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N



SITE DETAILS

LOT:	1
DP:	15544
CT:	OT10A/115
SITE AREA:	7320 m2
PLANNING ZONE:	LOW DENSITY SUBURBAN RESIDENTIAL
OVERLAYS:	N/A
DURABILITY ZONE:	B
EARTHQUAKE ZONE:	3
WIND ZONE:	MEDIUM

DEVELOPMENT CONTROLS

HEIGHT TO BOUNDARY

NORTH	2.5m + 55°
SOUTH	2.5m + 35°
EAST & WEST	2.5m + 45°

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT	7.0m

YARD SETBACKS

ROAD	4.5 m
ALL OTHER	2.0

BUILDING COVERAGE

MAX. BUILDING AREA	40%
MAX. IMPERVIOUS AREA	n/a
MIN. LANDSCAPED AREA	n/a

BUILDING LENGTH

MAXIMUM LENGTH OF ANY BUILDING FACADE ABOVE GROUND FLOOR LEVEL	16m

EXISTING EASEMENTS SCHEDULE

(A) "RIGHT OF WAY" EASEMENT OVER PART LOT 1 DP15544 IN FAVOUR OF LOT 2 DP 389447
(B) "RIGHT TO DRAIN SEWAGE" EASEMENT OVER LOT 1 DP389447 IN FAVOUR OF PART LOT 1 DP 15544.
(C) "RIGHT OF WAY" EASEMENT OVER PART LOT 70 DP19202 IN FAVOUR OF PART LOT 1 DP15544

EXISTING SITE PLAN
Scale: 1:300

Scale: 1:1000 @ A1 (1:2000 @ A3)
0 10000 20000 30000 40000 50000 mm

PRELIMINARY

No.	DATE	DESCRIPTION	BY

REVISIONS:

PROJECT:
PROPOSED NEW DWELLING

CLIENT:
SYCAMORE FAMILY

ADDRESS:
205 BEACON POINT ROAD
WANAKA

SHEET TITLE:
EXISTING SITE PLAN

studio architects
Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell
PO Box 37 270, Parnell, Auckland
P. 09 304 0090 www.s2a.co.nz

SCALE:	1:25	**ORIG SHT SIZE:**	ISO A1
DRAWN:	S2A	**DATE:**	NOV 2024
PROJECT No.:		**SHEET No.:**	**Revision:**
2301		A100	

2301 PD08.vwx



PROPOSED SITE PLAN
Scale: 1:300

EXISTING EASEMENTS SCHEDULE

(A) "RIGHT OF WAY" EASEMENT OVER PART LOT 1 DP15544 IN FAVOUR OF LOT 2 DP 389447
(B) "RIGHT TO DRAIN SEWAGE" EASEMENT OVER LOT 1 DP389447 IN FAVOUR OF PART LOT 1 DP 15544.
(C) "RIGHT OF WAY" EASEMENT OVER PART LOT 70 DP19202 IN FAVOUR OF PART LOT 1 DP15544

Scale: 1:1000 @ A1 (1:2000 @ A3)

0 10000 20000 30000 40000 50000 mm

N

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SITE DETAILS

LOT:	1
DP:	15544
CT:	OT10A/115
SITE AREA:	7320 m2
PLANNING ZONE:	LOW DENSITY SUBURBAN RESIDENTIAL
OVERLAYS:	N/A
DURABILITY ZONE:	B
EARTHQUAKE ZONE:	3
WIND ZONE:	MEDIUM

DEVELOPMENT CONTROLS

HEIGHT TO BOUNDARY

NORTH	2.5m + 55°
SOUTH	2.5m + 35°
EAST & WEST	2.5m + 45°

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT	7.0m

YARD SETBACKS

ROAD	4.5 m
ALL OTHER	2.0

BUILDING COVERAGE

MAX. BUILDING AREA	40%
MAX. IMPERVIOUS AREA	n/a
MIN. LANDSCAPED AREA	n/a

BUILDING LENGTH

MAXIMUM LENGTH OF ANY BUILDING FACADE ABOVE GROUND FLOOR LEVEL	16m

PRELIMINARY

No.	DATE	DESCRIPTION	BY

REVISIONS:

