

PROJECT	**CLARKE HOUSE**
LOCATION	14 BARCLAY PLACE, WANAKA
REFERENCE	OTC 094
ISSUED FOR	RESOURCE CONSENT
DATE	02.04.25

DRAWING LIST

SHEET	NAME	REVISION	DATE	STAGE
A01	SITE PLAN	G	02.04.25	RC
A02	EARTHWORKS PLAN	C	02.04.25	RC
A10	GROUND FLOOR PLAN	N	02.04.25	RC
A11	FIRST FLOOR PLAN	N	02.04.25	RC
A12	ROOF PLAN	H	02.04.25	RC
A20	ELEVATIONS	H	02.04.25	RC
A21	ELEVATIONS	I	02.04.25	RC
A30	CROSS SECTIONS	I	02.04.25	RC
A31	CROSS SECTIONS	H	02.04.25	RC
A32	SITE CROSS SECTIONS - NORTH/SOUTH	H	02.04.25	RC
A33	SITE CROSS SECTIONS - NORTH/SOUTH	H	02.04.25	RC
A34	SITE LONG SECTIONS - EAST/WEST	H	02.04.25	RC
A35	SITE LONG SECTIONS - EAST/WEST	H	02.04.25	RC
A70	3D VIEWS	I	02.04.25	RC
A71	3D VIEWS	I	02.04.25	RC
A72	PROPOSED COLOUR SCHEME	B	02.04.25	RC

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PERFORMANCE ARCHITECTURE

Address Unit 1.6 150 Lichfield Street, Christchurch 8011
Phone 03 332 1797
Website www.performancearchitecture.co.nz
Email contact@parch.co.nz

RESOURCE CONSENT

CLARKE HOUSE



SITE ADDRESS: 14 BARCLAY PLACE, WANAKA
LEGAL DESCRIPTION: LOT 7 DP 502229
SITE AREA: 870M2
QLDC PLANNING ZONE: LOWER DENSITY SUBURBAN ZONE
CLIMATE ZONE: 6
EQ ZONE: 3
LEE ZONE: NO
EXPOSURE ZONE: B
RAINFALL RANGE: 2 0 - 3 0
WIND REGION: A
WIND ZONE: HIGH

FLOOR AREAS ***(Excluding covered decks and patios)***

- GROUND FLOOR: 135.87M²
- FIRST FLOOR: 141.38M²

TOTAL: 277.25M²

BUILDING SITE COVERAGE:

- MAIN DWELLING (ROOF AREA): 180.815M² = 20.78%
- FUTURE MINOR DWELLING: 42.6M²= 4.90%

TOTAL BUILDING SITE COVERAGE: 223.415M2 = 25.68%
PERMITTED SITE COVERAGE: 40%

LANDSCAPED AREA (PERMEABLE)

- SITE LANDSCAPED AREA: 310M ²

TOTAL : 303M² = 34.8%
MINIMUM PERMEABLE LANDSCAPING 30%

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DRAWING REVISIONS

REV	DESCRIPTION	DATE
C	PRELIMINARY DESIGN	06.11.24
D	PIM APPLICATION - DRAFT	23.12.24
E	PIM APPLICATION	13.01.25
F	DRAFT FOR RC	25.03.25
G	RESOURCE CONSENT	02.04.25

PROJECT NAME
CLARKE HOUSE

PROJECT NUMBER
OTC 094

PROJECT ADDRESS
14 BARCLAY PLACE, WANAKA

CLIENT
JUSTIN & RACHAEL CLARKE

SHEET NAME
SITE PLAN

SCALE @ A3
1 : 200

PROJECT STATUS
RESOURCE CONSENT

SHEET NO.	REVISION
A01	G

11/29/23



SITE WORK AREAS

- BUILDING PLATFORM
- DRIVEWAY
- HARD LANDSCPING
- SOFT LANDSCAPING

EARTHWORKS SCHEDULE

NAME	CUT	FILL	NET CUT/FILL
DRIVEWAY - RAMP	0.37 m³	22.54 m³	22.17 m³
DRIVEWAY - UPPER	3.32 m³	29.47 m³	26.15 m³
DWELLING CUT	76.50 m³	0.21 m³	-76.30 m³
ENTRY GARDEN BED	2.07 m³	0.00 m³	-2.07 m³
ENTRY PATH	0.78 m³	0.91 m³	0.12 m³
ENTRY PLANTER	0.03 m³	1.51 m³	1.48 m³
FIRST FLOOR REAR PATIO	13.49 m³	14.17 m³	0.68 m³
GARAGE CUT	87.17 m³	0.00 m³	-87.17 m³
GENERAL SITE MODIFICATIONS	6.83 m³	41.84 m³	35.01 m³
GROUND FLOOR NW PATIO	0.02 m³	15.23 m³	15.21 m³
RESIDENTIAL FLAT CUT	23.58 m³	1.26 m³	-22.32 m³
RF - FRONT PATIO	5.49 m³	0.54 m³	-4.95 m³
RF - REAR PATIO	19.89 m³	0.00 m³	-19.89 m³
TOTAL	239.55 m³	127.67 m³	-111.88 m³

WINTER SUNSET · WINTER SUNRISE · EQUINOX SUNSET · EQUINOX SUNRISE · SUMMER SUNSET · SUMMER SUNRISE · N

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REV	DESCRIPTION	DATE
A	PIM APPLICATION	13.01.25
B	DRAFT FOR RC	25.03.25
C	RESOURCE CONSENT	02.04.25

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WANAKA

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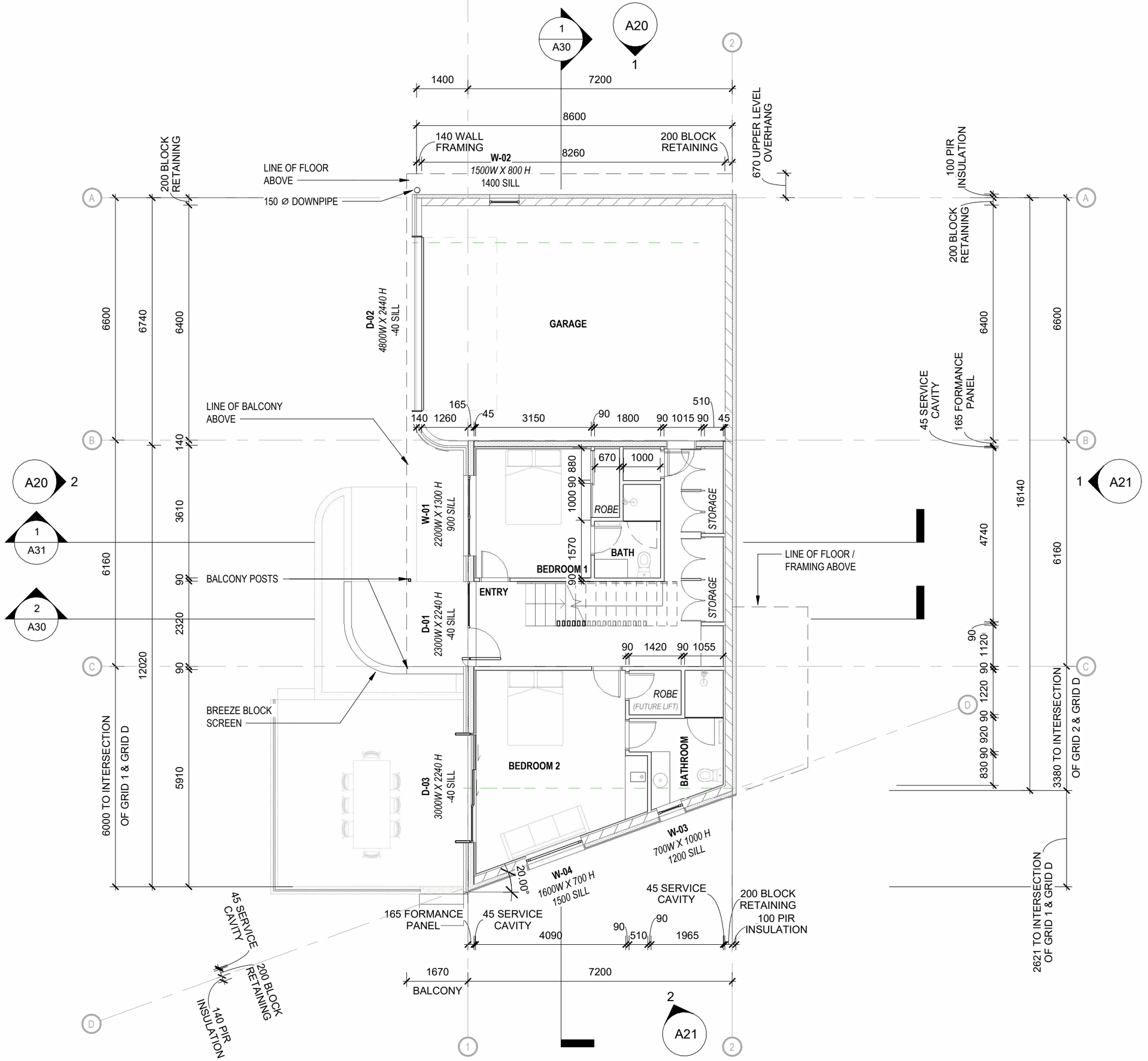
SHEET NAME
EARTHWORKS PLAN

