS & UPDATES	2023/08/21
D	FLOOR LEVEL & DRAWING UPDATE	2023/08/18
C	ADD FOOTINGS & PILES	2023/07/05
B	CONCEPT DESIGN	2023/06/26
A	CONCEPT DESIGN	2023/06/23

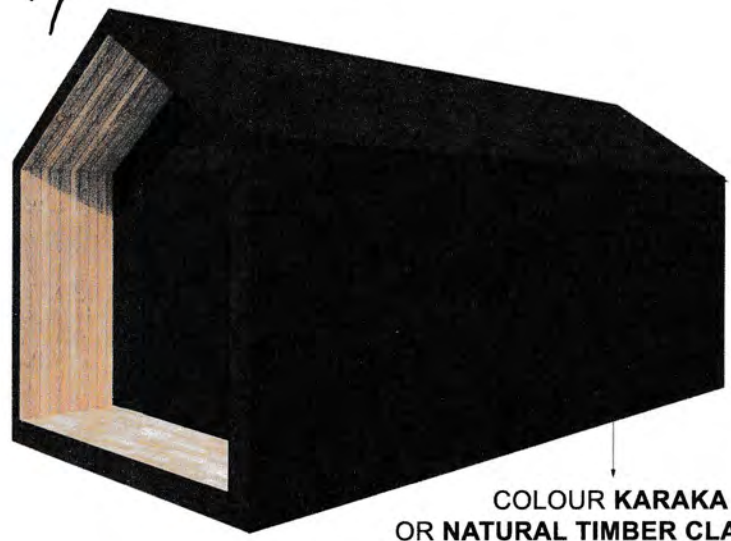
APPROVED:	Approver
DESIGNER:	Designer
DRAWN:	Author
AT SCALE:	As Indicated

RESOURCE CONSENT		JOB No.
		B000
		SHEET No.
		S-001

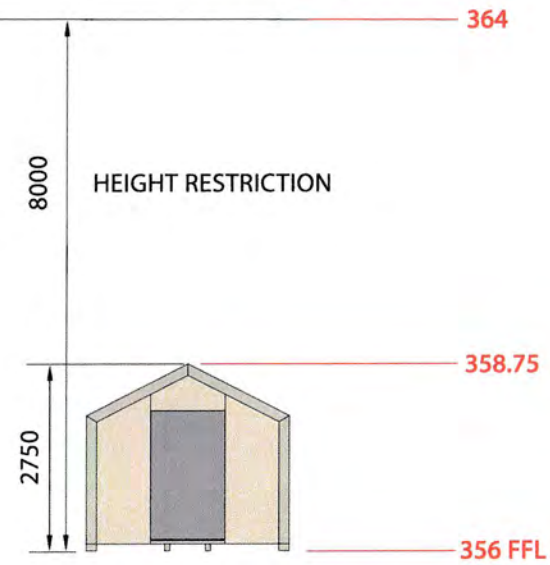
Document Set ID: 7790729
Version: 1, Version Date: 15/10/2023