PROJECT:
PROPOSED NEW DWELLING

CLIENT:
SYCAMORE FAMILY

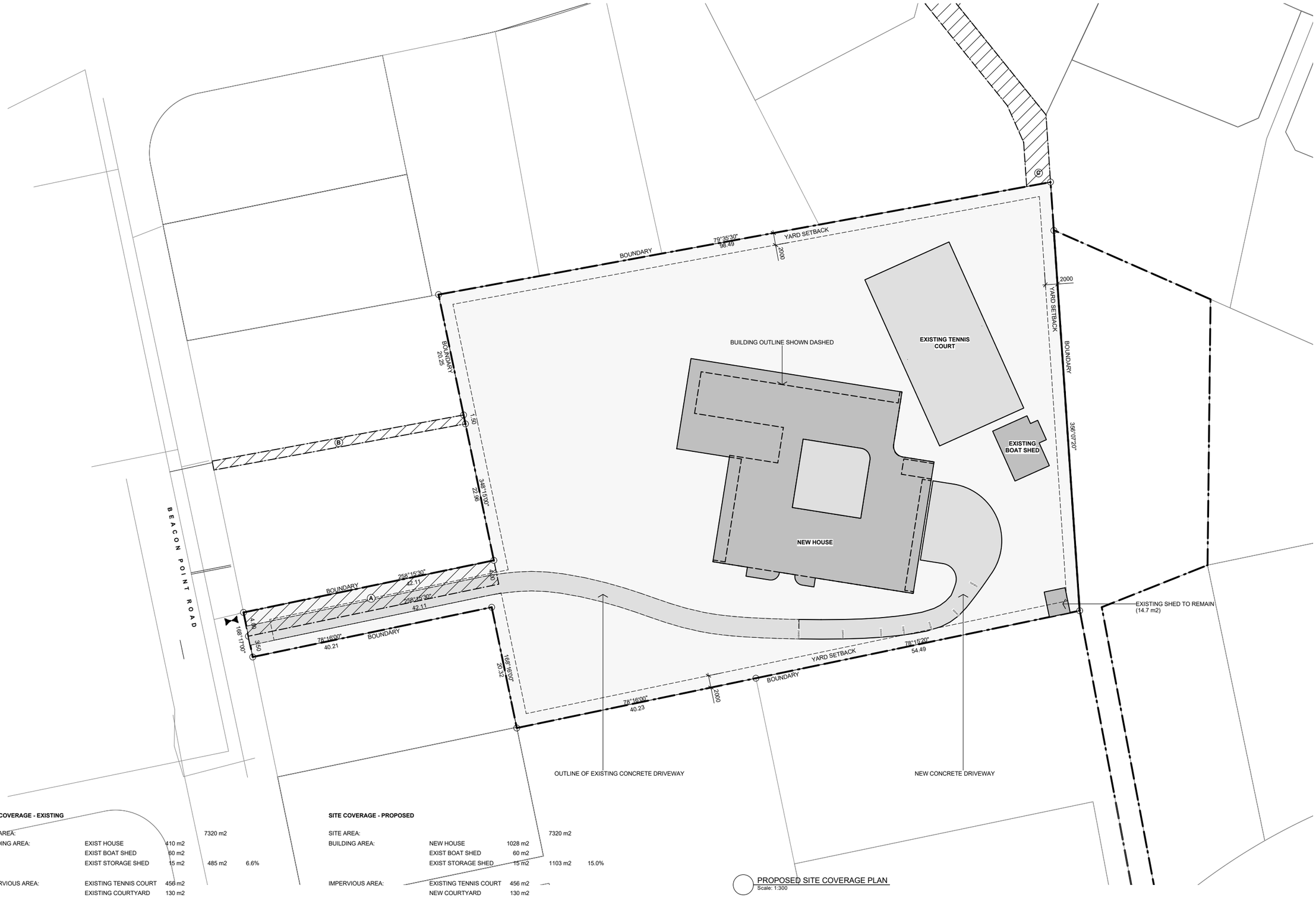
ADDRESS:
205 BEACON POINT ROAD
WANAKA

SHEET TITLE:
PROPOSED SITE PLAN

studio architects
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PO Box 37 270, Parnell, Auckland
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SCALE:	1:25	**ORIG SHT SIZE:**	ISO A1
DRAWN:	S2A	**DATE:**	NOV 2024
PROJECT No.:		**SHEET No.:**	**Revision:**
2301		A101	

2301 D001.vwx



PROPOSED SITE COVERAGE PLAN
Scale: 1:300

SITE COVERAGE - EXISTING

SITE AREA:			7320 m2	
BUILDING AREA:	EXIST HOUSE	410 m2		
	EXIST BOAT SHED	60 m2		
	EXIST STORAGE SHED	15 m2	485 m2	6.6%
IMPERVIOUS AREA:	EXISTING TENNIS COURT	456 m2		
	EXISTING COURTYARD	130 m2		
	EXISTING DRIVEWAY	620 m2	1206 m2	16.5%
LANDSCAPED AREA:			5629 m2	76.9%

SITE COVERAGE - PROPOSED

SITE AREA:			7320 m2	
BUILDING AREA:	NEW HOUSE	1028 m2		
	EXIST BOAT SHED	60 m2		
	EXIST STORAGE SHED	15 m2	1103 m2	15.0%
IMPERVIOUS AREA:	EXISTING TENNIS COURT	456 m2		
	NEW COURTYARD	130 m2		
	(INCLUDES POOL)			
	DRIVEWAY (INCL. EXIST)	560 m2	1146 m2	15.65%
LANDSCAPED AREA:			5071 m2	69.35%

Scale: 1:1000 @ A1 (1:2000 @ A3)

