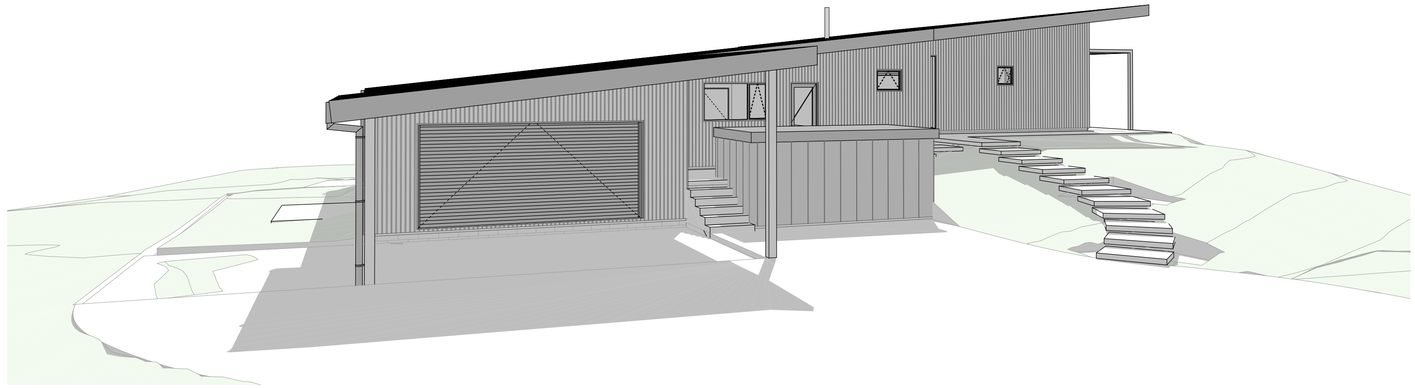
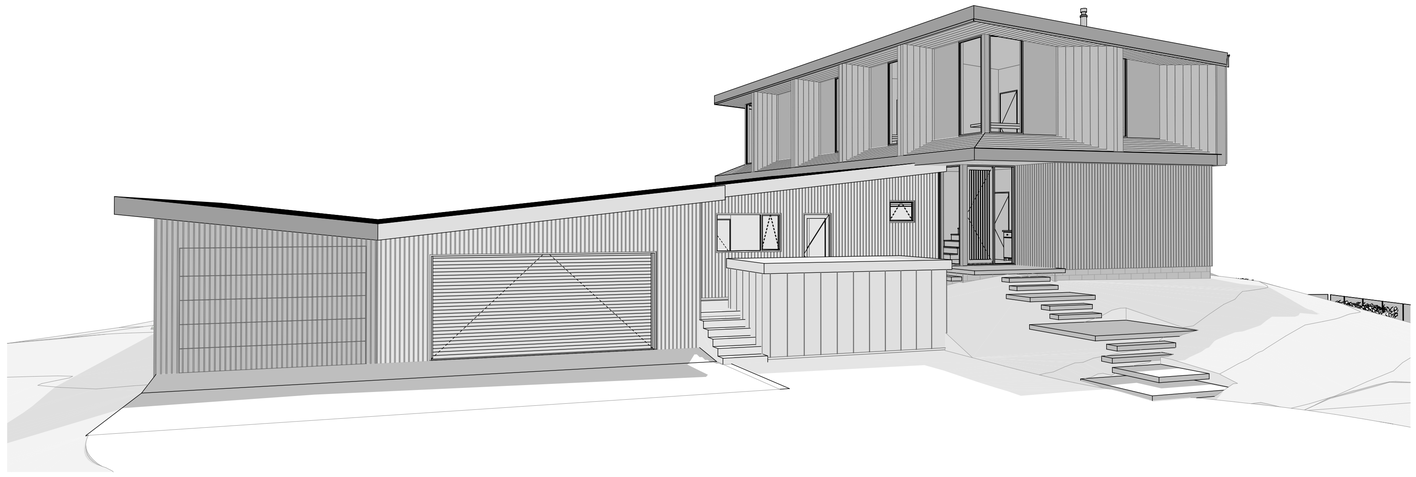
Architectural Drawings - **Resource Consent Issue**

Print Date: 21/01/2026

CONDON SCOTT
ARCHITECTS



Existing



Proposed



Proposed

Wakeman Renovation

14 Northburn Road, Wanaka

SITE INFORMATION

Legal Description:	Lot 25 DP 471213
Physical Address:	14 Northburn Road, Wanaka
Valuation No:	2905100227
Site Area:	4,057m^2
Site Zone:	Northlake Special Zone - Activity Area A
Building Coverage:	263m2
Landscaped:	#Permeable Permeable
Wind Zone:	Very High (VH)
Snow Zone:	N5 - 1.5kPa
Earthquake Zone:	Zone 3
Durability Zone:	Zone B

