



# 94 LISMORE STREET WANAKA

SITE DETAILS	
LEGAL DESCRIPTION	: Lot 1 DP 315584
SITE ADDRESS	: 94 LISMORE ST
AREA	: 948 m <sup>2</sup>

SHEET LIST	
SHEET NUMBER	SHEET NAME
1.0	COVER
1.1	SITE PLAN
1.2	CONTEXT PLAN
1.3	HOUSE 1&2 TOP LEVEL
1.4	HOUSE 1&2 MID LEVEL
1.5	HOUSE 1&2 BOTTOM LEVEL
1.6	HOUSE 3 - TOP LEVEL
1.8	HOUSE 3 - LOWER LEVEL
1.9	ROOF PLAN
2.1	ELEVATION SOUTH-WEST
2.2	ELEVATION SOUTH-EAST
2.3	ELEVATION NORTH-WEST
2.4	ELEVATION NORTH-EAST
3.1	SECTION 1
3.2	SECTION 2
3.3	SECTION 3
3.6	CROSS SECTION 6 @ EXTERNAL STAIRS
4.0	3D HEIGHT BREACH
4.10	LANDSCAPE PLAN
4.11	3D VIEW
4.12	3D VIEW
4.13	3D VIEW
4.14	3D VIEW
4.15	3D VIEW
5.1	SITE PLAN COMPARISON
5.2	HEIGHT BREACH AREA OF PREVIOUSLY APPROVED 2017 STRUCTURE VS PROPOSED
5.3	HEIGHT BREACH AREA OF PREVIOUSLY APPROVED 2019 STRUCTURE VS PROPOSED
5.4	PREVIOUSLY APPROVED & PROPOSED EAST ELEVATION IN RELATION TO 92 LISMORE ST
5.5	3D VIEW FROM 92 LISMORE ST @ EYE ELEVATION 313.15 MASL WITH 7M HEIGHT PLANE

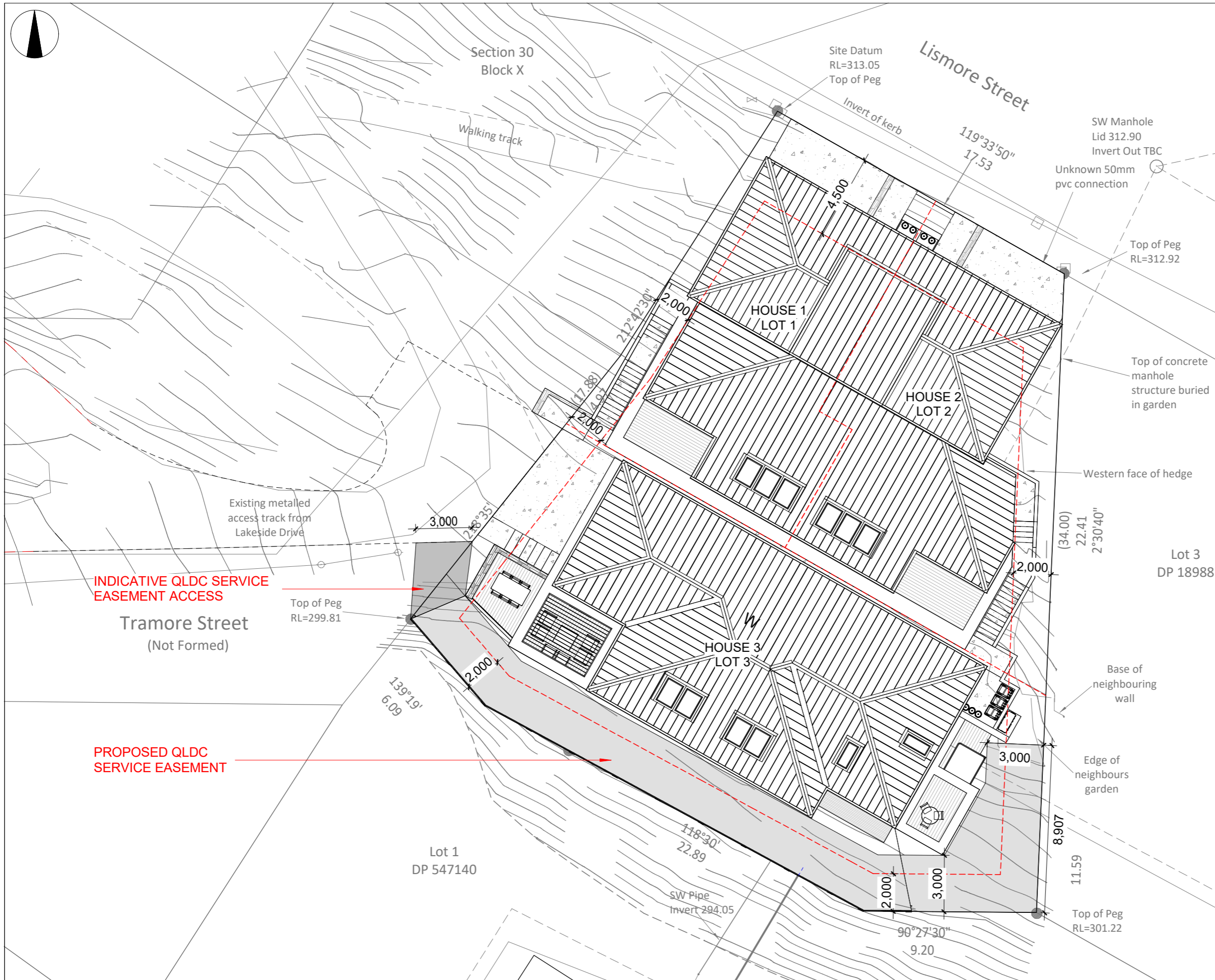
<b>A</b>	<b>Artektus</b> architecture Mob 021 217 9164 artur@artektus.com www.artektus.com		
	Rev	Revision Description	Date
	E	RC ISSUE 3	02.08.2023
	D	RC ISSUE 2	01.08.2023
	C	RC ISSUE	24.07.2023
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A	PLANNING FEEDBACK	10.03.2023	