0 10000 20000 30000 40000 50000 mm

N

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COVERAGE KEY

- BUILDING COVERAGE
- IMPERVIOUS AREA
- LANDSCAPED AREA

PRELIMINARY

No. DATE DESCRIPTION BY

REVISIONS:

PROJECT:
PROPOSED NEW DWELLING

CLIENT:
SYCAMORE FAMILY

ADDRESS:
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WANAKA

SHEET TITLE:
PROPOSED COVERAGE PLAN

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SCALE:	1:25	**ORIG SHT SIZE:**	ISO A1
DRAWN:	S2A	**DATE:**	NOV 2024
PROJECT No.:		**SHEET No.:**	**Revision:**
2301		A102	

2301 PD05.vwx

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EARTHWORKS KEY

PROPOSED CUT

AREA = 1150 m²
VOLUME = 565 m³

PROPOSED FILL

AREA = 1122 m²
VOLUME = 620 m³

TOTAL EARTHWORKS

AREA = 2272 m²
VOLUME = 1185 m³

PRELIMINARY

BOUNDARY
79°35'30"
98.40
BOUNDARY
20.25
BOUNDARY
356°07'30"
EXISTING TENNIS COURT
CC A104
BB A104
DD A104
AA A104
BB A104
AA A104
CC A104
BEACON POINT ROAD
BOUNDARY
258°15'30"
42.11
4.00
168°17'30"
4.00
BOUNDARY
78°16'00"
40.21
258°15'30"
42.11
BOUNDARY
78°16'00"
40.23
78°15'20"
54.49

PROPOSED EARTHWORKS PLAN
Scale: 1:300

Scale: 1:1000 @ A1 (1:2000 @ A3)
0 10000 20000 30000 40000 50000 mm

No. DATE DESCRIPTION BY
REVISIONS:

PROJECT:
PROPOSED NEW DWELLING

CLIENT:
SYCAMORE FAMILY

ADDRESS:
205 BEACON POINT ROAD
WANAKA

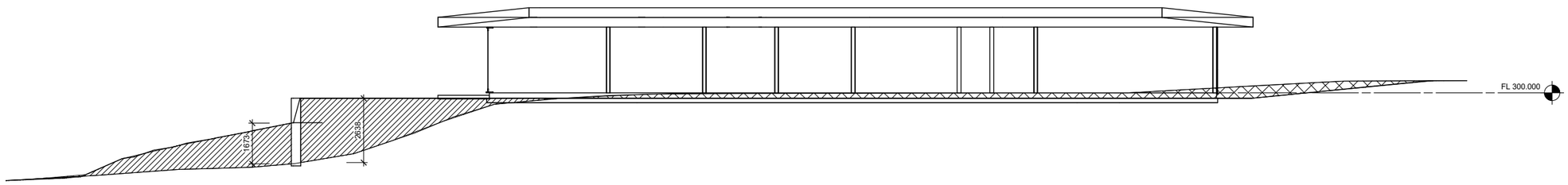
SHEET TITLE:
PROPOSED EARTHWORKS PLAN

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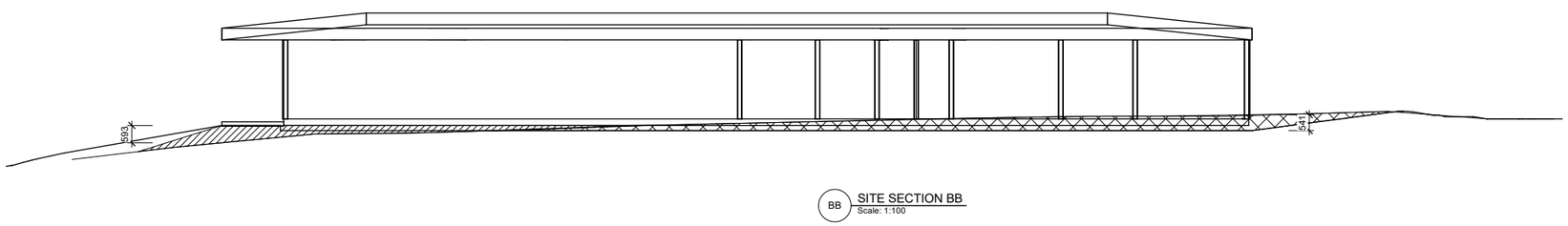
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PROJECT No.:		**SHEET No.:**	**Revision:**
2301		A103	