SCALE @ A3
1 : 200

PROJECT STATUS
RESOURCE CONSENT

SHEET NO.	REVISION
A02	C

11/29/23



FLOOR AREAS *(Excluding covered decks and patios)*

GROUND FLOOR: 135.87M²
FIRST FLOOR: 141.38M²
TOTAL: 277.25M²

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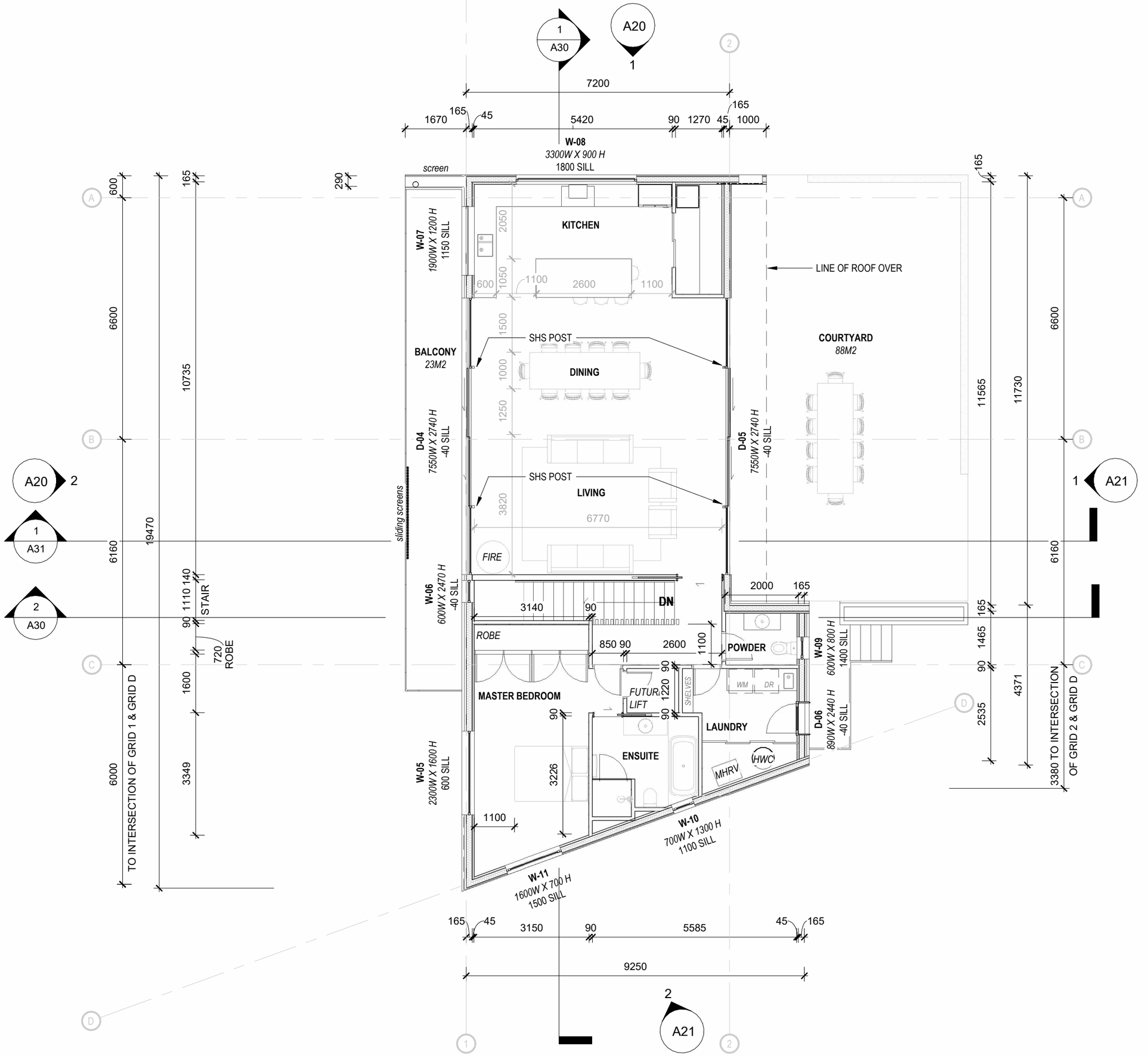
SHEET NAME
GROUND FLOOR PLAN

SCALE @ A3
1 : 100

PROJECT STATUS
RESOURCE CONSENT

SHEET NO.	REVISION
A10	**N**

11/29/23



FLOOR AREAS *(Excluding covered decks and patios)*

GROUND FLOOR: 135.87M²
FIRST FLOOR: 141.38M²
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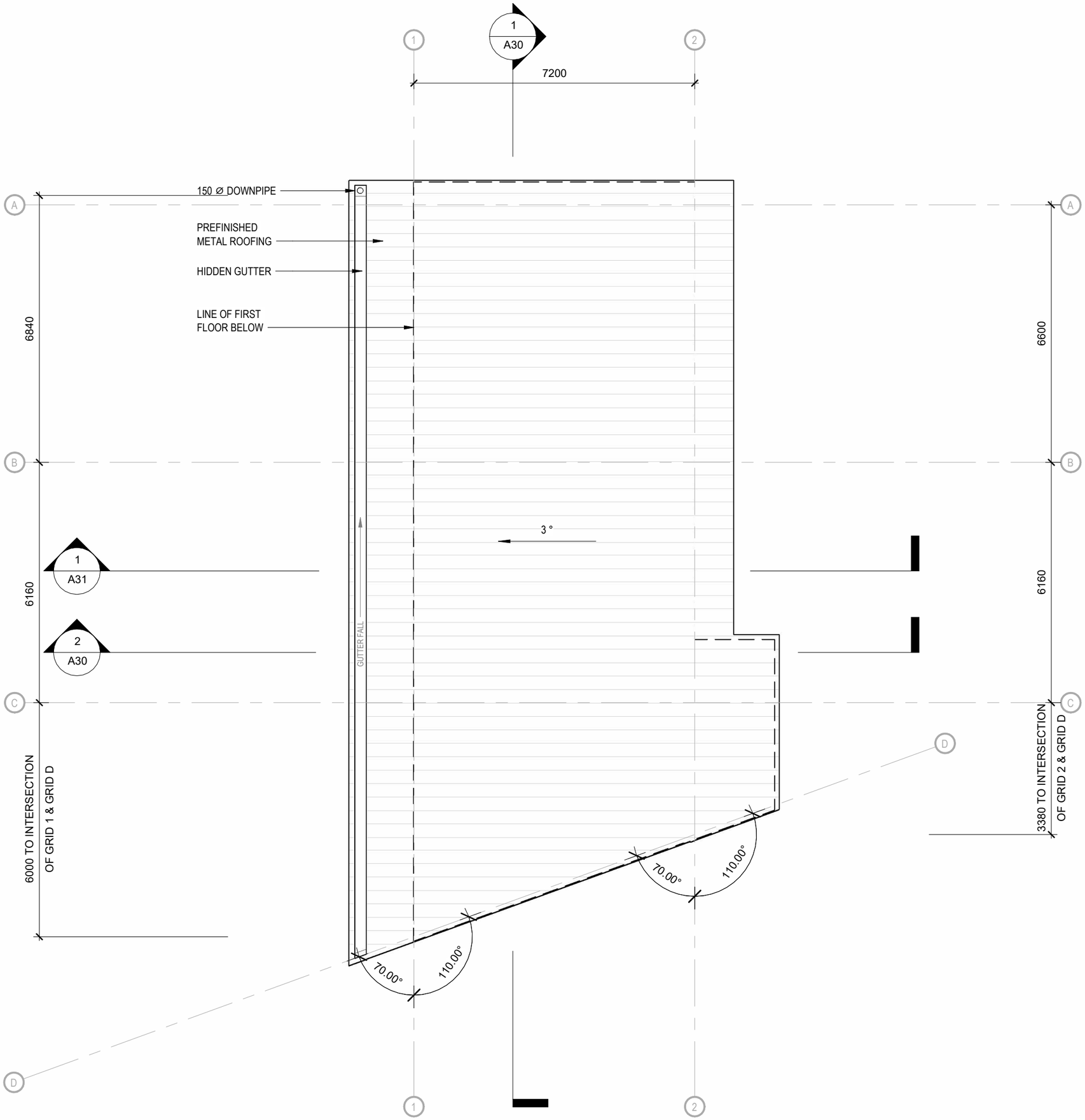
SHEET NAME
FIRST FLOOR PLAN