**RESOURCE  
CONSENT**

Project Title  
HIGHGATE ROSLYN DEV,  
94 LISMORE STREET, WANAKA

Drawing Title  
COVER

Scale @ A3	Drawing No.	Revision
	<b>1.0</b>	<b>E</b>



HOUSE 1	
HOUSE 1 AREA L1	: 67.842m <sup>2</sup>
HOUSE 1 AREA L2	: 123.199m <sup>2</sup>
HOUSE 1 AREA L3	: 117.628m <sup>2</sup>
TOTAL FLOOR AREA	: 308.669m <sup>2</sup>
LIVING DECK AREA	: 21.285m <sup>2</sup>
BEDROOM DECK AREA	: 9.618m <sup>2</sup>
HOUSE 2	
HOUSE 2 AREA L1	: 67.842m <sup>2</sup>
HOUSE 2 AREA L2	: 132.899m <sup>2</sup>
HOUSE 2 AREA L3	: 121.971m <sup>2</sup>
TOTAL FLOOR AREA	: 322.721m <sup>2</sup>
LIVING DECK AREA	: 19.243m <sup>2</sup>
BEDROOM DECK AREA	: 9.244m <sup>2</sup>
HOUSE 3	
HOUSE 2 AREA L1	: 212.132m <sup>2</sup>
HOUSE 2 AREA L2	: 153.535m <sup>2</sup>
TOTAL FLOOR AREA	: 365.667m <sup>2</sup>
UPPER DECK AREA	: 44m <sup>2</sup>
LOWER DECK AREA	: 60.4m <sup>2</sup>

LOT	AREA	BUILDING	LANDSCAPE
1	221.668m <sup>2</sup>	171.139m <sup>2</sup> (77.2%)	16.021m <sup>2</sup> (7.2%)
2	243.057m <sup>2</sup>	174.929m <sup>2</sup> (71.2%)	33.496m <sup>2</sup> (13.8%)
3	483.639m <sup>2</sup>	288.164m <sup>2</sup> (59.6%)	151.459m <sup>2</sup> (31.3%)
TOTAL	948.364m <sup>2</sup>	634.232m <sup>2</sup> (66.9%)	200.976m <sup>2</sup> (21.2%)