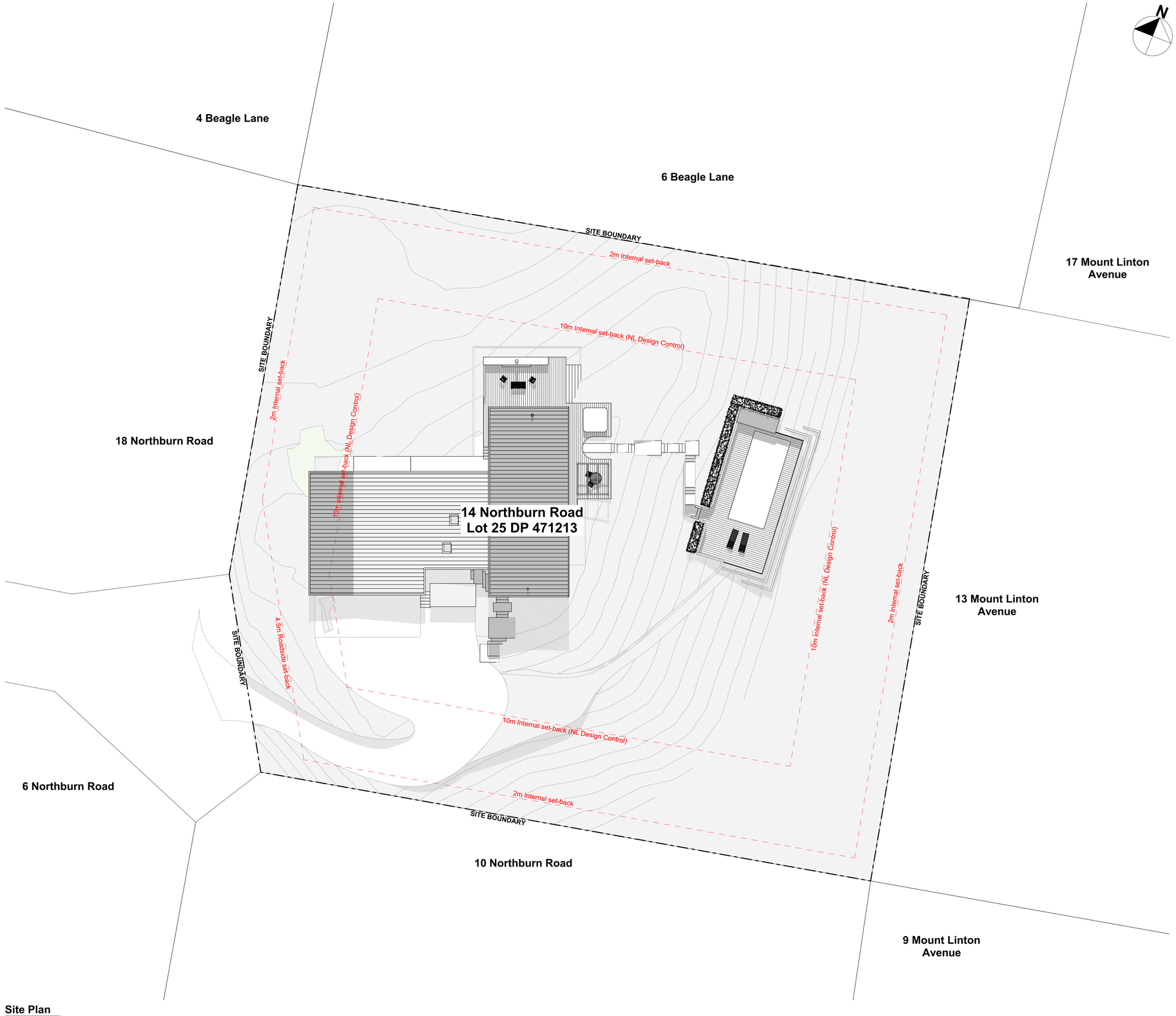
Site Location
Not to Scale

Wakeman Renovation

Northlake Special Zone Activity Zone A
Rules that apply to 14 Northburn Road.

Building Construction Controls:
- No buildings within 10m of the boundary to each lot
- Building height is limited to 7.5m (as measured from lowest floor level to the highest roof point directly above that level).
- Gross floor area of the primary dwelling is to be at least 160m2. This includes a closed in and attached Garage (but excludes verandas, patios and other buildings or structures).
- Exterior wall claddings are to match what is existing at present;
  - Natural Timber - stained to match existing
  - Factory coated steel tray wall cladding - dark colour
- Roof claddings are to match what is existing at present;
  -Factory coated steel tray roof cladding - dark colour

Landscaping:
- Boundary fencing will remain as is. No work will be done to boundary.
- All boundary fencing shall be in post or rail or traditional farm post & wire fencing only in either netting or 6-7 wire fencing, with tanalised posts and warratah battens.
- All planting & landscaping featured to comply with NLD.
- All hard/soft landscape items to comply with NLD guidelines.



Site Plan
Scale 1:200

Resource Consent General Notes	RevID	ChID	Revision	Date
01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in. 02. This Plan has been prepared for the purpose of **Bulk & location** &/or Resource Consent Application only. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.				