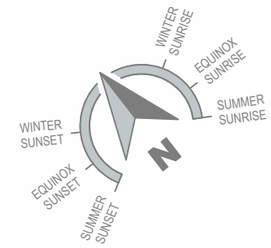
SCALE @ A3
1 : 100

PROJECT STATUS
RESOURCE CONSENT

SHEET NO.	REVISION
A11	**N**

11/29/23





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GROUND FLOOR: 135.87M²
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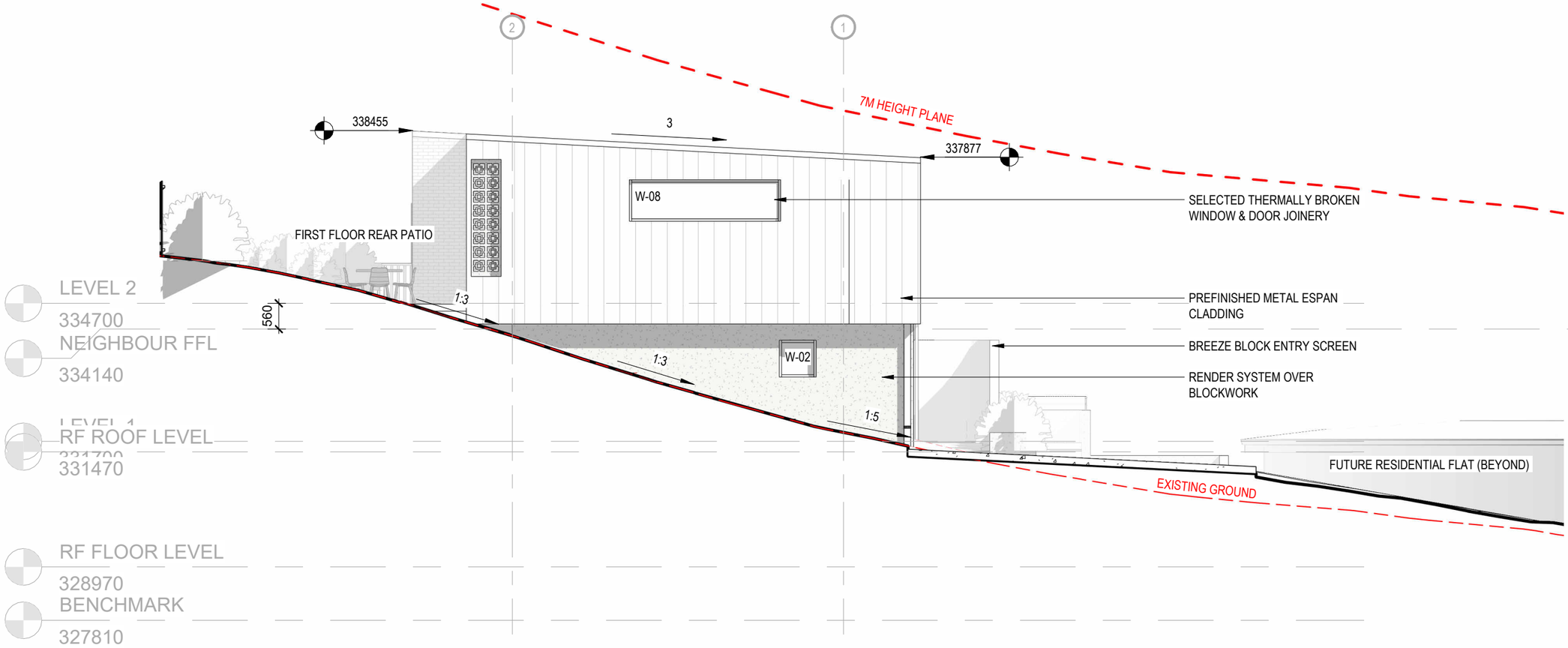
SHEET NAME
ROOF PLAN

SCALE @ A3
1 : 100

PROJECT STATUS
RESOURCE CONSENT

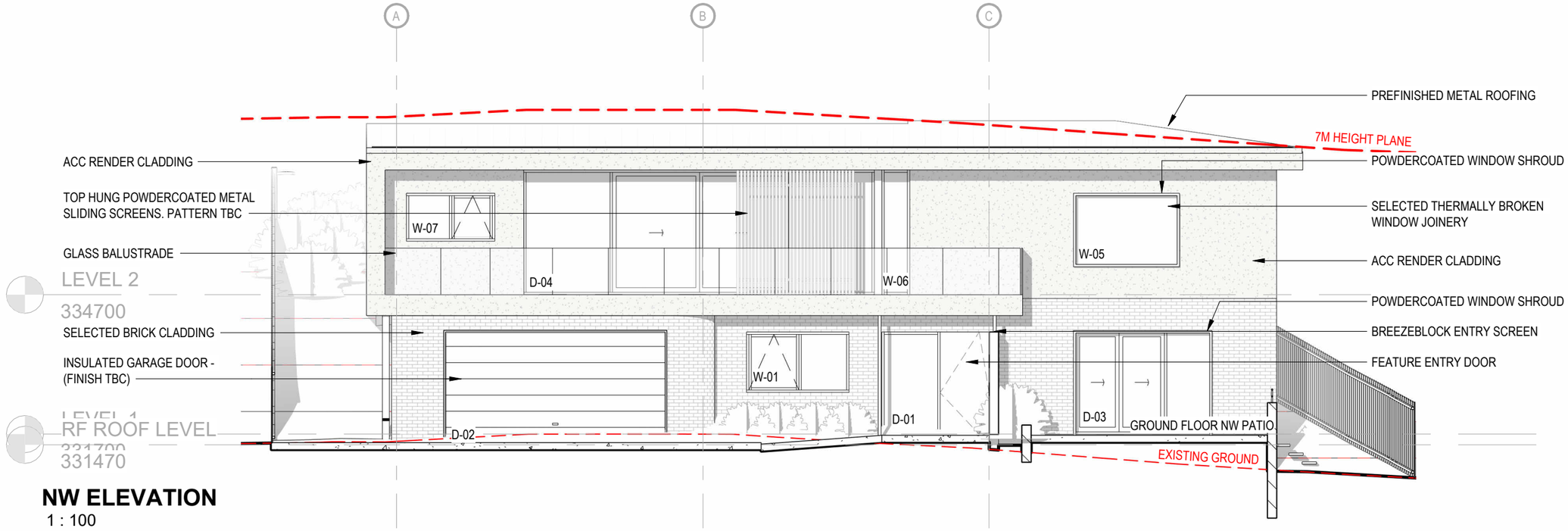
SHEET NO.	REVISION
A12	**H**

11/29/23



NE ELEVATION

1 : 100



NW ELEVATION

1 : 100

RF FLOOR LEVEL
328970

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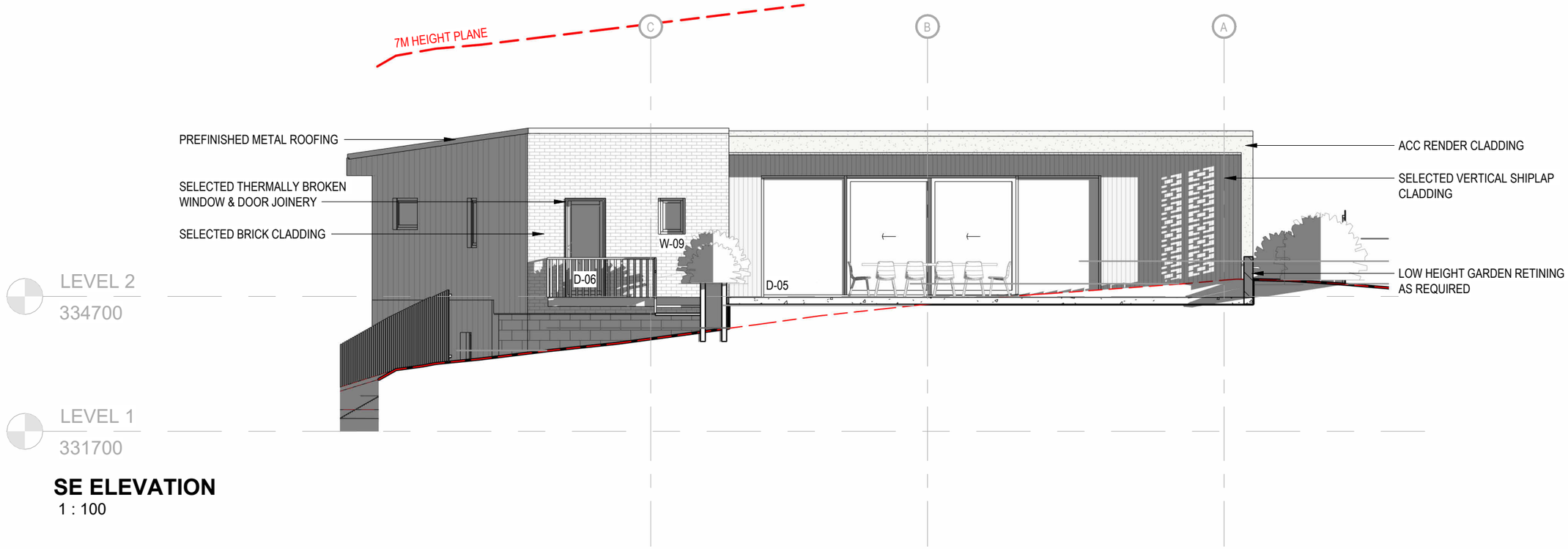
SHEET NAME
ELEVATIONS