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**RESOURCE  
CONSENT**

Project Title  
**HIGHGATE ROSLYN DEV,  
94 LISMORE STREET, WANAKA**

Drawing Title  
**SITE PLAN**

Scale @ A3  
1 : 200

Drawing No.  
**1.1**

Revision  
**E**



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**RESOURCE  
 CONSENT**

Project Title  
 HIGHGATE ROSLYN DEV,  
 94 LISMORE STREET, WANAKA

Drawing Title  
 CONTEXT PLAN

Scale @ A3  
 1 : 200

Drawing No.  
 1.2

Revision  
 E

ALUMINIUM CLADDING , VERTICAL FLASHCLAD  
DUALBOARD, POWDERCOATED IN METWOOD,  
WEATHERED TAWA OR SIMILAR

ALUMINIUM CLADDING ,  
COLOUR FLAXPOD MAT OR  
SIMILAR

ALL ROOFS AND SPOUTING  
COLORSTEEL FLAXPOD LRV 8%  
OR SIMILAR

ALUMINIUM JOINERY  
COLOUR FLAXPOD OR  
SIMILAR

7M HEIGHT RESTRICTION  
BREACH SHOWN IN YELLOW

H 1&2 FFL1  
313,000

H 1&2 FFL2  
310,000

H 1&2 FFL3  
307,000

H 3 FFL1  
303,600

H 3 FFL 2  
300,700



SCHIST AND MORTAR FINISH

FRAMELESS GLASS  
BALUSTRADE

PLASTER FINISH, COLOUR  
LIGHT GREY, CONCRETE  
LOOK

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ALUMINIUM CLADDING , VERTICAL FLASHCLAD  
DUALBOARD, POWDERCOATED IN METWOOD,  
WEATHERED TAWA OR SIMILAR

ALUMINIUM CLADDING ,  
COLOUR FLAXPOD MAT OR  
SIMILAR

ALL ROOFS AND SPOUTING  
COLORSTEEL FLAXPOD LRV 8%  
OR SIMILAR

7M HEIGHT RESTRICTION  
BREACH SHOWN IN YELLOW

H 1&2 FFL1  
313,000

H 1&2 FFL2  
310,000

H 1&2 FFL3  
307,000

H 3 FFL1  
303,600

H 3 FFL 2  
300,700

FRAMELESS GLASS  
BALUSTRADE

PLASTER FINISH, COLOUR  
LIGHT GREY, CONCRETE  
LOOK

ALUMINIUM JOINERY  
COLOUR FLAXPOD OR  
SIMILAR



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**RESOURCE  
CONSENT**

Project Title  
HIGHGATE ROSLYN DEV,  
94 LISMORE STREET, WANAKA

Drawing Title  
ELEVATION SOUTH-EAST

Scale @ A3  
1 : 100

Drawing No.  
**2.2**

Revision  
**E**

ALUMINIUM CLADDING , VERTICAL  
FLASHCLAD DUALBOARD,  
POWDERCOATED IN METWOOD,  
WEATHERED TAWA OR SIMILAR

7m HEIGHT  
RESTRICTION  
BREACH SHOWN  
IN YELLOW

ALL ROOFS AND SPOUTING  
COLORSTEEL FLAXPOD LRV  
8% OR SIMILAR

7m HEIGHT RESTRICTION  
BREACH SHOWN IN YELLOW

CEDAR VERTICAL  
WEATEHRBOARD  
COLOUR LITE OAK

H 1&2 FFL1  
313,000

H 1&2 FFL2  
310,000

H 1&2 FFL3  
307,000

H 3 FFL1  
303,600

H 3 FFL 2  
300,700



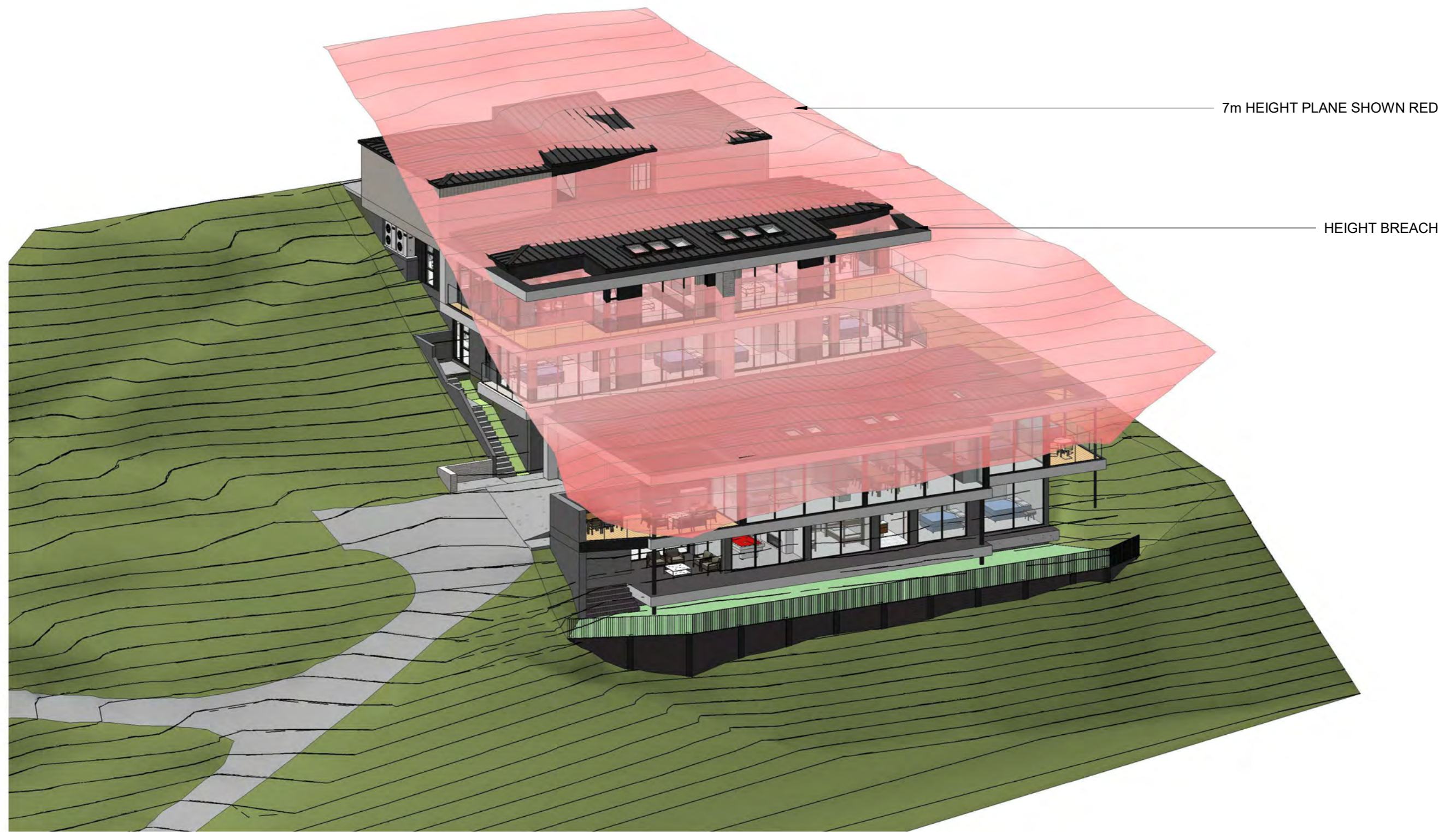
ALUMINIUM JOINERY  
COLOUR FLAXPOD OR  
SIMILAR