Consultants:

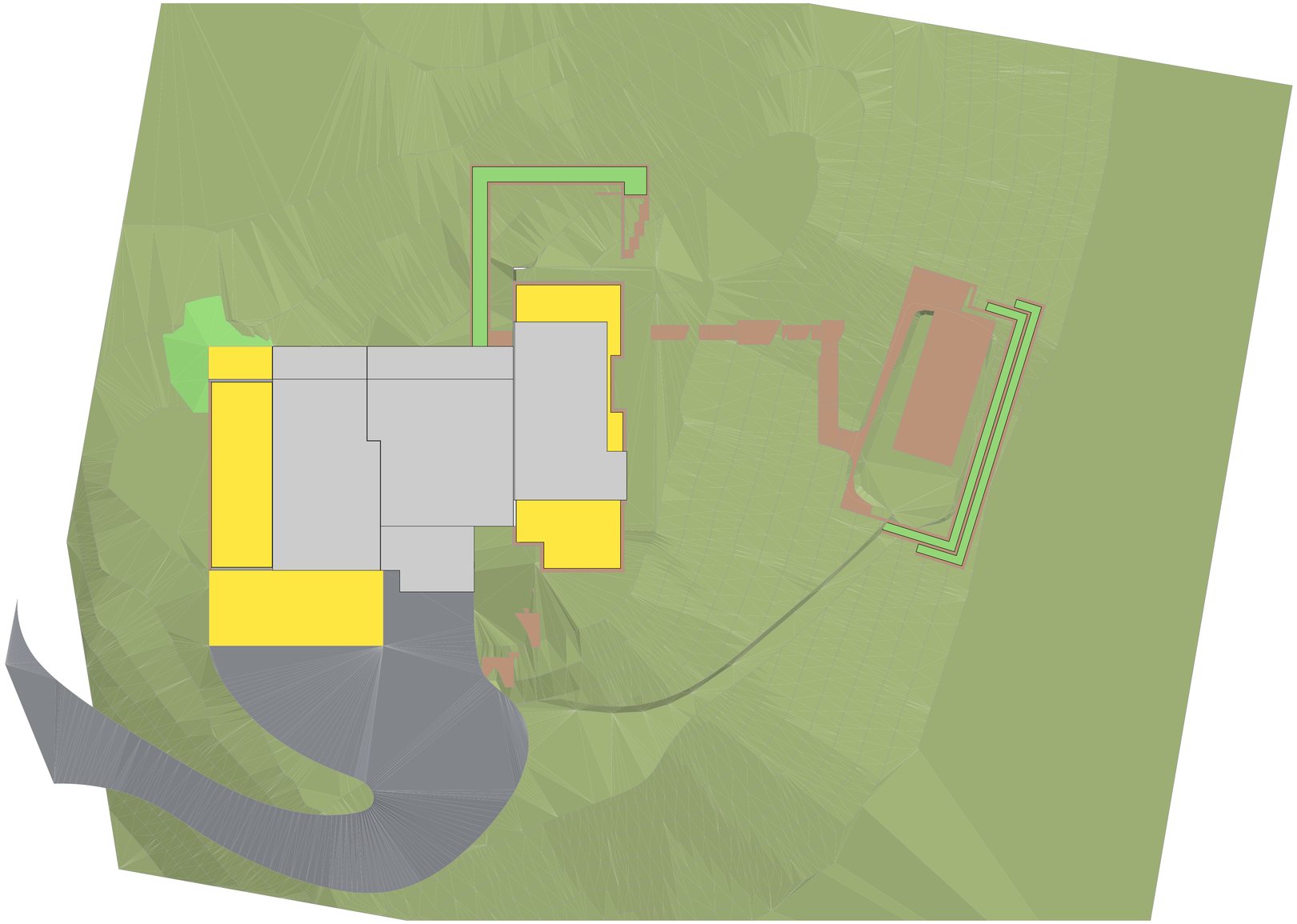
CONDON SCOTT
ARCHITECTS
t: +64 3 443 7919 **a:** 37 McDougall St, Wanaka 9305 NZ
e: office@condonscott.nz **w:** www.condonscott.nz

Wakeman Renovation
14 Northburn Road, Wanaka
© Condon Scott Architects Ltd.

Drawing Title: **Site Location & Site Plan**
Client: **C & S Wakeman**
Project: **25.16**

Resource Consent Issue
Scale: A1 = as indicated A3 = 50% reduction

Design: CSA	Drawn: CSA	Checked: CSA
Print Date: 21/01/2026	Drawing Number: **A000**	Revision:

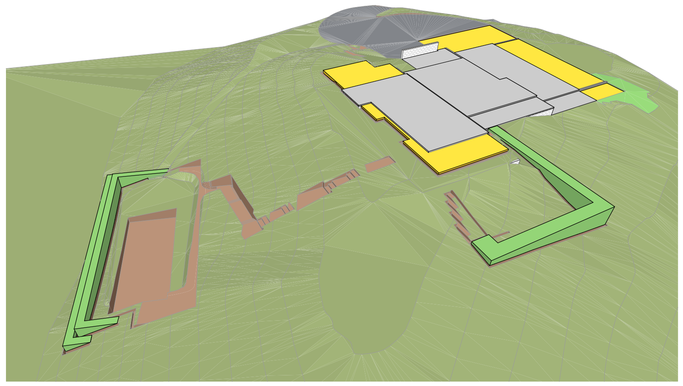


Earthworks plan - Proposed

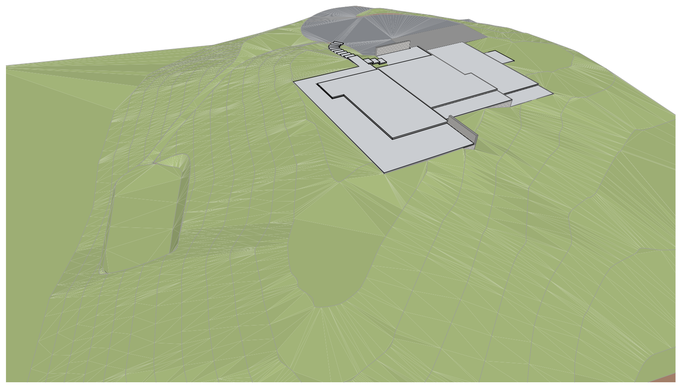
EARTHWORKS INFORMATION	
Total cut volume:	74.2m³
House fill volume:	19.73m³
Landscaping Fill:	27.98m³
Total displacement:	**121.91m³**
Maximum cut height:	1251mm
Maximum fill height:	1337mm

All drawings MUST be read in conjunction with the engineers documentation & specification. Report any discrepancies immediately to the main contractor.

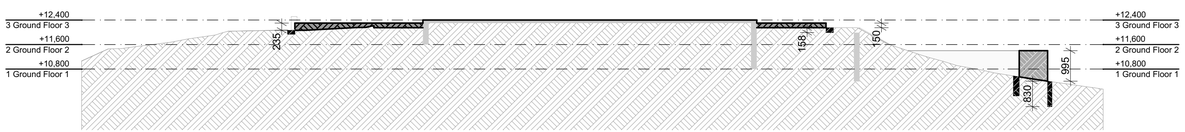
SITE INFORMATION	
Legal Description:	Lot 25 DP 471213
Physical Address:	14 Northburn Road, Wanaka
Valuation No:	2905100227
Site Area:	4,057m²
Site Zone:	Northlake Special Zone - Activity Area A
Building Coverage:	263m2
Landscaped:	#Permeable Permeable
Wind Zone:	Very High (VH)
Snow Zone:	N5 - 1.5kPa
Earthquake Zone:	Zone 3
Durability Zone:	Zone B



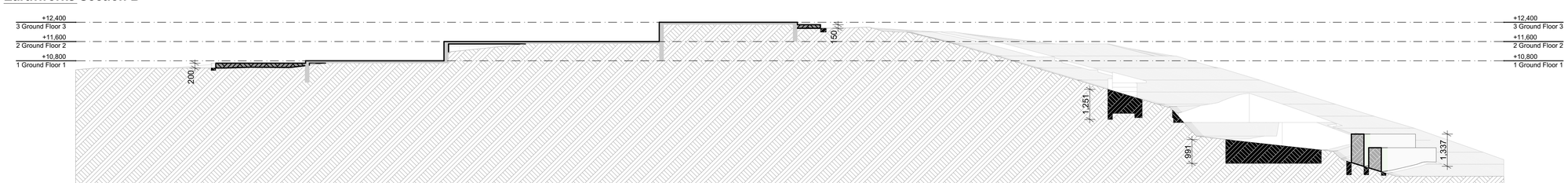
Earthworks Perspective - Proposed



Earthworks Perspective - Existing



Earthworks Section B



Earthworks Section A

EARTHWORKS LEGEND	
Existing topography:	
Cut:	
Building Fill:	
Landscaping Fill:	
Existing Foundations:	
Existing Driveway:	

General Notes

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011 subsequent amendments, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Architect.

RevID	ChID	Revision	Date

Consultants:

DRAFT
NOT FOR CONSTRUCTION

CONDON SCOTT
ARCHITECTS
t: +64 3 443 7919 **a:** 37 McDougall St, Wanaka 9305 NZ
e: office@condonscott.nz **w:** www.condonscott.nz

Wakeman Renovation

14 Northburn Road, Wanaka

© Condon Scott Architects Ltd.