2301 PD08.vwx

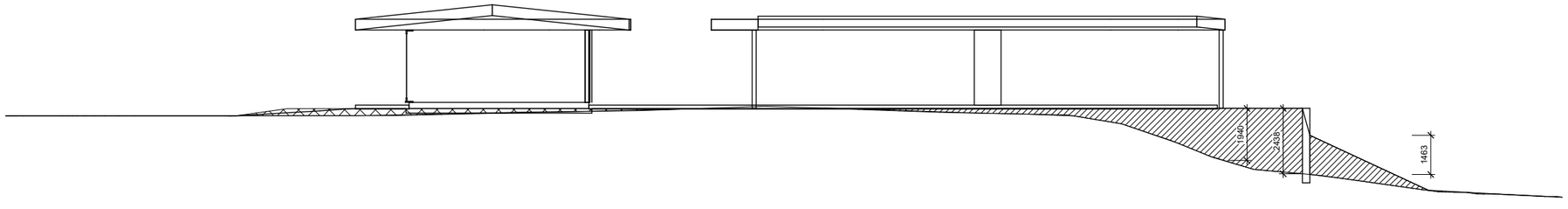
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AA SITE SECTION AA
Scale: 1:100



BB SITE SECTION BB
Scale: 1:100



CC SITE SECTION CC
Scale: 1:100

PRELIMINARY

No. DATE DESCRIPTION BY
REVISIONS:

PROJECT:
PROPOSED NEW DWELLING

CLIENT:
SYCAMORE FAMILY

ADDRESS:
205 BEACON POINT ROAD
WANAKA

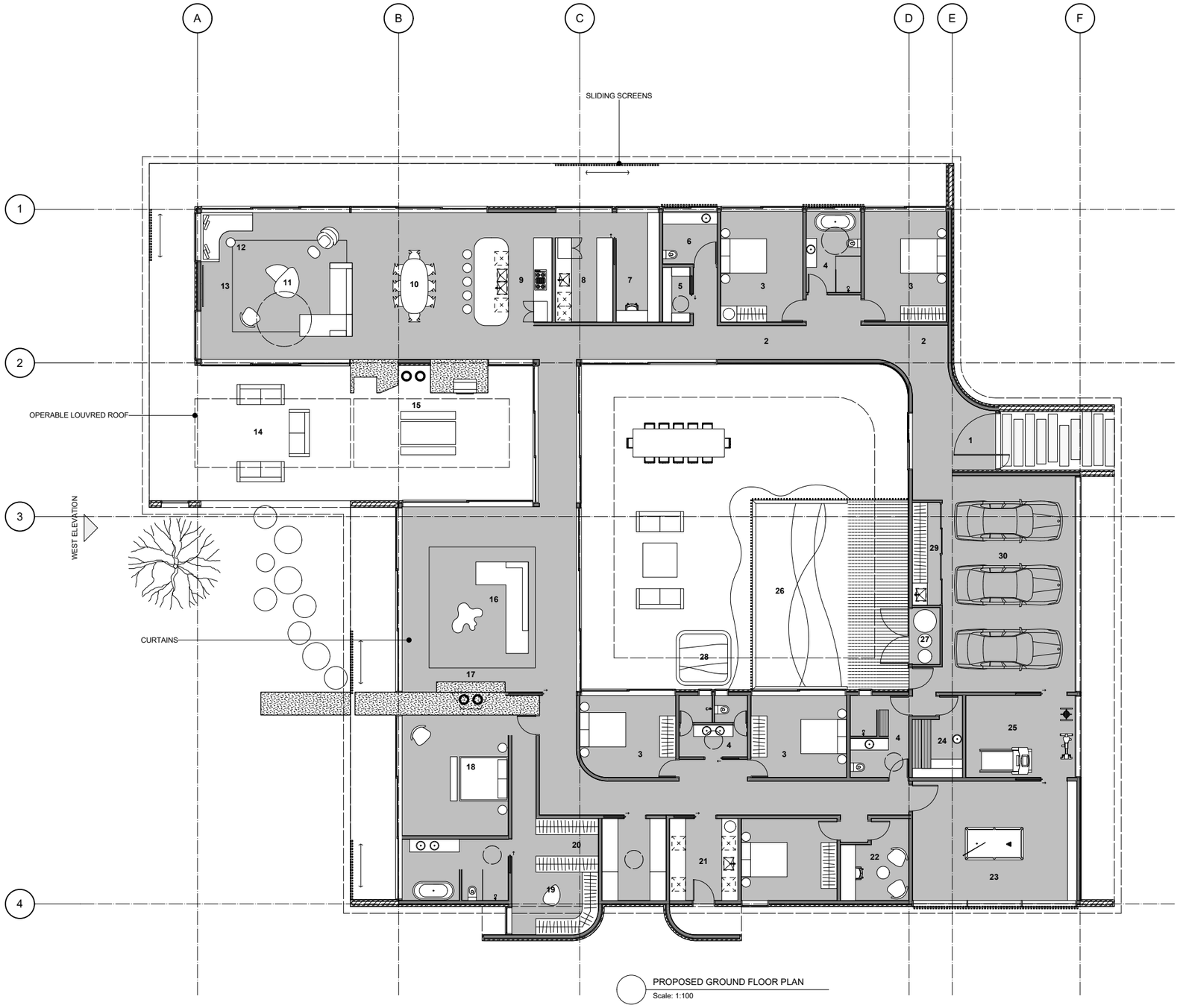
SHEET TITLE:
PROPOSED SITE SECTIONS

studio 2 architects
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PO Box 37 270, Parnell, Auckland
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SCALE: 1:25 **ORIG SHT SIZE:** ISO A1
DRAWN: S2A **DATE:** NOV 2024
PROJECT No.: 2301 **SHEET No.:** A104 **Revision:**