SCALE @ A3
1 : 100

PROJECT STATUS
RESOURCE CONSENT

SHEET NO.
A20

REVISION
H



SE ELEVATION
1 : 100



SW ELEVATION
1 : 100

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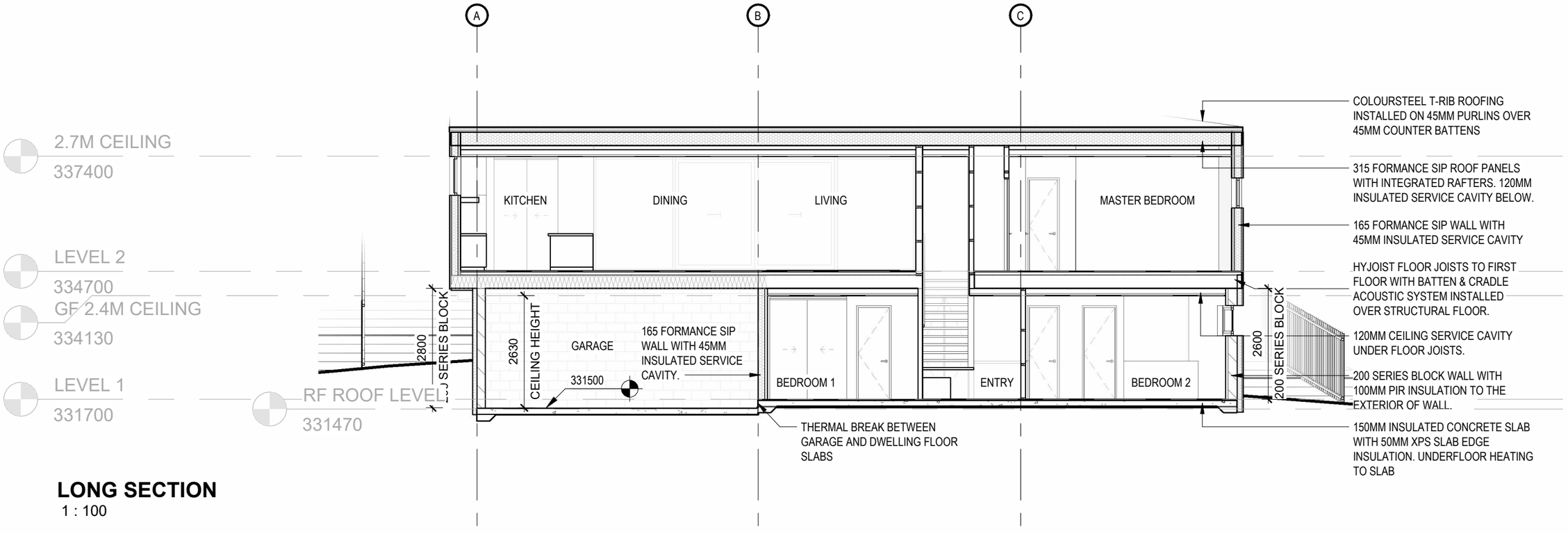
SHEET NAME
ELEVATIONS

SCALE @ A3
1 : 100

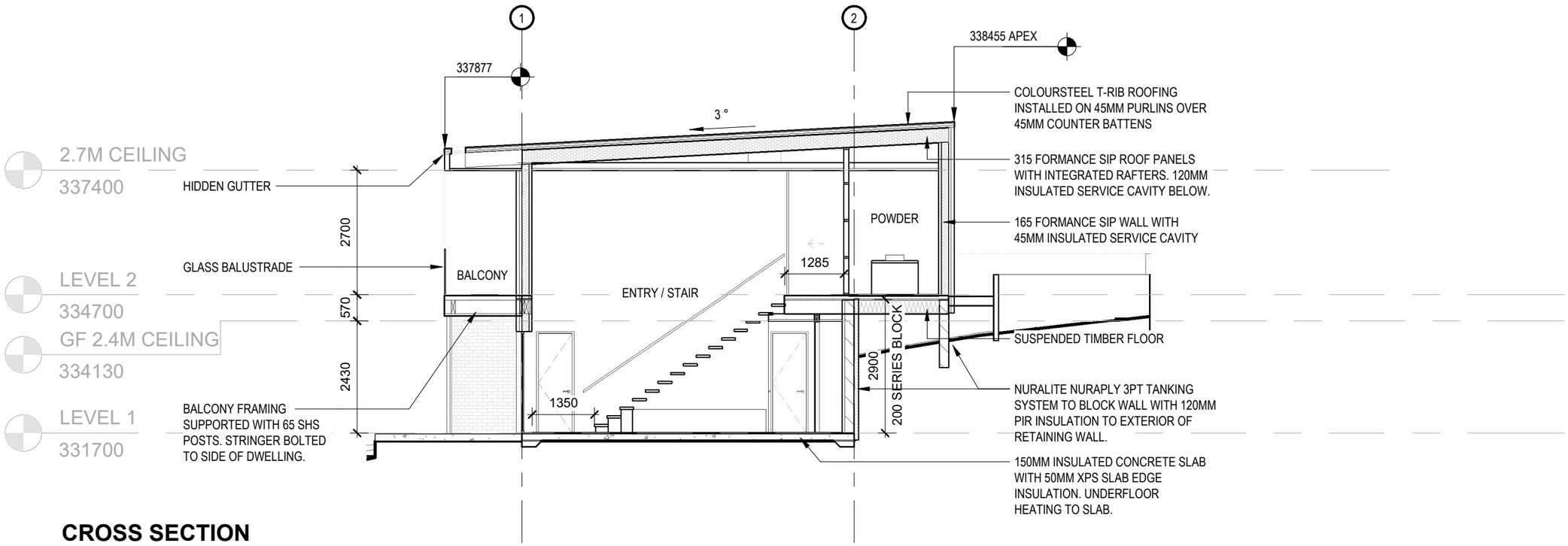
PROJECT STATUS
RESOURCE CONSENT

SHEET NO.
A21

REVISION
I



LONG SECTION
1 : 100



CROSS SECTION
1 : 100

11/29/23

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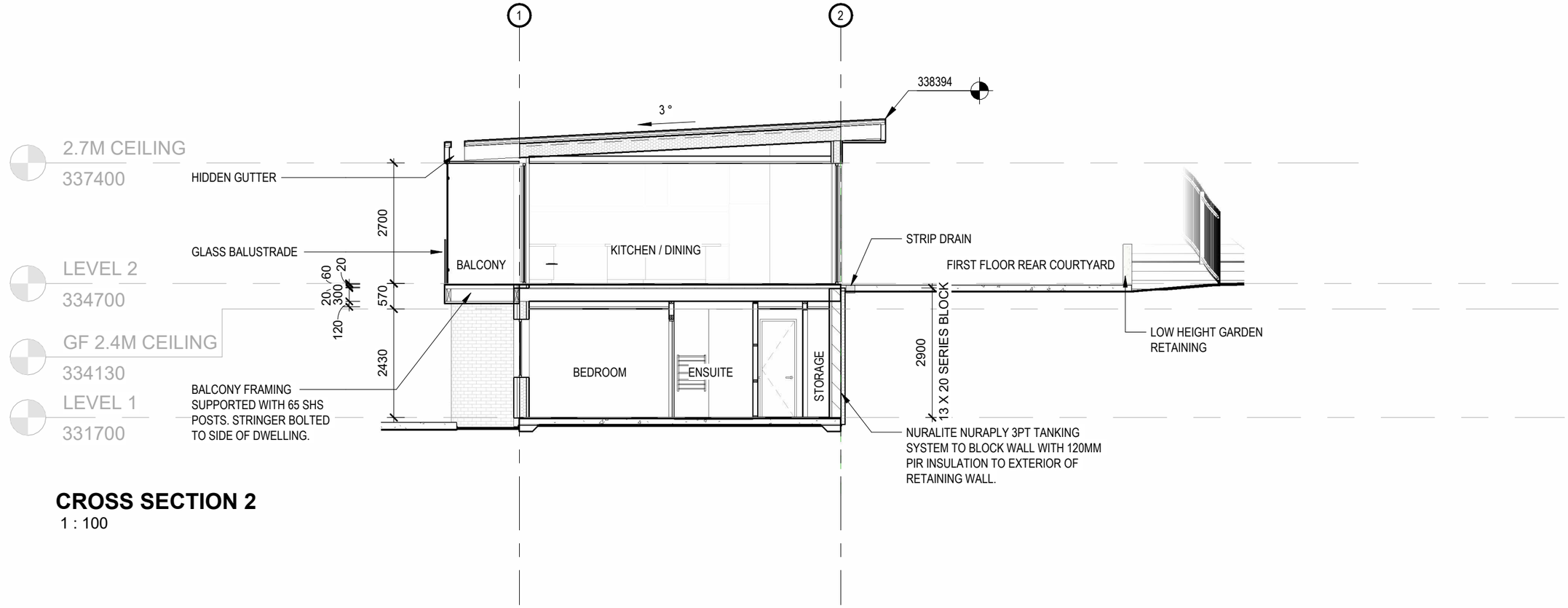
SHEET NAME
CROSS SECTIONS