FRAMELESS GLASS  
BALUSTRADE

PLASTER FINISH, COLOUR  
LIGHT GREY, CONCRETE  
LOOK

SECTIONAL GARAGE DOOR CEDAR  
VERTICAL WEATEHRBOARD  
COLOUR LITE OAK

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LEGEND:

- EXPOSED AGGREGATE DRIVEWAYS
- EXPOSED AGGREGATE FOOTPATHS
- GRAVEL FOOTPATHS



PLANTING KEY:

CODE	NAME	QUANTITY
AU	ARBUTUS UNEDO	1
CC	COPROSMA "COPPER SHINE"	3
CFC	COROKIA "FROSTED CHOCOLATE"	5
CG	COTINUS GRACE	1
FS	FUSCOPARA SOLANDRI	3
GC	GRISELINIA LITTORALIS "COB"	4
LC	LEPTOSPERMUM "COPPER SHEEN"	2
LBB	LOPHOMYRTUS "BLACK BEAUTY"	7
MA	MUEHLENBECKIA ASTONII	10
MO	MELICYTUS OBOVATUS	3
PSP	PITTOSPORUM "SILVER PILLAR"	2
PL	PSEUDOPANAX LAETUS	2
VD	VIBURNUM DAVIDII	6

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CONSENT**

Project Title  
 HIGHGATE ROSLYN DEV,  
 94 LISMORE STREET, WANAKA

Drawing Title  
 3D VIEW

Scale @ A3

Drawing No.

4.11

Revision

E



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Project Title  
 HIGHGATE ROSLYN DEV,  
 94 LISMORE STREET, WANAKA

Drawing Title  
 3D VIEW

Scale @ A3

Drawing No.  
 4.12

Revision  
 E



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CONSENT**

Project Title  
 HIGHGATE ROSLYN DEV,  
 94 LISMORE STREET, WANAKA

Drawing Title  
 3D VIEW

Scale @ A3

Drawing No.

4.13

Revision

E



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 HIGHGATE ROSLYN DEV,  
 94 LISMORE STREET, WANAKA

Drawing Title  
 3D VIEW

Scale @ A3

Drawing No.  
**4.14**

Revision  
**E**



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**RESOURCE  
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 94 LISMORE STREET, WANAKA