2301 D001.vwx

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PROPOSED GROUND FLOOR PLAN
Scale: 1:100

Scale: 1:50 @ A1 (1:100 @ A3)
0 2 4 6 8 10 m

KEY

1	ENTRY
2	GALLERY / ART
3	BEDROOM
4	BATHROOM
5	CELLAR
6	POWDER ROOM
7	KAYE'S STUDY
8	SCULLERY
9	KITCHEN
10	DINING
11	LIVING
12	BAY WINDOW SEAT
13	TV
14	OUTDOOR LIVING
15	OUTDOOR FIRE + DINING
16	FAMILY ROOM
17	FIREPLACE
18	MAIN BEDROOM
19	ENSUITE
20	WALK IN WARDROBE
21	LAUNDRY + STORAGE
22	TONY'S OFFICE
23	GAMES ROOM
24	SAUNA
25	GYM
26	SWIMMING POOL (SALT WATER & COVERED)
27	PUMP ROOM
28	SPA
29	STORAGE
30	GARAGE

PRELIMINARY

No. DATE DESCRIPTION BY
REVISIONS:

PROJECT:
PROPOSED NEW DWELLING

CLIENT:
SYCAMORE FAMILY

ADDRESS:
205 BEACON POINT ROAD
WANAKA

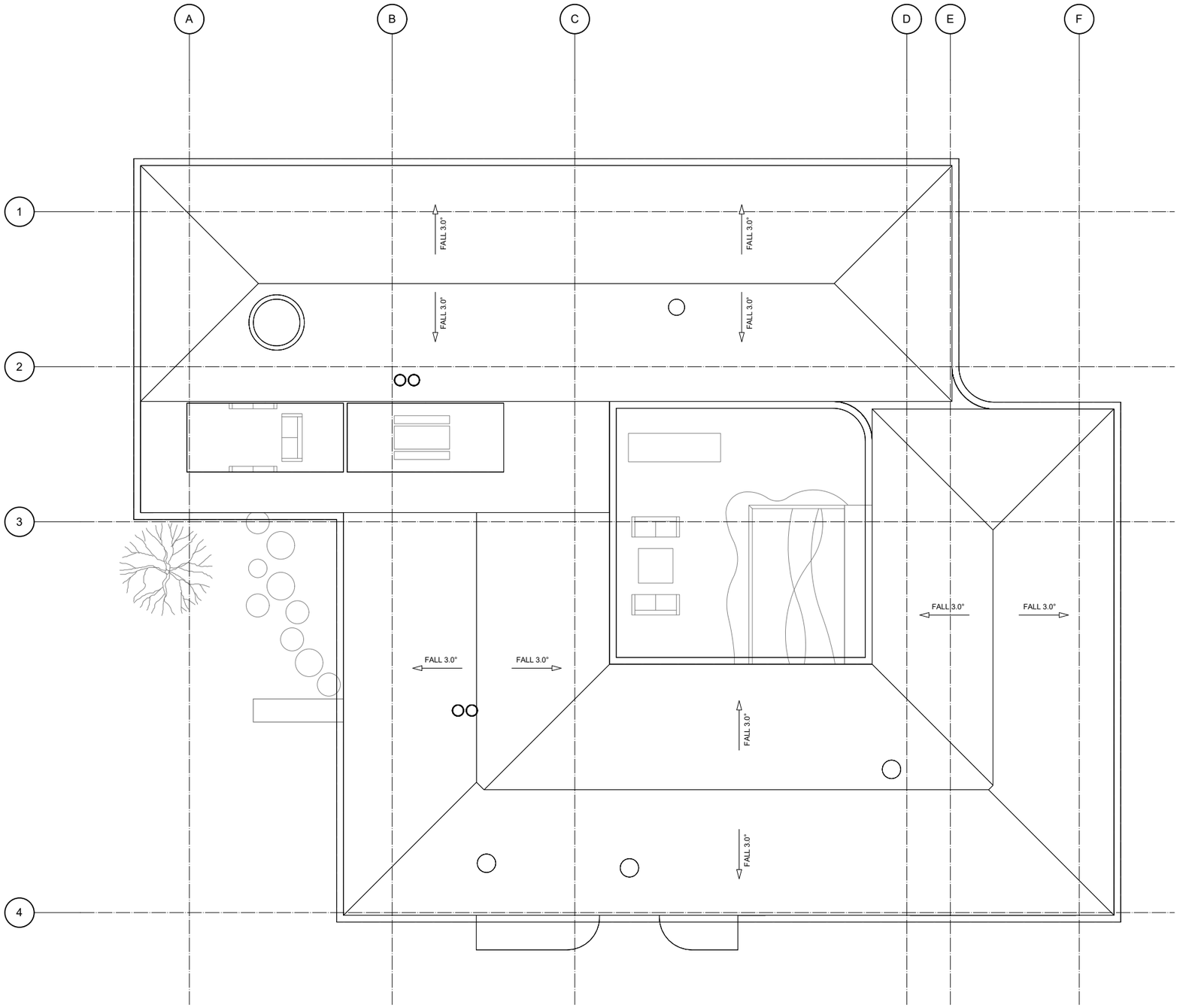
SHEET TITLE:
PROPOSED OVERALL FLOOR PLAN