SCALE @ A3
1 : 100

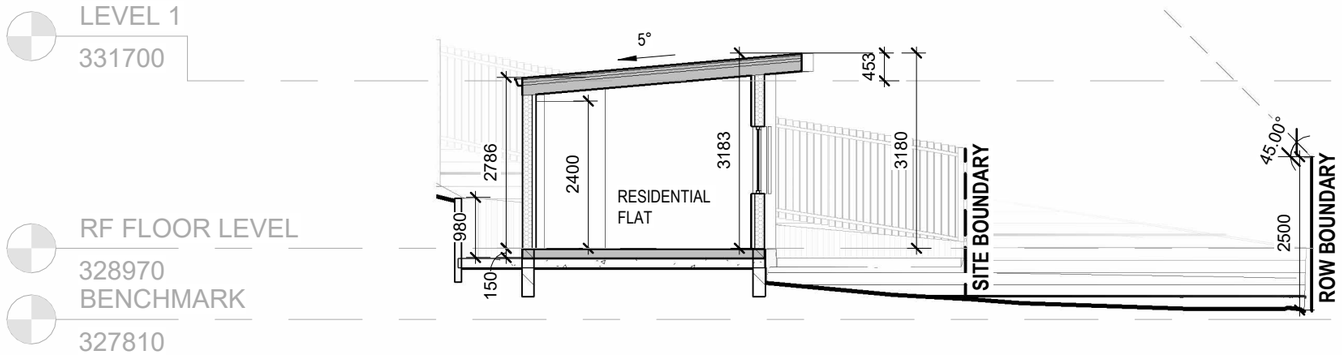
PROJECT STATUS
RESOURCE CONSENT

SHEET NO.
A30

REVISION
I



CROSS SECTION 2
1 : 100



RESIDENTIAL FLAT
1 : 100

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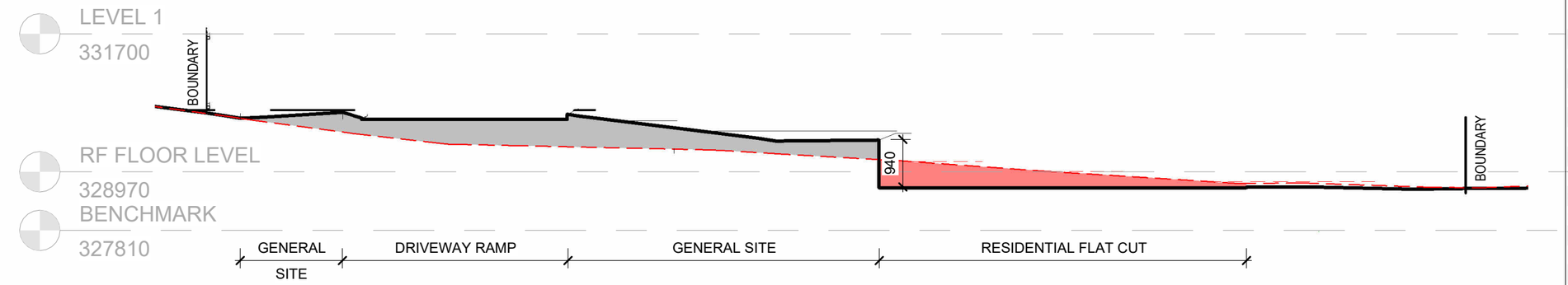
SHEET NAME
CROSS SECTIONS

SCALE @ A3
1 : 100

PROJECT STATUS
RESOURCE CONSENT

SHEET NO.
A31

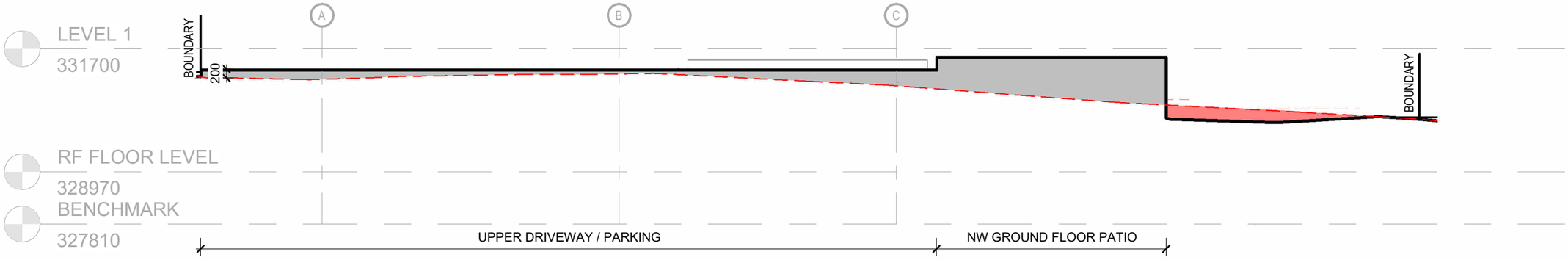
REVISION
H



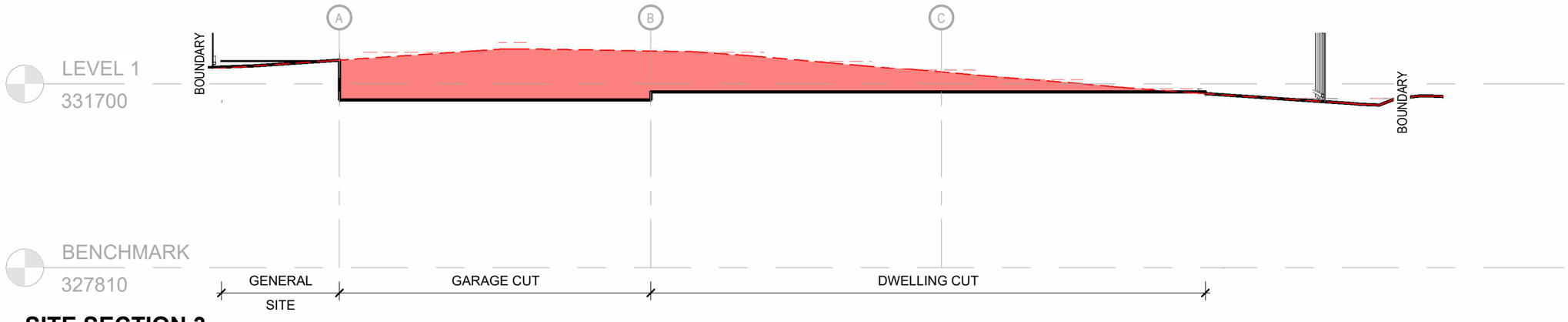
SITE SECTION 1
1 : 100

EARTHWORKS SCHEDULE

NAME	CUT	FILL	NET CUT/FILL
DRIVEWAY - RAMP	0.37 m³	22.54 m³	22.17 m³
DRIVEWAY - UPPER	3.32 m³	29.47 m³	26.15 m³
DWELLING CUT	76.50 m³	0.21 m³	-76.30 m³
ENTRY GARDEN BED	2.07 m³	0.00 m³	-2.07 m³
ENTRY PATH	0.78 m³	0.91 m³	0.12 m³
ENTRY PLANTER	0.03 m³	1.51 m³	1.48 m³
FIRST FLOOR REAR PATIO	13.49 m³	14.17 m³	0.68 m³
GARAGE CUT	87.17 m³	0.00 m³	-87.17 m³
GENERAL SITE MODIFICATIONS	6.83 m³	41.84 m³	35.01 m³
GROUND FLOOR NW PATIO	0.02 m³	15.23 m³	15.21 m³
RESIDENTIAL FLAT CUT	23.58 m³	1.26 m³	-22.32 m³
RF - FRONT PATIO	5.49 m³	0.54 m³	-4.95 m³
RF - REAR PATIO	19.89 m³	0.00 m³	-19.89 m³
TOTAL	239.55 m³	127.67 m³	-111.88 m³



SITE SECTION 2
1 : 100



SITE SECTION 3
1 : 100

11/29/23

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14 BARCLAY PLACE,
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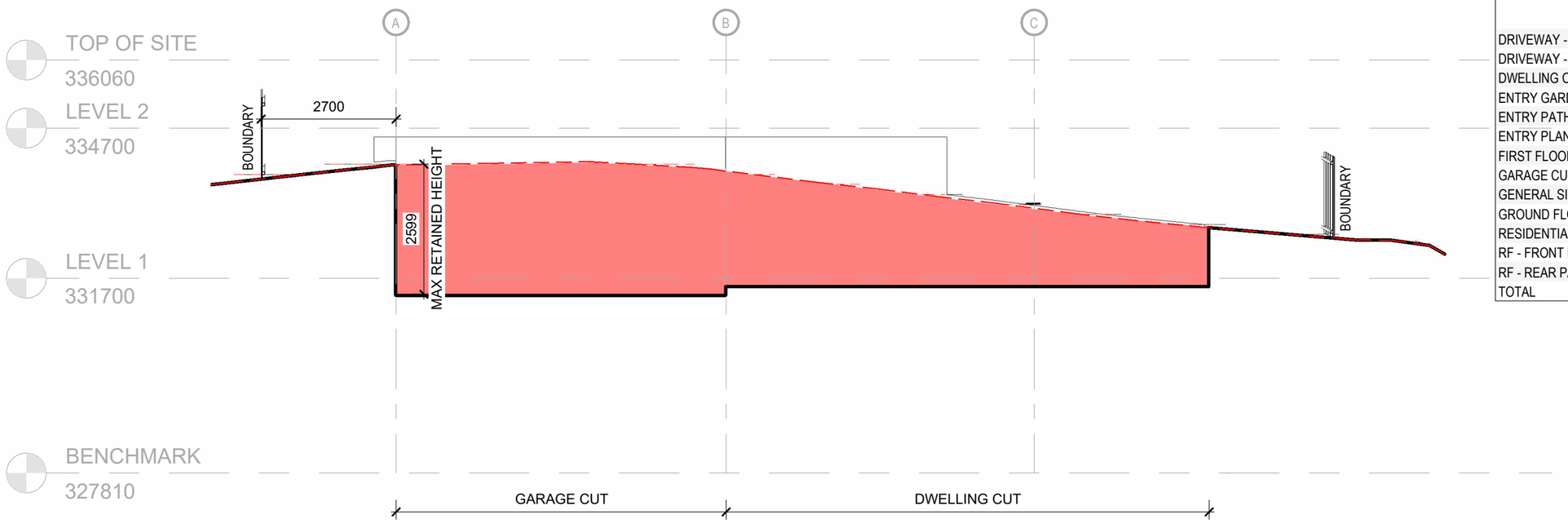
SHEET NAME
SITE CROSS SECTIONS - NORTH/SOUTH