AKS 11/09/2023
EUB 11/09/2023

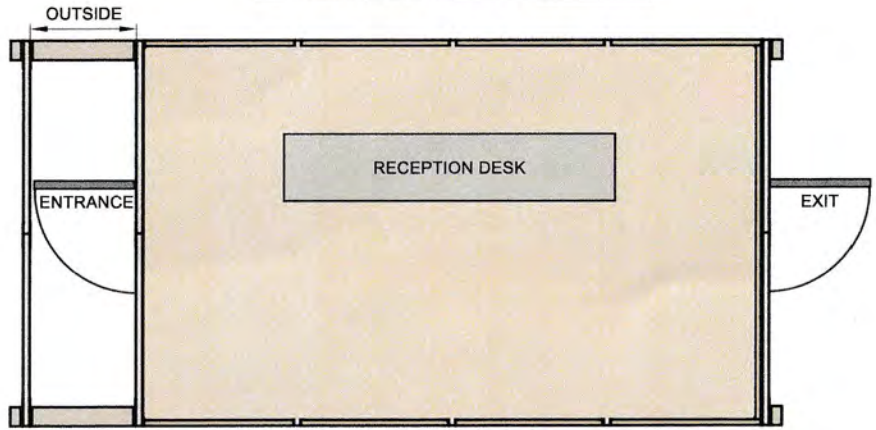
Ticketing Hut & Waiting Hut



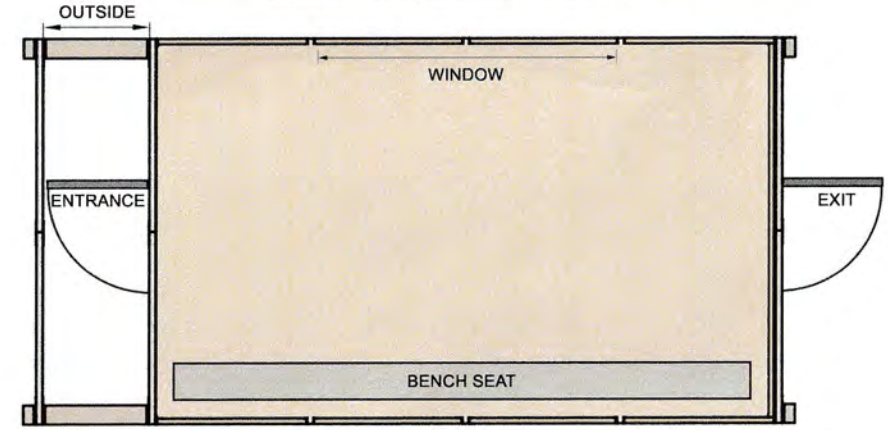
Elevations



Ticketing Hut Floor Plan



Waiting Hut Floor Plan



14 Washdyke Flat Road, Washdyke, Timaru
TEL 0800 688 767 EMAIL
sales@outpostbuildings.co.nz

SHEET TITLE

PROPOSED TICKETING HUT
AND WAITING HUT
FLOOR PLAN

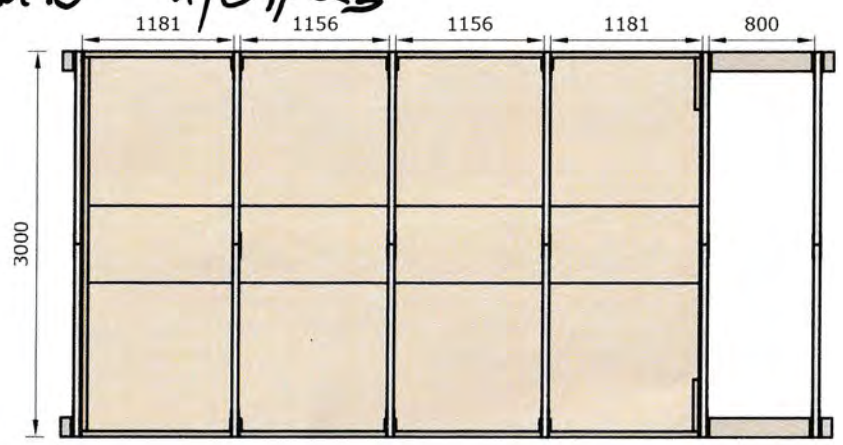
NOTES AND DETAIL

PREFABRICATED ITEM CODE **BDL301EF**

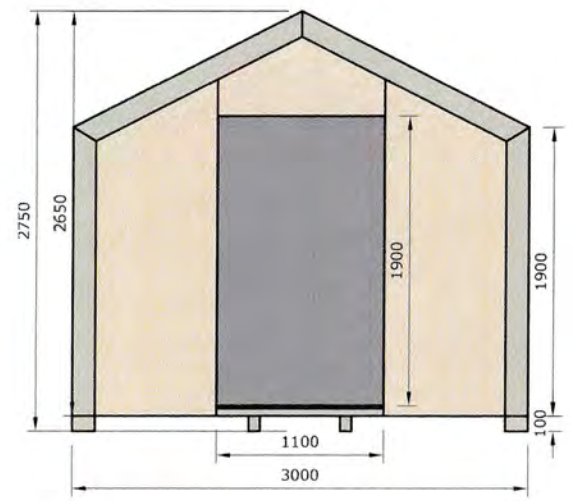
The Borderland kitset option by **Outpost Kitsets Ltd**, with custom design alterations to allow for project requirements. Outpost buildings are designed for the toughest of NZ conditions, to stand up to the extreme conditions of high country NZ – rain, hail, snow or extreme heat. A durable and weather deflecting design. Built tough, with a strong design made with high quality 6x2 timber framing and Colorsteel roof cladding.