Drawing Title  
 3D VIEW

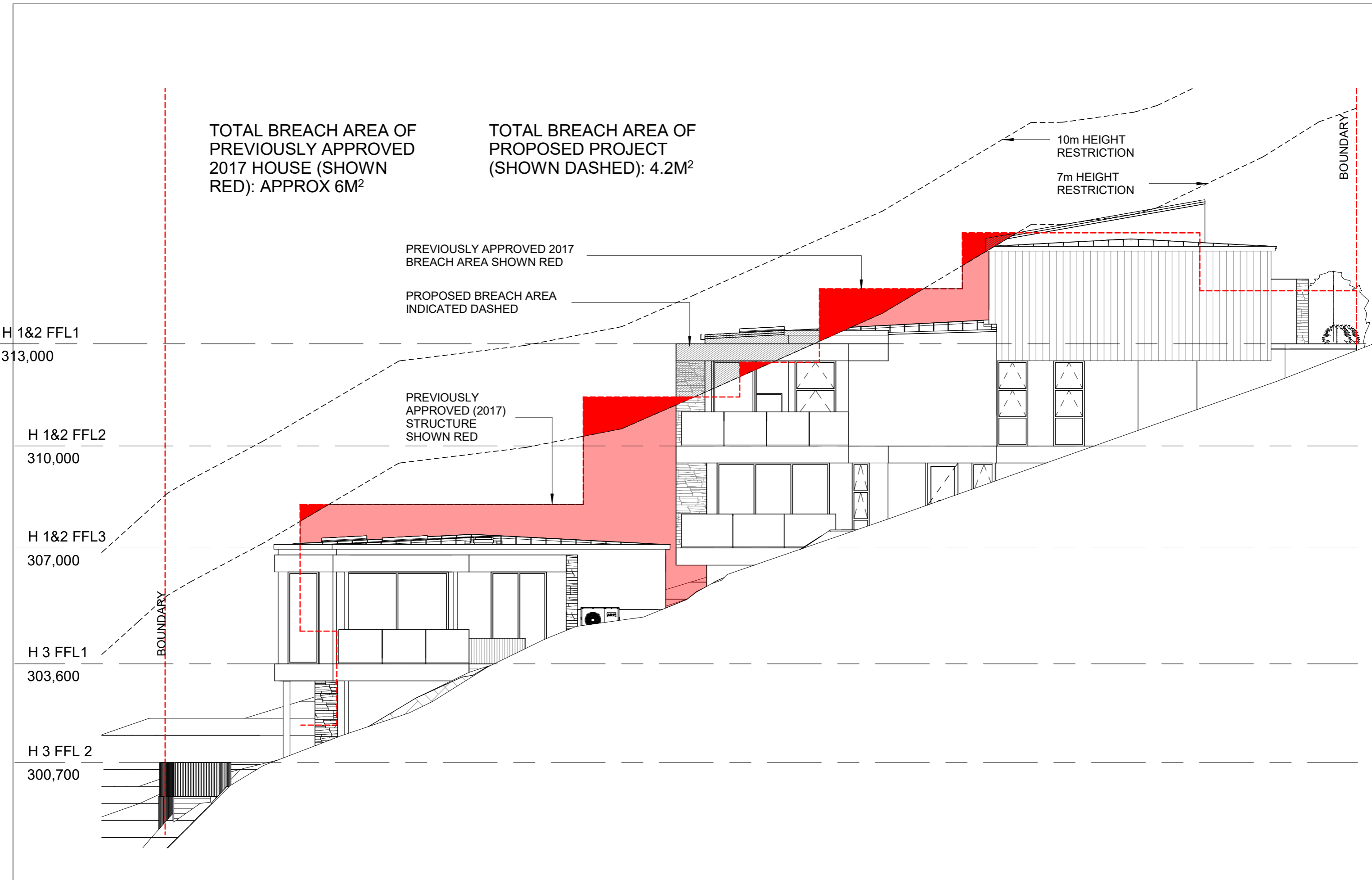
Scale @ A3

Drawing No.