Drawing Title: **Earthworks Plan**

Client: **C & S Wakeman**

Project: **25.16**

Resource Consent Issue

Scale: A1 = as indicated A3 = 50% reduction

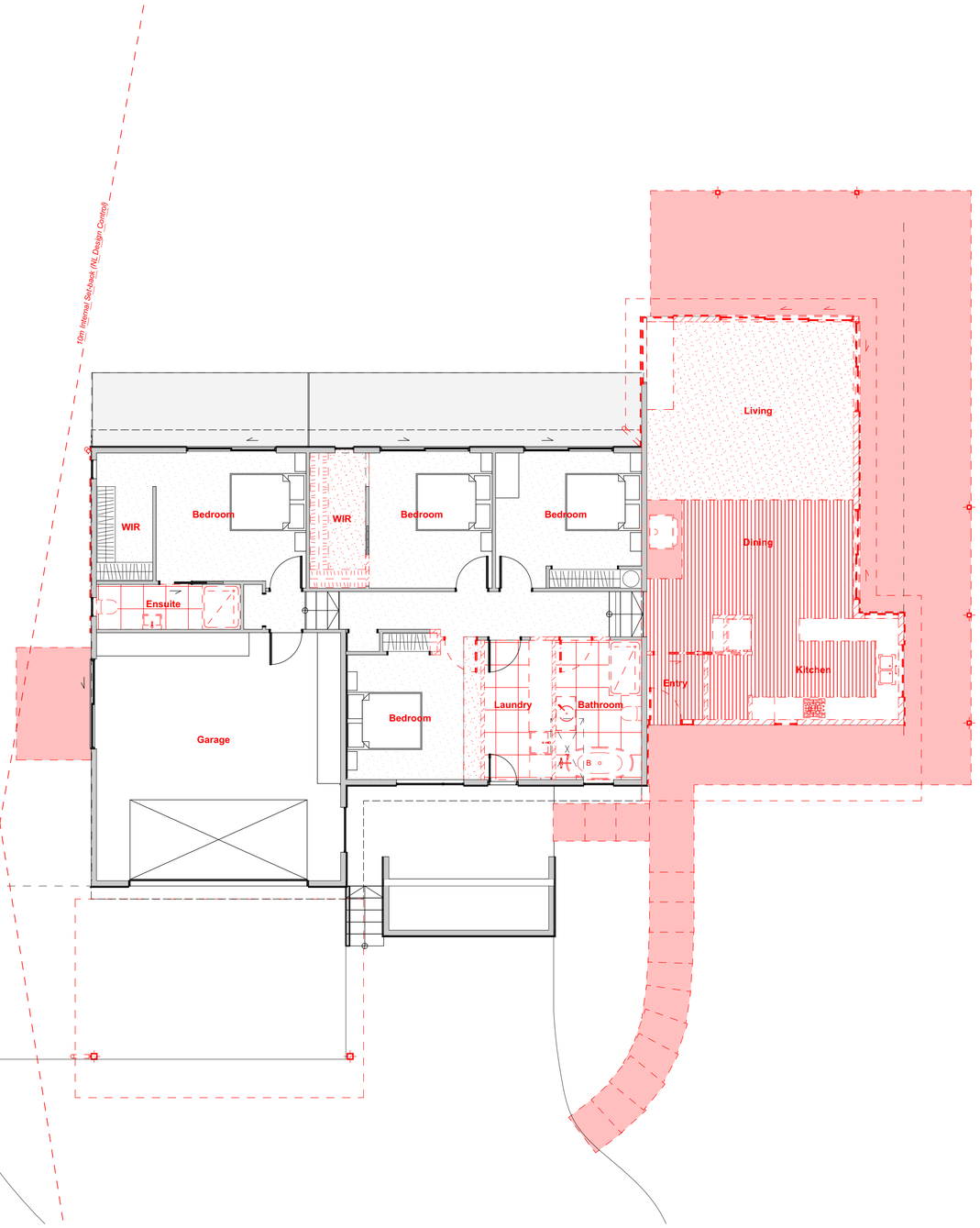
Design: CSA	Drawn: CSA	Checked: CSA

Print Date:	Drawing Number:	Revision:
21/01/2026	**A101**	

WALL TYPE LEGEND

Existing wall:

To be demolished:



Ground Floor Plan - Existing/Demolition

Scale 1:75

Resource Consent General Notes

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. This Plan has been prepared for the purpose of **Bulk & location** &/or Resource Consent Application only. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

RevID	ChID	Revision	Date

Consultants:

CONDON SCOTT
ARCHITECTS
t: +64 3 443 7919 **a:** 37 McDougall St, Wanaka 9305 NZ
e: office@condonscott.nz **w:** www.condonscott.nz

Wakeman Renovation

14 Northburn Road, Wanaka

© Condon Scott Architects Ltd.