AKB 11/09/2023
EMB 11/09/2023

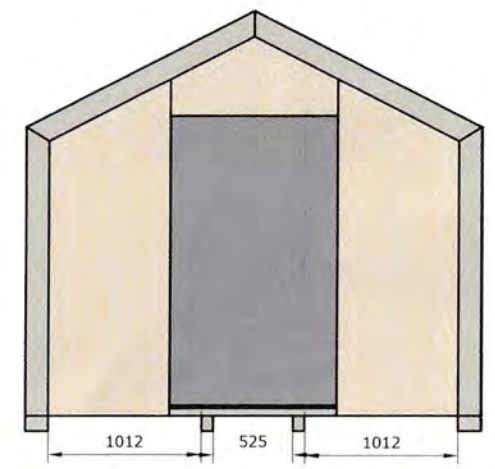
Floor Plan



Front Elevation



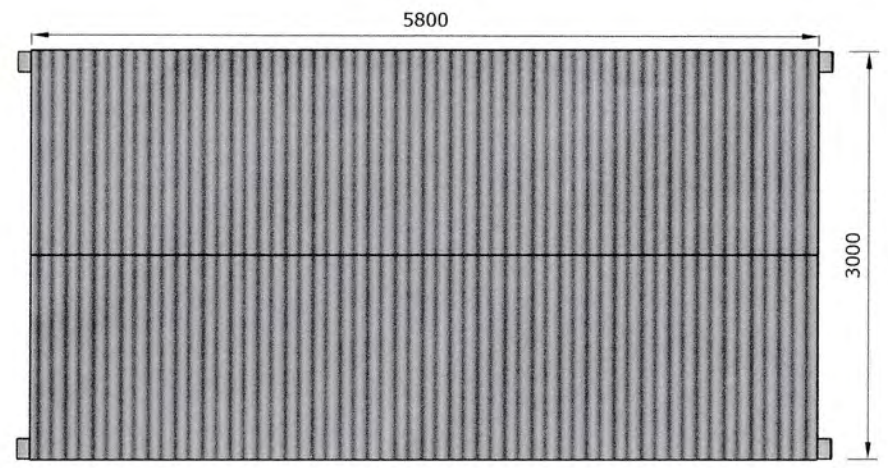
End Elevation



Material Spec

Description	Spec	Size mm (Thickness x Width)
FRAMING		
Outer Bearer (on ground)	SG8 H5 R/S grade Pine	150 x 100mm
Wall & Roof Framing	SG8 H3.2 R/S grade Pine	150 x 50mm
Wall Cladding & Floor Cladding	SG8 H3 CD treated Ply Wood	2400 x 12mm wall, 2400 x 15mm floor
Ply Sheet Support (portal)	SG8 H3.2 R/S grade Pine	100 x 50mm
ROOFING		
Roofing Sheets	0.04mm Colorsteel	0.04 x 760mm
Barge Flashing	0.04mm Colorsteel	80 x 45mm
Ridge Flashing	0.04mm Colorsteel	200 x 200 mm
FIXINGS/FASTENINGS		
Nail Plates	Portal connection	Pryda MP6R10
Brace Straps	Portal leg to bearer fixing	Pryda SBS 300mm
Joist Hanger	Portal leg to outer bearer fixing	124 x 52mm, FB52124
Universal tek screws	Roofing, Joist hangers, Fastenings	
Bugle Head Batten Screws	Ply cladding, Portal fixing	50 x 14G & 100 x 14G