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PO Box 37 270, Parnell, Auckland
P. 09 304 0090 www.s2a.co.nz

SCALE: 1:25 **ORIG SHT SIZE:** ISO A1
DRAWN: S2A **DATE:** NOV 2024
PROJECT No.: 2301 **SHEET No.:** A200 **Revision:**

2301 P008.vwx

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ROOF PLAN
Scale: 1:100

Scale: 1:50 @ A1 (1:100 @ A3)
0 2 4 6 8 10 m

PRELIMINARY

No.	DATE	DESCRIPTION	BY

REVISIONS:

PROJECT:
PROPOSED NEW DWELLING

CLIENT:
SYCAMORE FAMILY

ADDRESS:
205 BEACON POINT ROAD
WANAKA

SHEET TITLE:
PROPOSED ROOF PLAN

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Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell
PO Box 37 270, Parnell, Auckland
P. 09 304 0090 www.s2a.co.nz

SCALE: 1:25 **ORIG SHT SIZE:** ISO A1
DRAWN: S2A **DATE:** NOV 2024
PROJECT No.: 2301 **SHEET No.:** A205 **Revision:**

2301 PD08.vwx

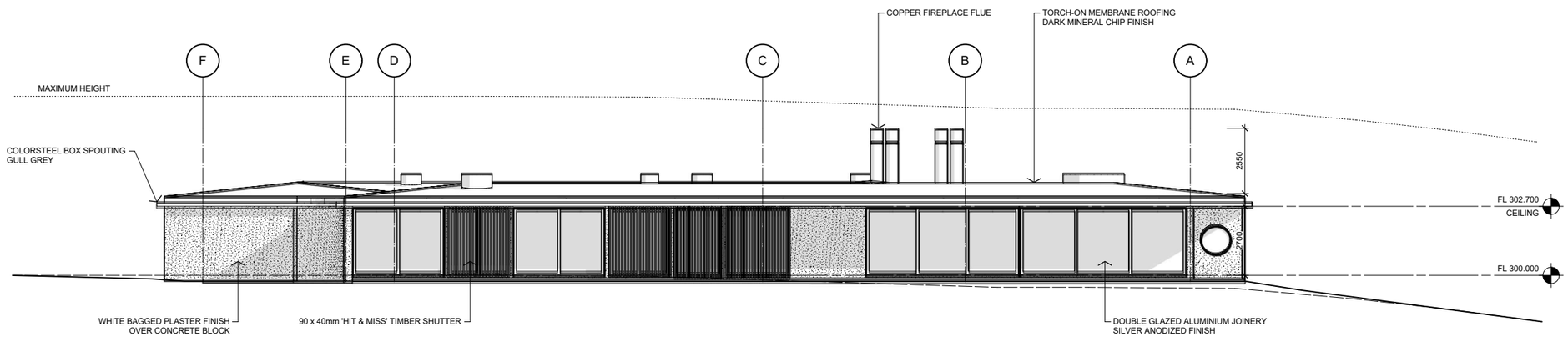
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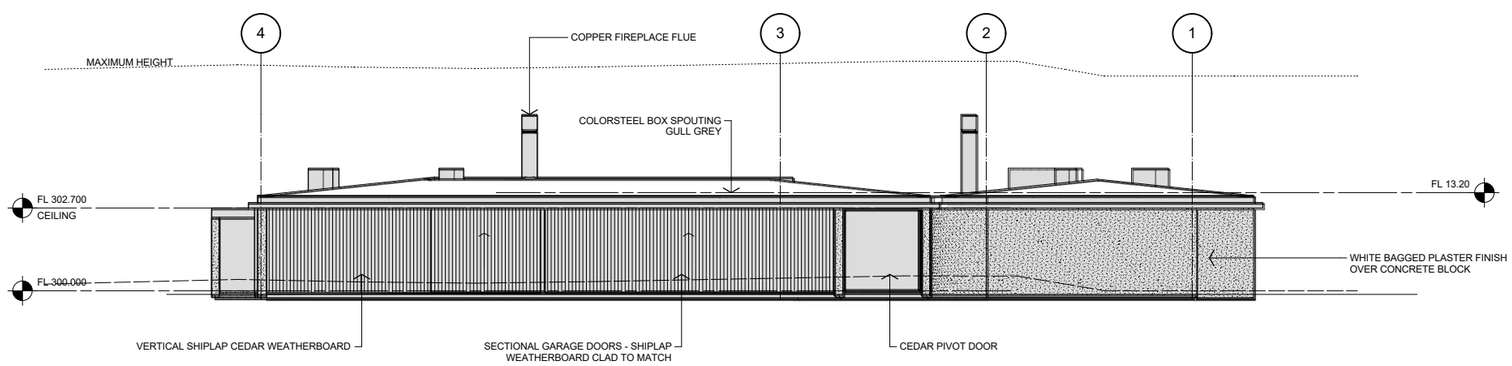
MATERIALS KEY