SCALE @ A3
1 : 100

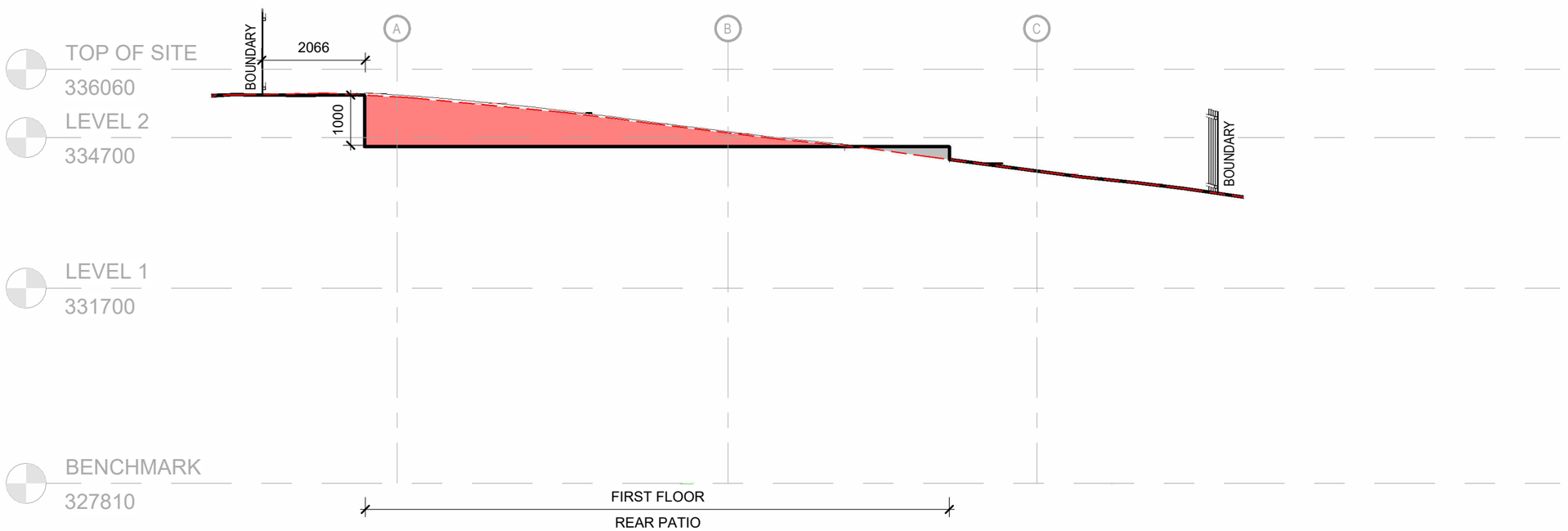
PROJECT STATUS
RESOURCE CONSENT

SHEET NO.
A32

REVISION
H



SITE SECTION 4
1 : 100



SITE SECTION 5
1 : 100

11/29/23

EARTHWORKS SCHEDULE

NAME	CUT	FILL	NET CUT/FILL
DRIVEWAY - RAMP	0.37 m³	22.54 m³	22.17 m³
DRIVEWAY - UPPER	3.32 m³	29.47 m³	26.15 m³
DWELLING CUT	76.50 m³	0.21 m³	-76.30 m³
ENTRY GARDEN BED	2.07 m³	0.00 m³	-2.07 m³
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WANAKA

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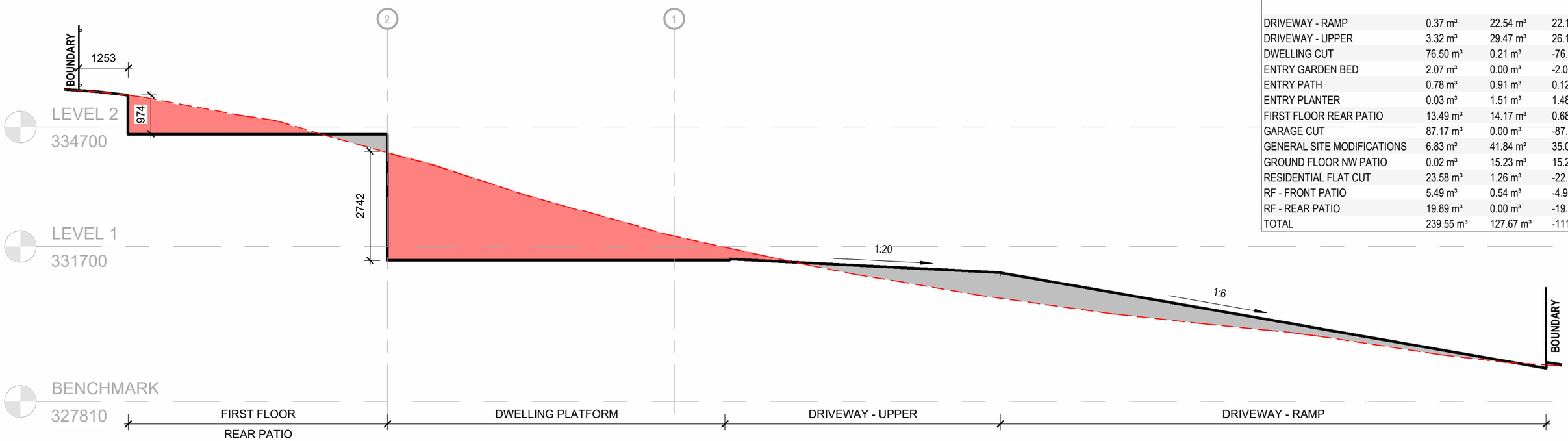
SHEET NAME
SITE CROSS SECTIONS - NORTH/SOUTH

SCALE @ A3
1 : 100

PROJECT STATUS
RESOURCE CONSENT

SHEET NO.
A33

REVISION
H

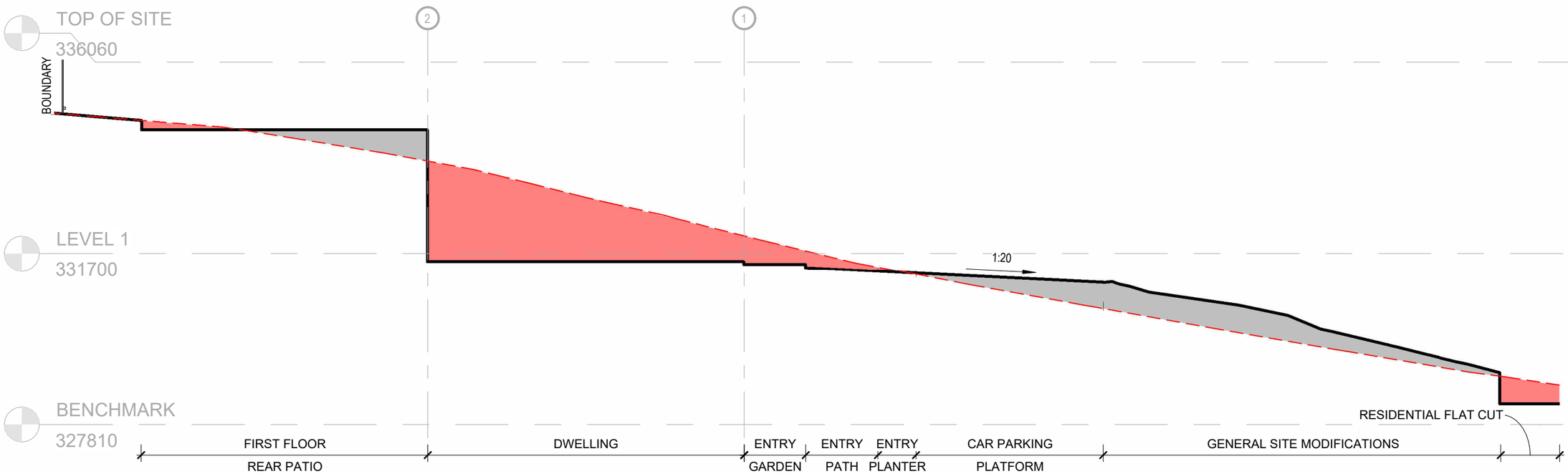


SITE SECTION A

1 : 100

EARTHWORKS SCHEDULE

NAME	CUT	FILL	NET CUT/FILL
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DRIVEWAY - UPPER	3.32 m³	29.47 m³	26.15 m³
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RF - REAR PATIO	19.89 m³	0.00 m³	-19.89 m³
TOTAL	239.55 m³	127.67 m³	-111.88 m³



SITE SECTION B

1 : 100

11/29/23

PERFORMANCE
architecture

Address Unit 1.6/150 Lichfield Street, CHCH
Phone 03 332 1797
Website www.performancearchitecture.co.nz
Email contact@parch.co.nz

DRAWING REVISIONS

REV	DESCRIPTION	DATE
D	PRELIMINARY DESIGN	09.09.24
E	PRELIMINARY DESIGN	06.11.24
F	PIM APPLICATION - DRAFT	23.12.24
G	PIM APPLICATION	13.01.25
H	RESOURCE CONSENT	02.04.25