Roof Plan



14 Washdyke Flat Road, Washdyke, Timaru
TEL 0800 688 767 EMAIL sales@outpostbuildings.co.nz

SHEET TITLE

PROPOSED TICKETING HUT
AND WAITING HUT
SECTIONS

NOTES AND DETAIL

PREFABRICATED ITEM CODE **BDL301EF**

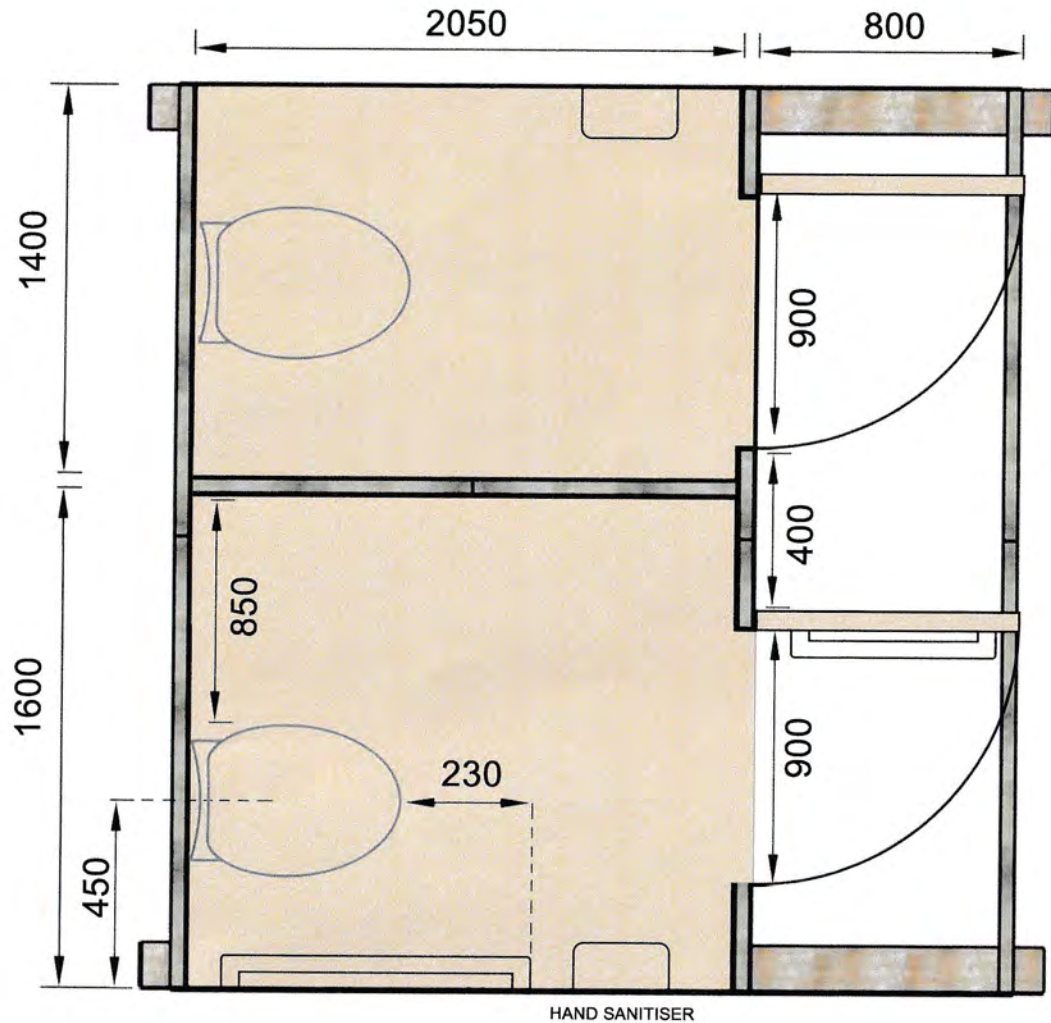
The Borderland kitset option by **Outpost Kitsets Ltd**, with custom design alterations to allow for project requirements. Outpost buildings are designed for the toughest of NZ conditions, to stand up to the extreme conditions of high country NZ – rain, hail, snow or extreme heat. A durable and weather deflecting design. Built tough, with a strong design made with high quality 6x2 timber framing and Colorsteel roof cladding.

AKB 11/09/2023
 EN B. 11/09/2023

Bathroom Hut



COLOUR KARAKA
 OR NATURAL TIMBER CLADDING



14 Washdyke Flat Road, Washdyke, Timaru
 TEL 0800 688 767 EMAIL
 sales@outpostbuildings.co.nz

ALL PLANS AND DRAWINGS © 2023 OUTPOST KITSETS LTD

SHEET TITLE

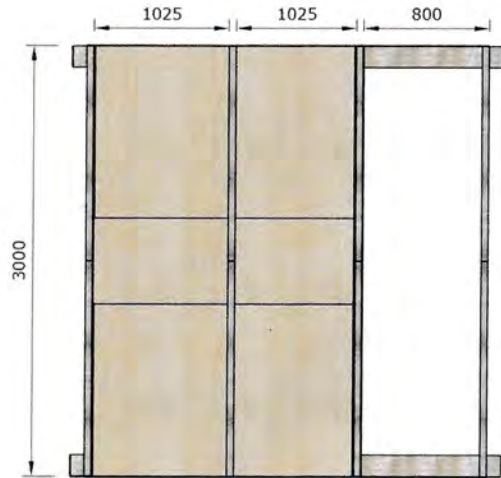
PROPOSED TICKETING HUT
 AND WAITING HUT
 FLOOR PLAN