Drawing Title: **Floor Plan - Existing**

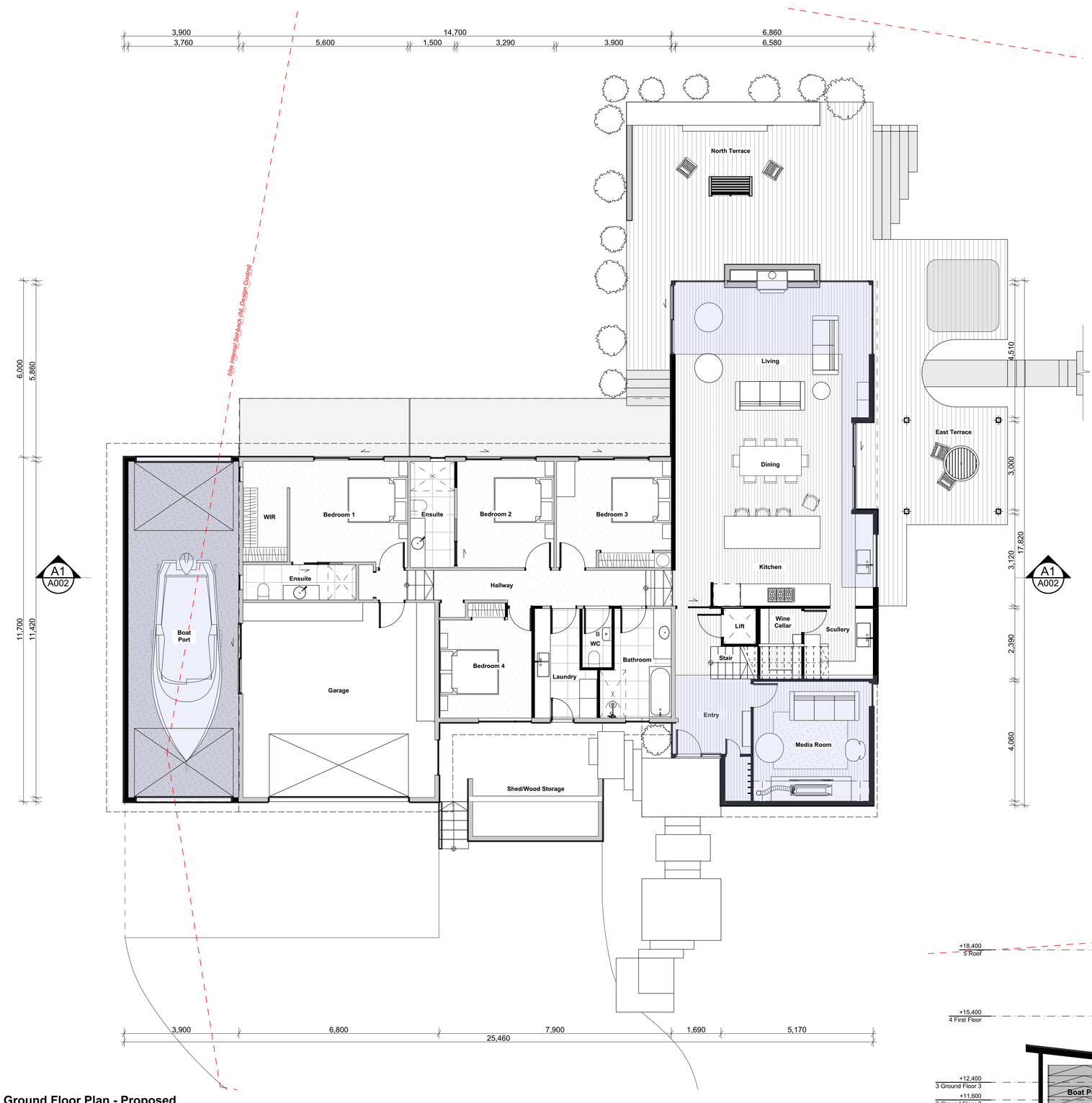
Client: **C & S Wakeman**

Project: **25.16**

Resource Consent Issue

Scale: A1 = as indicated A3 = 50% reduction

Design: CSA	Drawn: CSA	Checked: CSA
Print Date: 21/01/2026	Drawing Number: **A001**	Revision:



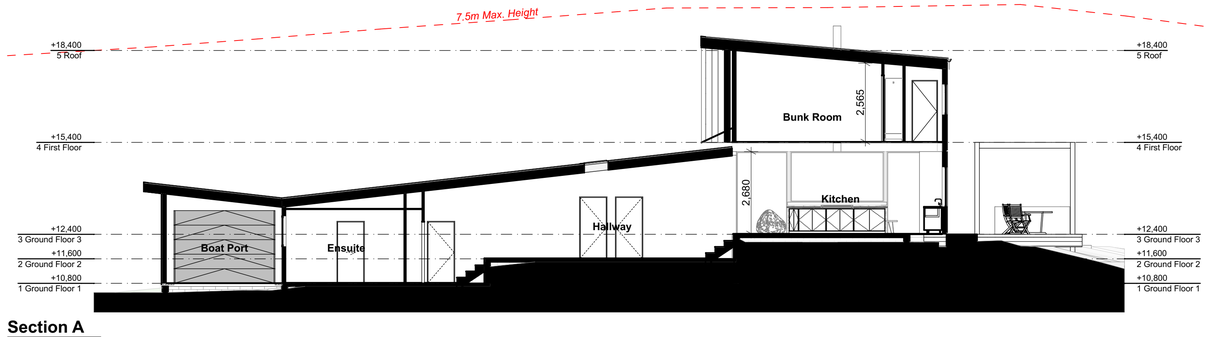
Ground Floor Plan - Proposed

Scale 1:75



First Floor Plan - Proposed

Scale 1:75



Section A

Scale 1:100

FLOOR PLAN AREAS

Existing lower ground floor: *(inc garage)*	76.3m2
Existing mid ground floor:	76.9m
Existing upper ground floor:	65.3m2
Proposed total ground floor:	113.7m2
Proposed ground floor extension:	48.5m2
Proposed first floor:	116.1m2
Proposed decking:	80.6m2
TOTAL proposed floor:	229.8m2