WHITE BAGGED PLASTER FINISH OVER CONCRETE BLOCK

VERTICAL SHIPLAP TIMBER WEATHERBOARDS



1 PROPOSED NORTH ELEVATION
Scale: 1:100



2 PROPOSED EAST ELEVATION
Scale: 1:100

Scale: 1:50 @ A1 (1:100 @ A3)
0 2 4 6 8 10 m

PRELIMINARY

No. DATE DESCRIPTION BY
REVISIONS:

PROJECT:
PROPOSED NEW DWELLING

CLIENT:
SYCAMORE FAMILY

ADDRESS:
205 BEACON POINT ROAD
WANAKA

SHEET TITLE:
PROPOSED ELEVATIONS

studio architects
Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell
PO Box 37 270, Parnell, Auckland
P. 09 304 0090 www.s2a.co.nz

SCALE:	1:25	**ORIG SHT SIZE:**	ISO A1
DRAWN:	S2A	**DATE:**	NOV 2024
PROJECT No.:		**SHEET No.:**	**Revision:**
2301		A300	

2301 PD08.vwx

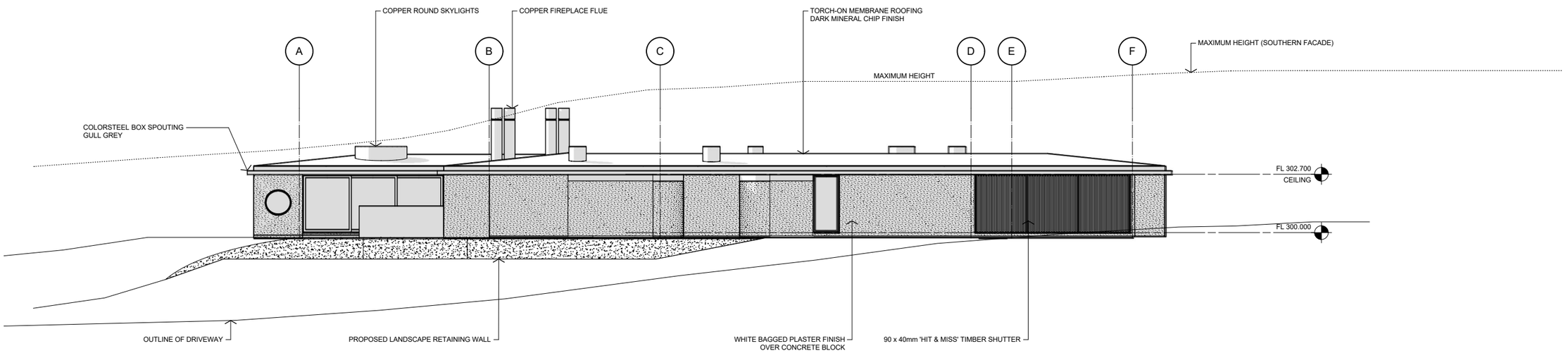
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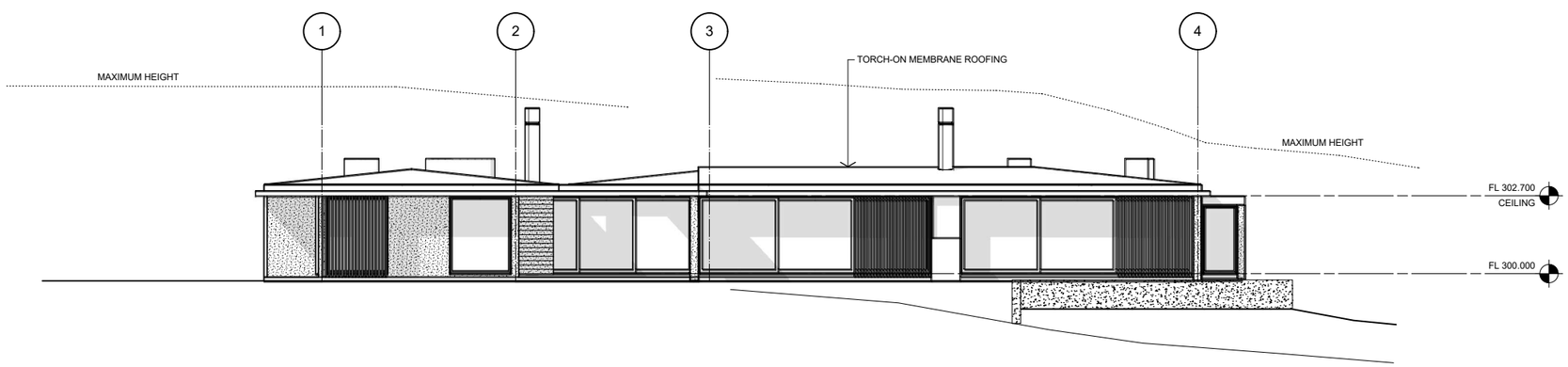
MATERIALS KEY