NOTES AND DETAIL

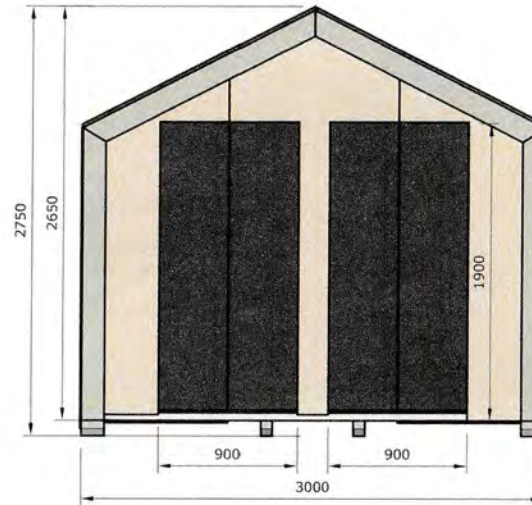
PREFABRICATED ITEM CODE **BDL301EF**

The Borderland kitset option by **Outpost Kitsets Ltd.**, with custom design alterations to allow for project requirements. Outpost buildings are designed for the toughest of NZ conditions, to stand up to the extreme conditions of high country NZ – rain, hail, snow or extreme heat. A durable and weather deflecting design. Built tough, with a strong design made with high quality 6x2 timber framing and Colorsteel roof cladding.

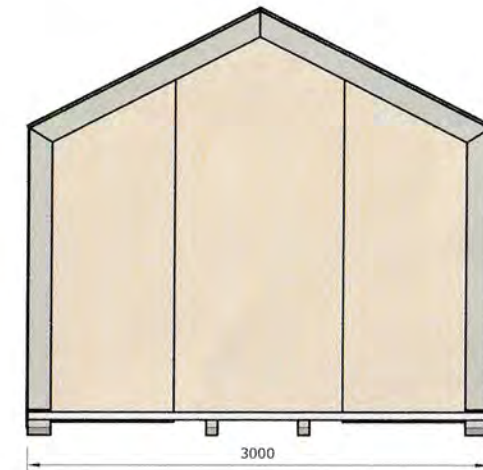
Floor Plan



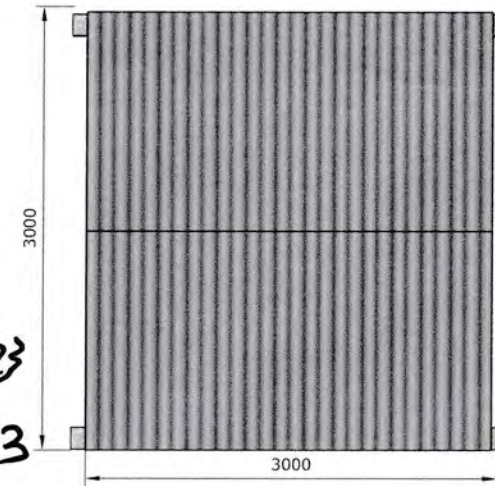
Front Elevation



End Elevation



Roof Plan



Material Spec

Description	Spec	Size mm (Thickness x Width)
FRAMING		
Outer Bearer (on ground)	SG8 H5 R/S grade Pine	150 x 100mm
Wall & Roof Framing	SG8 H3.2 R/S grade Pine	150 x 50mm
Wall Cladding & Floor Cladding	SG8 H3 CD treated Ply Wood	2400 x 12mm wall, 2400 x 15mm floor
Ply Sheet Support (portal)	SG8 H3.2 R/S grade Pine	100 x 50mm
ROOFING		
Roofing Sheets	0.04mm Colorsteel	0.04 x 760mm
Barge Flashing	0.04mm Colorsteel	80 x 45mm
Ridge Flashing	0.04mm Colorsteel	200 x 200 mm
FIXINGS/FASTENINGS		
Nail Plates	Portal connection	Pryda MP6R10
Brace Straps	Portal leg to bearer fixing	Pryda SBS 300mm
Joist Hanger	Portal leg to outer bearer fixing	124 x 52mm, FB52124
Universal tek screws	Roofing, Joist hangers, Fastenings	
Bugle Head Batten Screws	Ply cladding, Portal fixing	50 x 14G & 100 x 14G

AKB 11/09/2023
EMB 4/09/2023



14 Washdyke Flat Road, Washdyke, Timaru
 TEL 0800 688 767 EMAIL
 sales@outpostbuildings.co.nz

SHEET TITLE

PROPOSED BATHROOM HUT
 SECTIONS

NOTES AND DETAIL

PREFABRICATED ITEM CODE **BDL303EF**

The Borderland kitset option by **Outpost Kitsets Ltd**, with custom design alterations to allow for project requirements. Outpost buildings are designed for the toughest of NZ conditions, to stand up to the extreme conditions of high country NZ – rain, hail, snow or extreme heat. A durable and weather deflecting design. Built tough, with a strong design made with high quality 6x2 timber framing and Colorsteel roof cladding.