PROJECT NAME
CLARKE HOUSE

PROJECT NUMBER
OTC 094

PROJECT ADDRESS
14 BARCLAY PLACE,
WANAKA

CLIENT
JUSTIN & RACHAEL CLARKE

SHEET NAME
SITE LONG SECTIONS - EAST/WEST

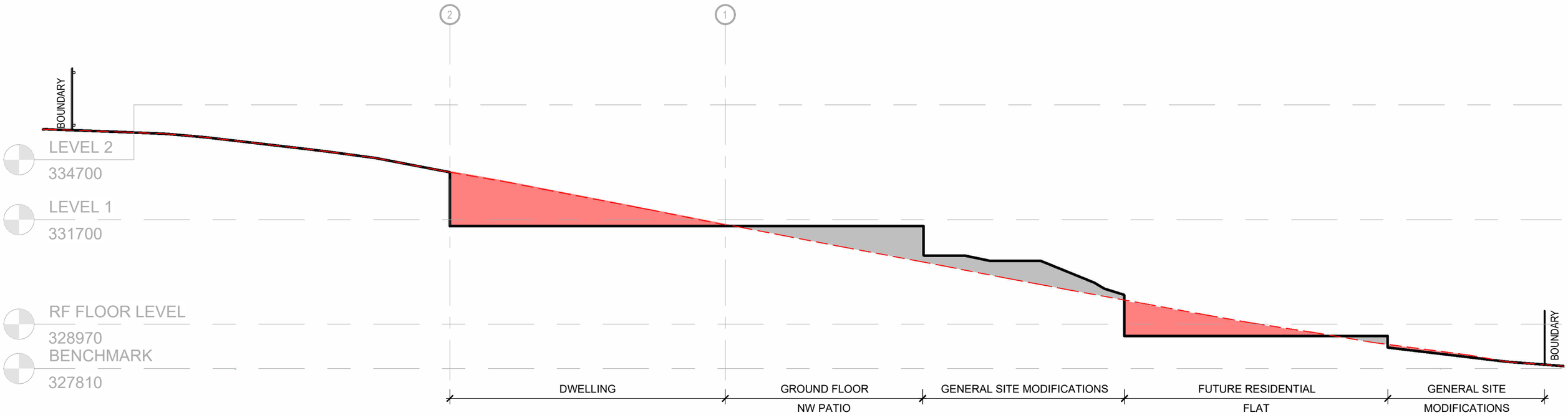
SCALE @ A3
1 : 100

BOUNDARY

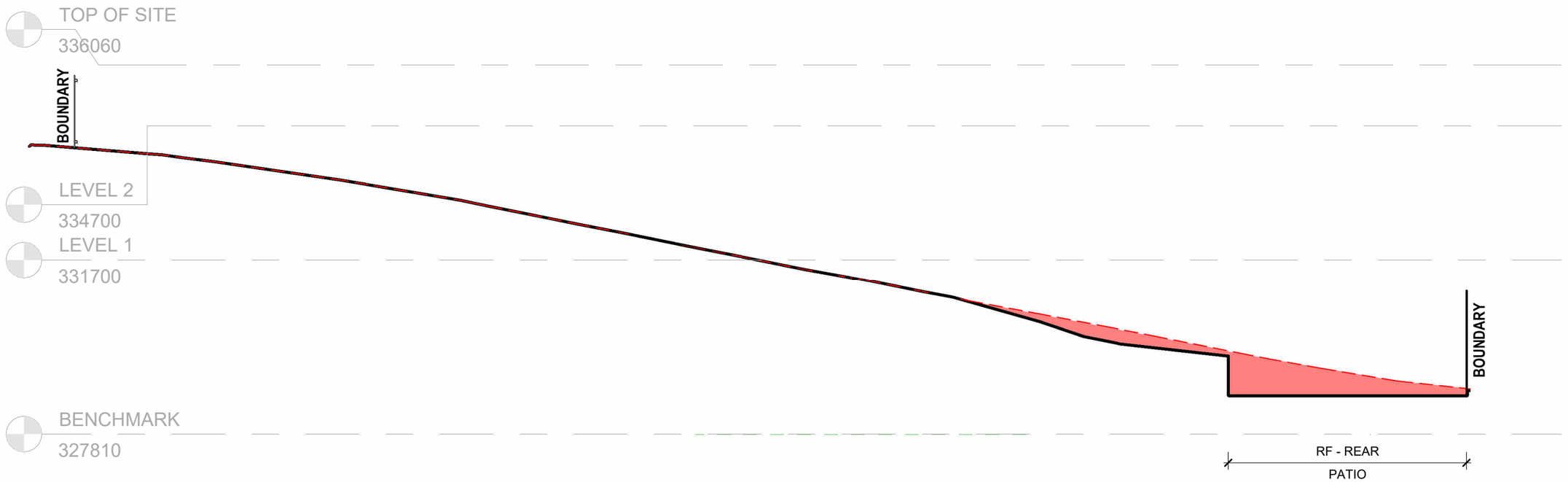
PROJECT STATUS
RESOURCE CONSENT

SHEET NO.
A34

REVISION
H



SITE SECTION C
1 : 100



SITE SECTION D
1 : 100

11/29/23

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DRAWING REVISIONS

REV	DESCRIPTION	DATE
D	PRELIMINARY DESIGN	09.09.24
E	PRELIMINARY DESIGN	06.11.24
F	PIM APPLICATION - DRAFT	23.12.24
G	PIM APPLICATION	13.01.25
H	RESOURCE CONSENT	02.04.25

PROJECT NAME
CLARKE HOUSE

PROJECT NUMBER
OTC 094

PROJECT ADDRESS
14 BARCLAY PLACE,
WANAKA

CLIENT
JUSTIN & RACHAEL CLARKE

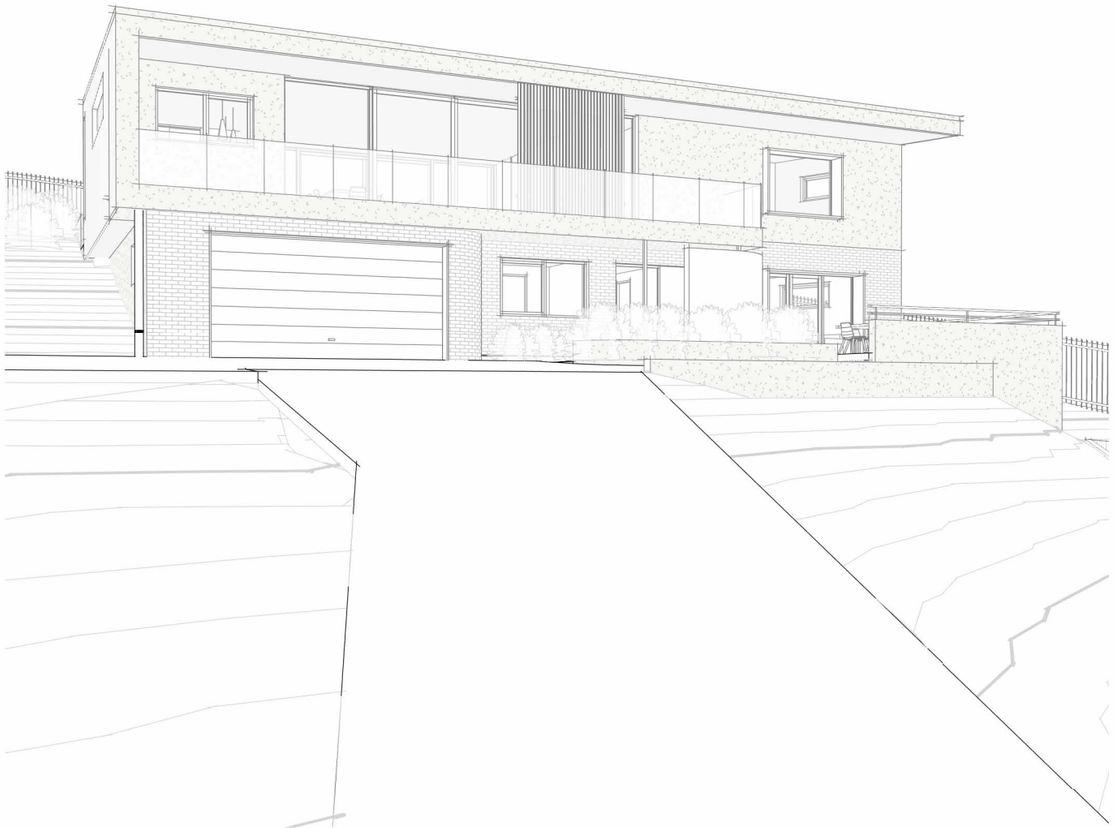
SHEET NAME
SITE LONG SECTIONS - EAST/WEST