WHITE BAGGED PLASTER FINISH OVER CONCRETE BLOCK

VERTICAL SHIPLAP TIMBER WEATHERBOARDS



1 PROPOSED SOUTH ELEVATION
Scale: 1:100



2 PROPOSED WEST ELEVATION
Scale: 1:100

Scale: 1:50 @ A1 (1:100 @ A3)
0 2 4 6 8 10 m

PRELIMINARY

No.	DATE	DESCRIPTION	BY

REVISIONS:

PROJECT:
PROPOSED NEW DWELLING

CLIENT:
SYCAMORE FAMILY

ADDRESS:
205 BEACON POINT ROAD
WANAKA

SHEET TITLE:
PROPOSED ELEVATIONS

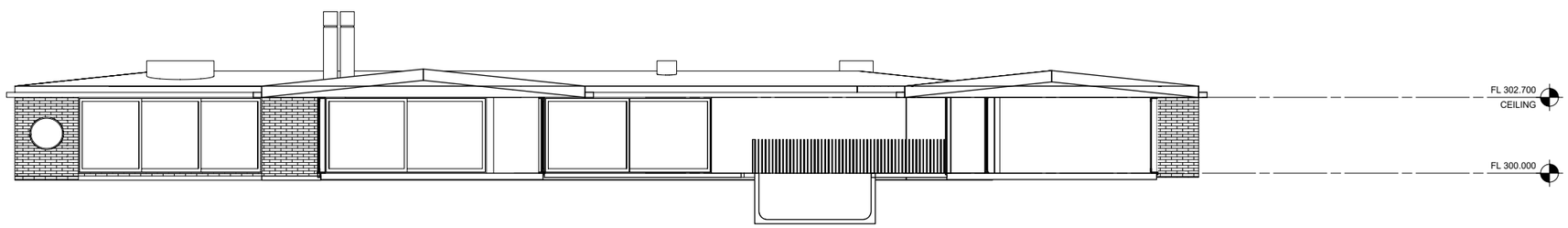
studio architects
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PO Box 37 270, Parnell, Auckland
P. 09 304 0090 www.s2a.co.nz

SCALE:	1:25	**ORIG SHT SIZE:**	ISO A1
DRAWN:	S2A	**DATE:**	NOV 2024
PROJECT No.:		**SHEET No.:**	**Revision:**
2301		A301	

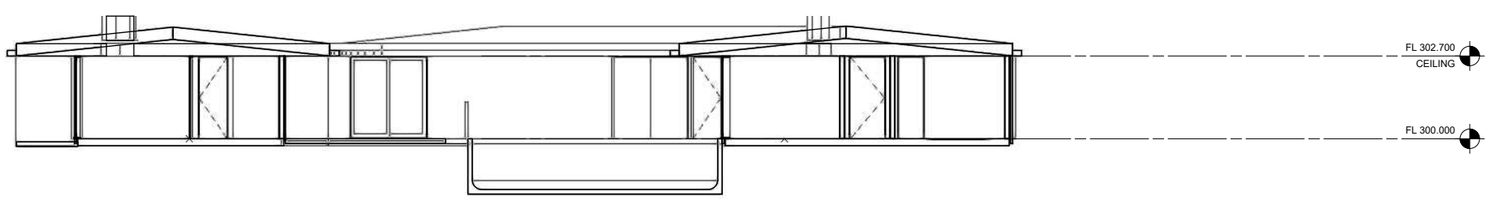
2301.DD01.pln

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-



1 SECTION
Scale: 1:100



2 SECTION
Scale: 1:100

Scale: 1:50 @ A1 (1:100 @ A3)
0 2 4 6 8 10 m

PRELIMINARY

No. DATE DESCRIPTION BY
REVISIONS:

PROJECT:
PROPOSED NEW DWELLING

CLIENT:
SYCAMORE FAMILY

ADDRESS:
205 BEACON POINT ROAD
WANAKA

SHEET TITLE:
PROPOSED SECTIONS

studio architects
Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell
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SCALE:	1:25	**ORIG SHT SIZE:**	ISO A1
DRAWN:	S2A	**DATE:**	NOV 2024
PROJECT No.:		**SHEET No.:**	**Revision:**
2301		A400	

2301 PD08.vwx