PLAN LEGEND

Existing wall:

New wall:

Area of extension:

Resource Consent General Notes

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. This Plan has been prepared for the purpose of **Bulk & location** &/or Resource Consent Application only. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

RevID	ChID	Revision	Date

Consultants:

CONDON SCOTT
ARCHITECTS
t: +64 3 443 7919 **a:** 37 McDougall St, Wanaka 9305 NZ
e: office@condonscott.nz **w:** www.condonscott.nz

Wakeman Renovation

14 Northburn Road, Wanaka

© Condon Scott Architects Ltd.

Drawing Title: **Floor Plans - Proposed**

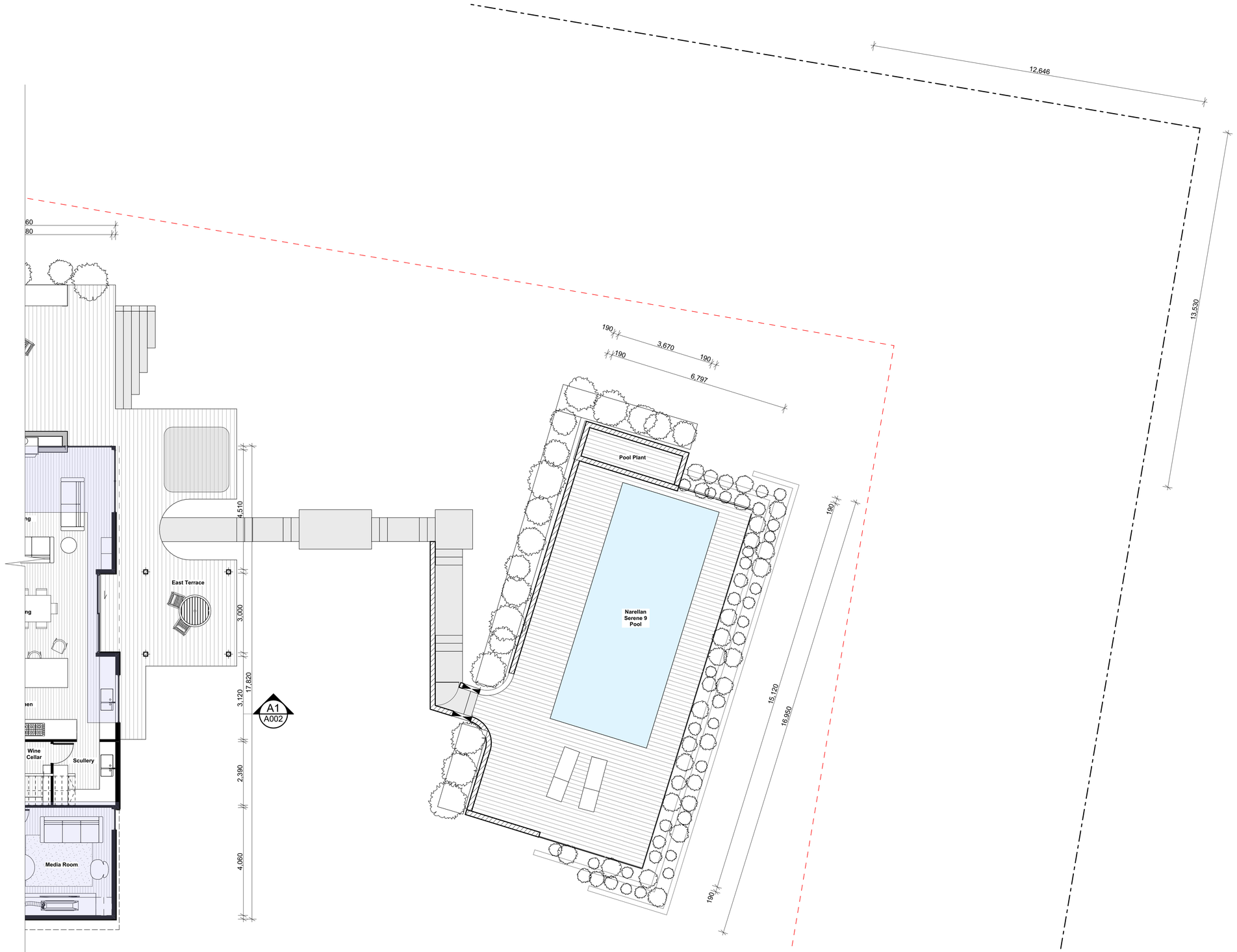
Client: **C & S Wakeman**

Project: **25.16**

Resource Consent Issue

Scale: A1 = as indicated A3 = 50% reduction

Design: CSA	Drawn: CSA	Checked: CSA
Print Date: 21/01/2026	Drawing Number: **A002**	Revision:



Proposed Pool Plan

Resource Consent General Notes
01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. This Plan has been prepared for the purpose of **Bulk & location** &/or Resource Consent Application only. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

RevID	ChID	Revision	Date

Consultants:

CONDON SCOTT
ARCHITECTS
t: +64 3 443 7919 **a:** 37 McDougall St, Wanaka 9305 NZ
e: office@condonscott.nz **w:** www.condonscott.nz

Wakeman Renovation

14 Northburn Road, Wanaka

© Condon Scott Architects Ltd.