4.15

Revision

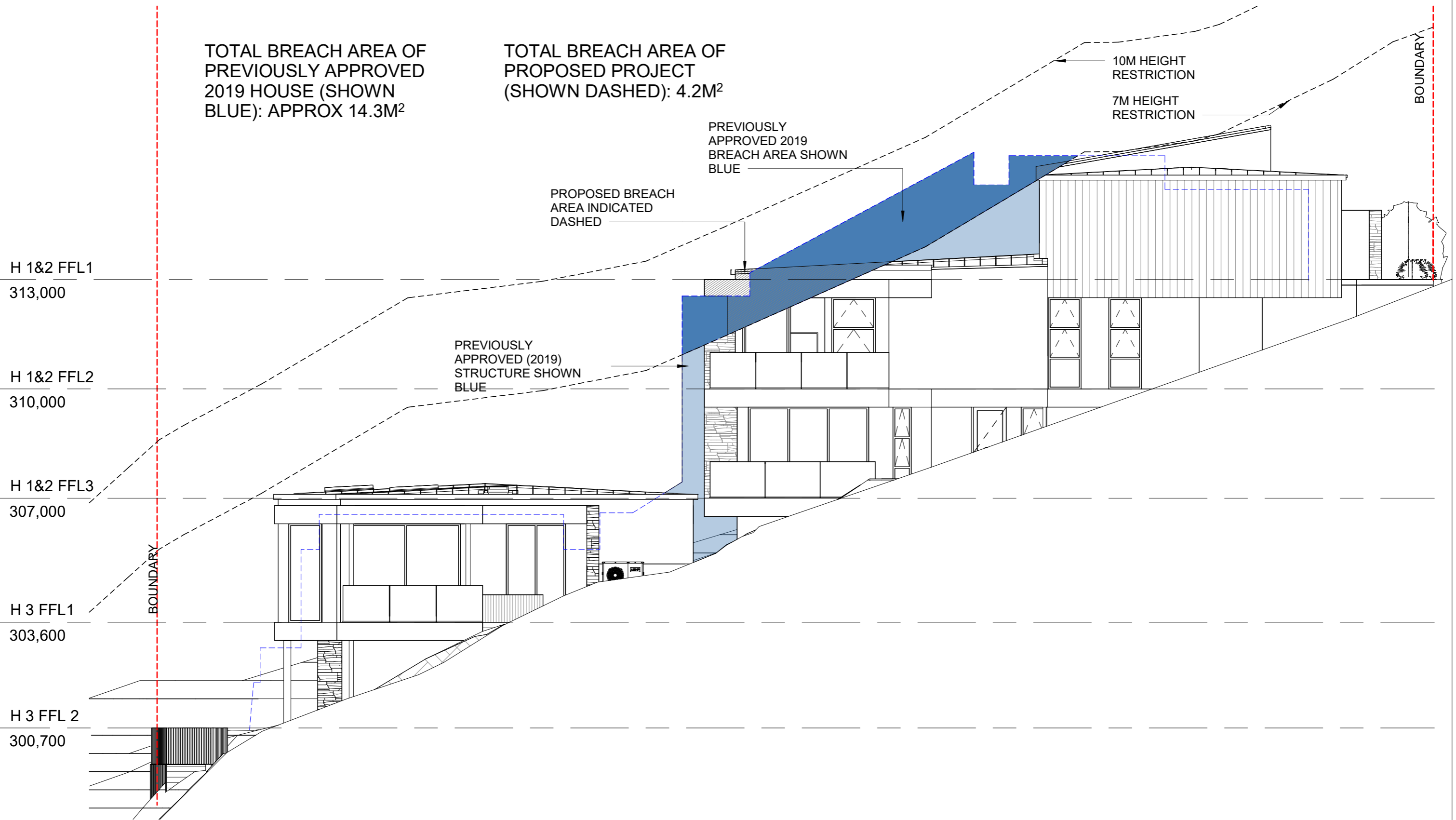
E



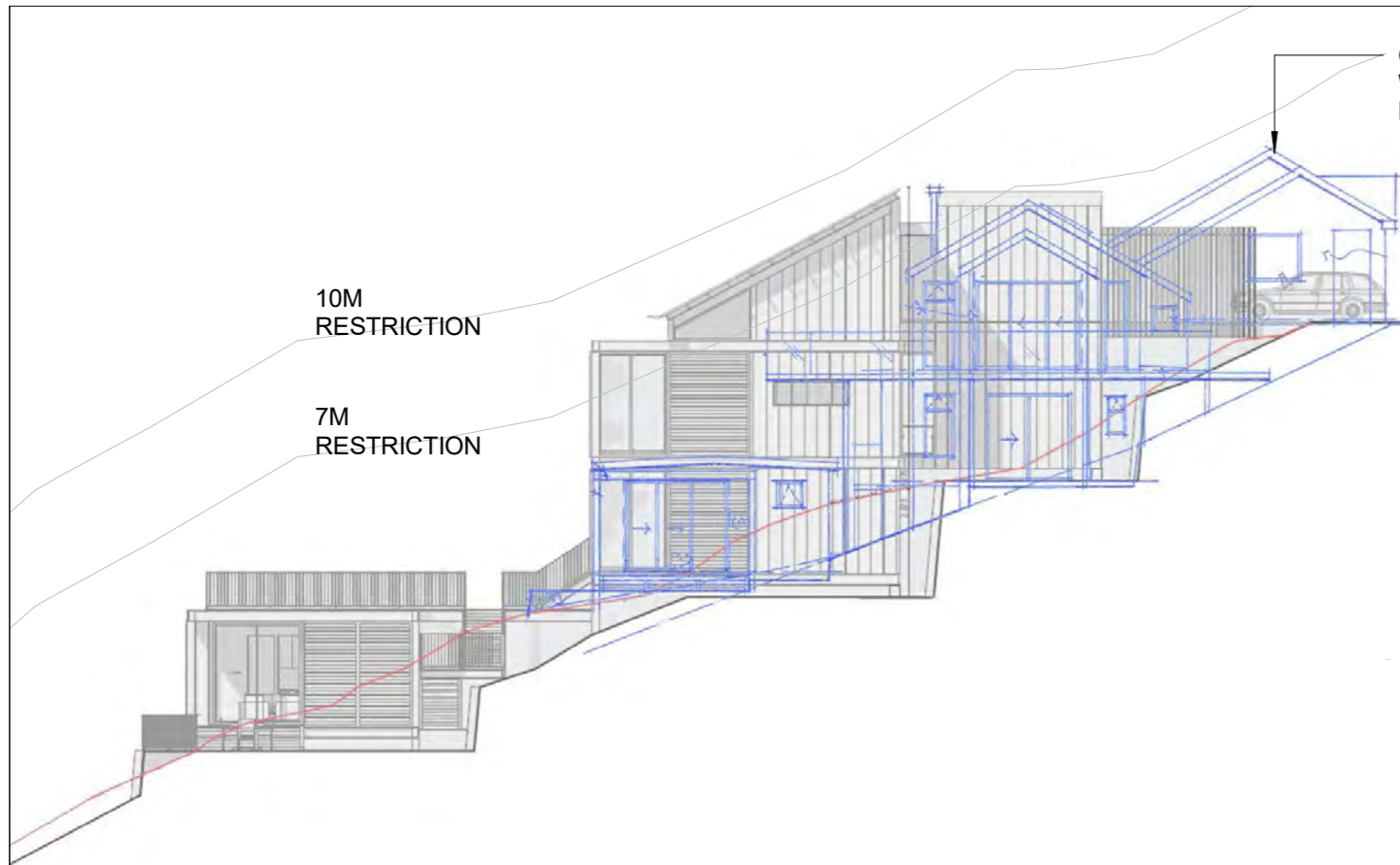
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TOTAL BREACH AREA OF PREVIOUSLY APPROVED 2019 HOUSE (SHOWN BLUE): APPROX 14.3M<sup>2</sup>