SCALE @ A3
1 : 100

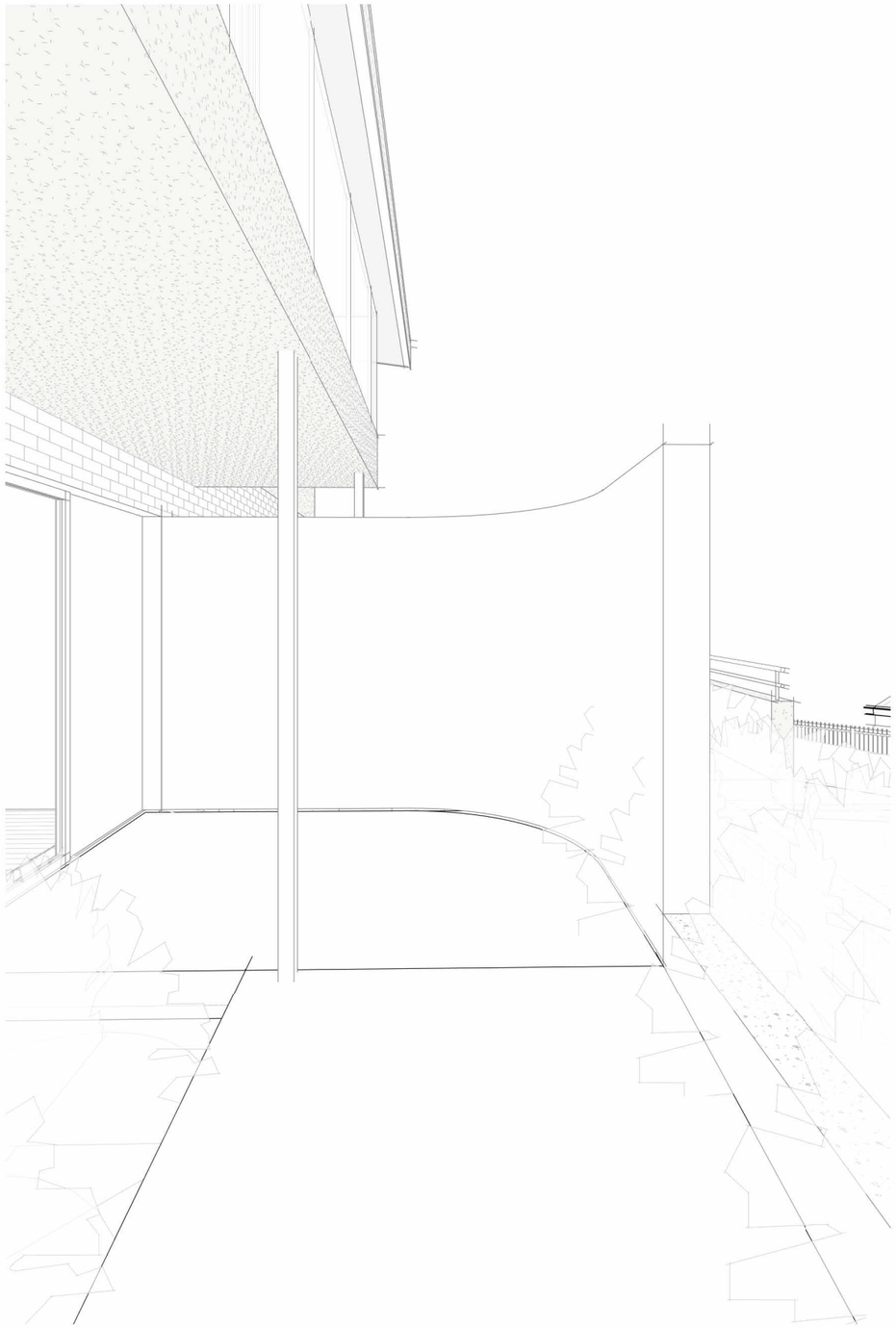
PROJECT STATUS
RESOURCE CONSENT

SHEET NO.
A35

REVISION
H



3D_STREET VIEW



3D_ENTRY VIEW

01/30/24

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DRAWING REVISIONS

REV	DESCRIPTION	DATE
E	PRELIMINARY DESIGN	09.09.24
F	PRELIMINARY DESIGN	06.11.24
G	PIM APPLICATION - DRAFT	23.12.24
H	PIM APPLICATION	13.01.25
I	RESOURCE CONSENT	02.04.25

PROJECT NAME
CLARKE HOUSE

PROJECT NUMBER
OTC 094

PROJECT ADDRESS
14 BARCLAY PLACE,
WANAKA

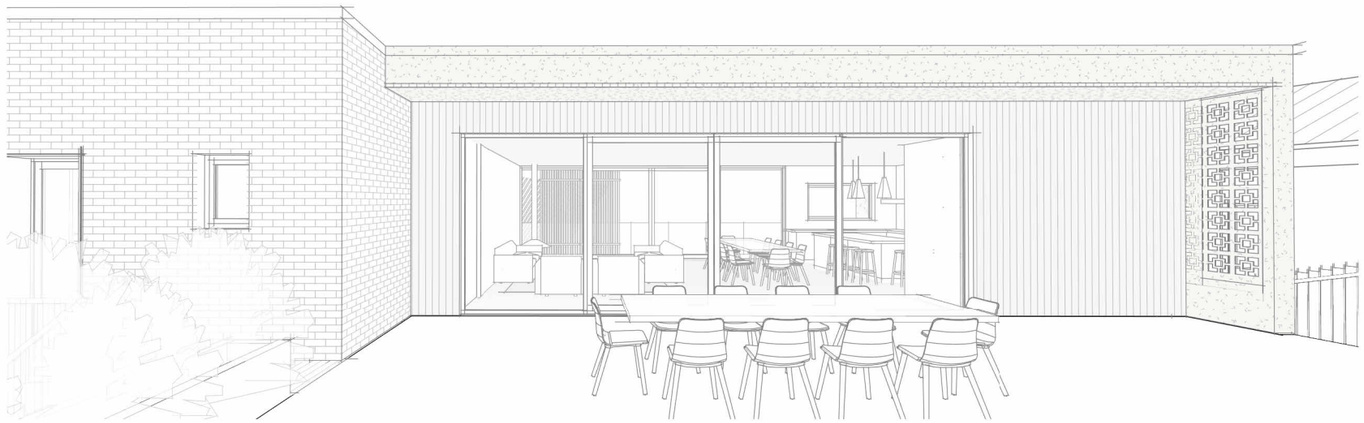
CLIENT
JUSTIN & RACHAEL CLARKE

SHEET NAME
3D VIEWS

SCALE @ A3

PROJECT STATUS
RESOURCE CONSENT

SHEET NO.	REVISION
A70	I



3D_EXTERIOR COURTYARD



3D_KITCHEN & DINING



3D_VIEW TOWARD LIVING

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DRAWING REVISIONS

REV	DESCRIPTION	DATE
E	PRELIMINARY DESIGN	09.09.24
F	PRELIMINARY DESIGN	06.11.24
G	PIM APPLICATION - DRAFT	23.12.24
H	PIM APPLICATION	13.01.25
I	RESOURCE CONSENT	02.04.25

PROJECT NAME
CLARKE HOUSE

PROJECT NUMBER
OTC 094

PROJECT ADDRESS
14 BARCLAY PLACE,
WANAKA

CLIENT
JUSTIN & RACHAEL CLARKE

SHEET NAME
3D VIEWS

SCALE @ A3

PROJECT STATUS
RESOURCE CONSENT

SHEET NO.
A71

REVISION
I





CLADDING TYPE 3: Abodo Vulcan Shiplap cladding (or similar), black stain finish



CLADDING TYPE 4: Coloursteel ESpan Cladding

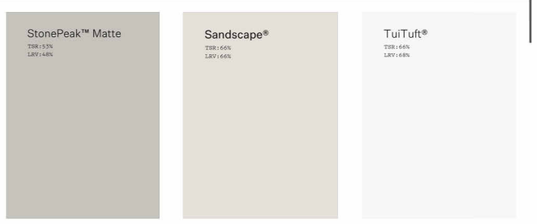


JOINERY COLOUR: Ironsand (or similar)



BALCONY SCREEN: Timber 'look' powdercoated aluminium (or similar)

possible coloursteel colours

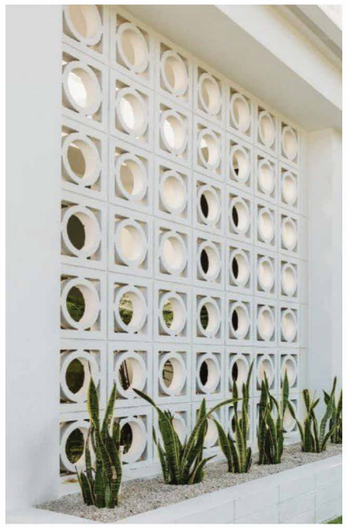




CLADDING TYPE 1: Render, colour TBC



CLADDING TYPE 2: Painter brick, drunken laid, colour TBC

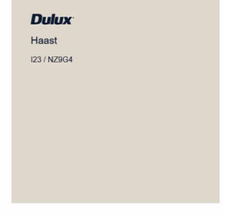


ENTRY SCREEN: Painted breeze-block, style TBC

possible paint colours







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DRAWING REVISIONS

REV	DESCRIPTION	DATE
A	DRAFT FOR RC	25.03.25
B	RESOURCE CONSENT	02.04.25

PROJECT NAME
CLARKE HOUSE

PROJECT NUMBER
OTC 094

PROJECT ADDRESS
14 BARCLAY PLACE,
WANAKA

CLIENT
JUSTIN & RACHAEL CLARKE

SHEET NAME
PROPOSED COLOUR SCHEME

SCALE @ A3
1 : 1

PROJECT STATUS
RESOURCE CONSENT

SHEET NO.
A72

REVISION
B

01/30/24