TOTAL BREACH AREA OF PROPOSED PROJECT (SHOWN DASHED): 4.2M<sup>2</sup>

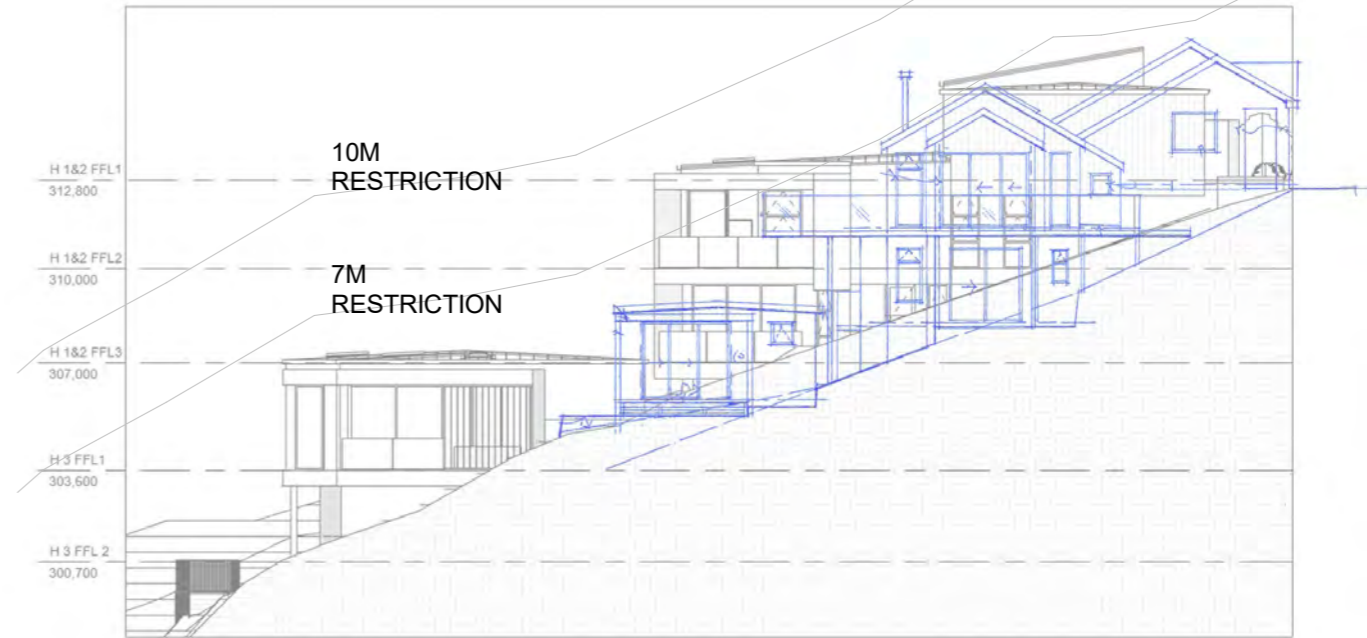


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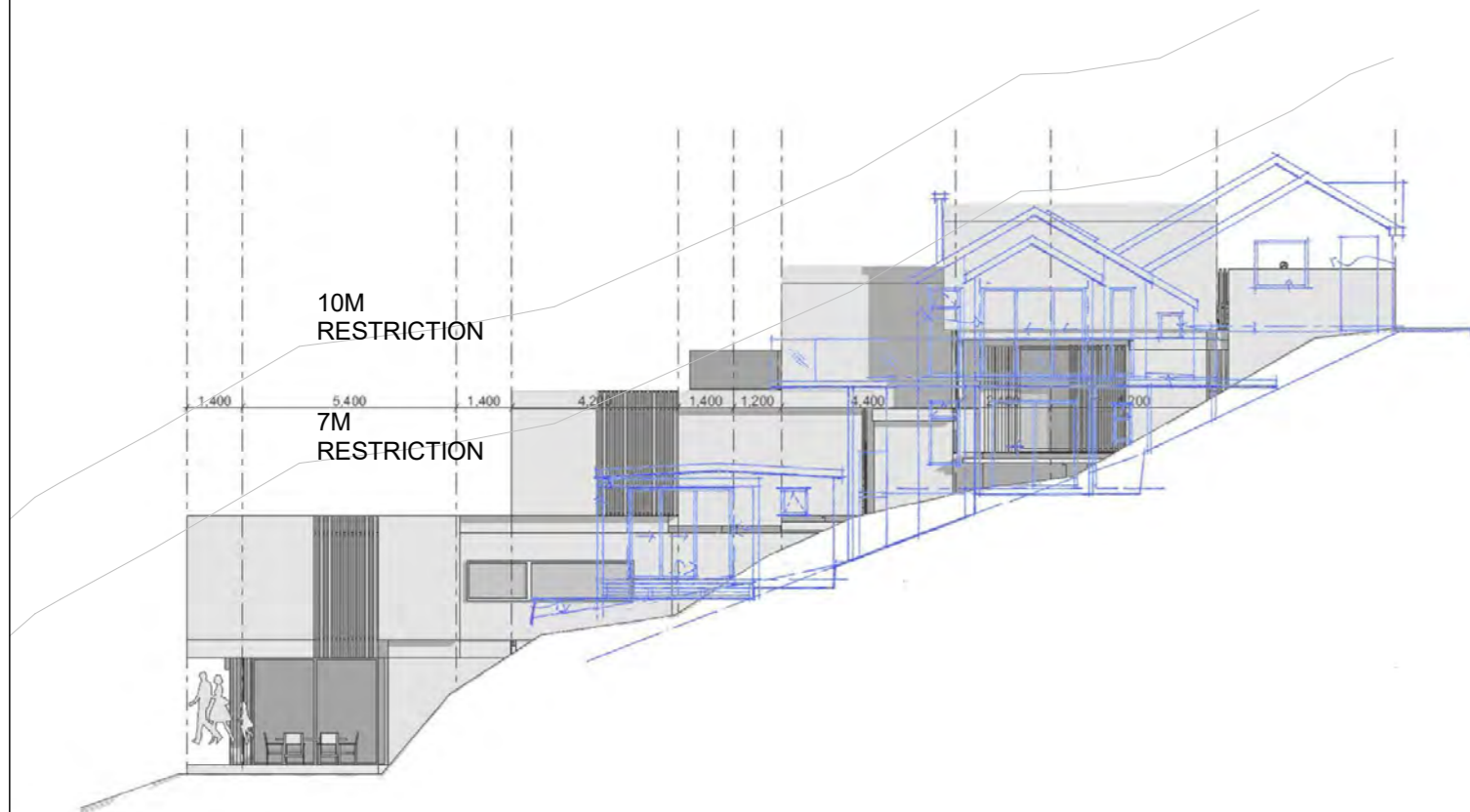


APPROVED EAST ELEVATION 2019

OUTLINE OF MIRRORED  
WEST ELEVATION OF 92  
LISMORE ST



PROPOSED EAST ELEVATION



APPROVED EAST ELEVATION 2017

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