Drawing Title: **Floor Plans - Pool**

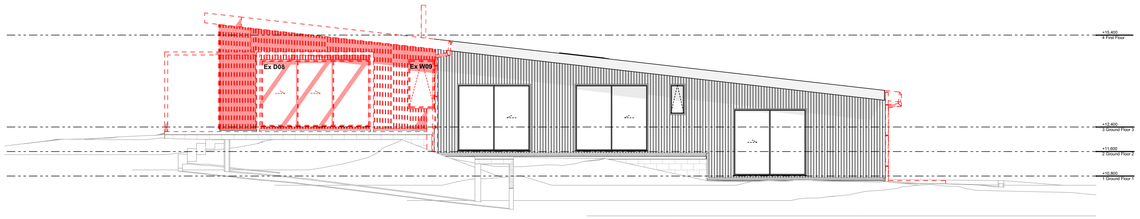
Resource Consent Issue

Scale: A1 = as indicated A3 = 50% reduction

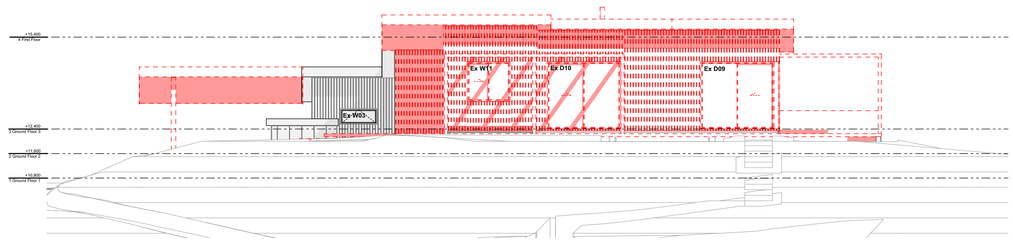
Client:	Project:	Print Date:	Drawing Number:	Revision:
C & S Wakeman	**25.16**	21/01/2026	**A003**	

Design: CSA | Drawn: CSA | Checked: CSA

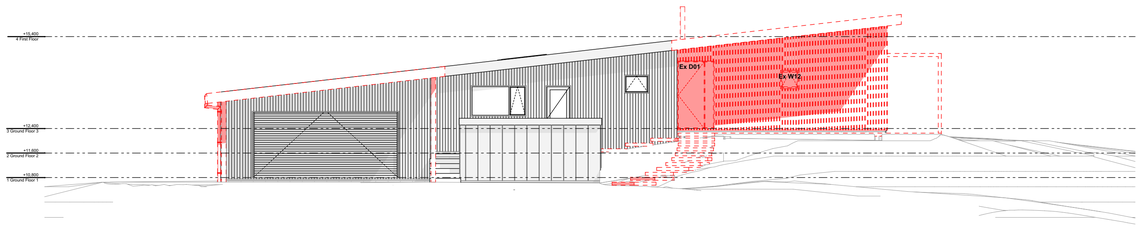
LEGEND
Existing/to remain:
To be demolished:



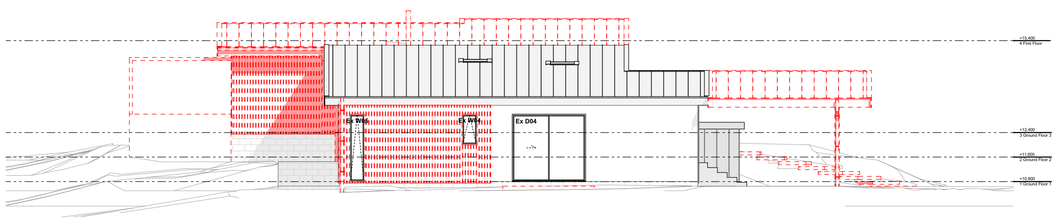
North Elevation - Existing
Scale 1:100



East Elevation - Existing
Scale 1:100



South Elevation - Existing
Scale 1:100



West Elevation - Existing
Scale 1:100

Resource Consent General Notes	RevID	ChID	Revision	Date
01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in. 02. This Plan has been prepared for the purpose of **Bulk & location** &/or Resource Consent Application only. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.				

Consultants:

CONDON SCOTT
ARCHITECTS
t: +64 3 443 7919 **a:** 37 McDougall St, Wanaka 9305 NZ
e: office@condonscott.nz **w:** www.condonscott.nz

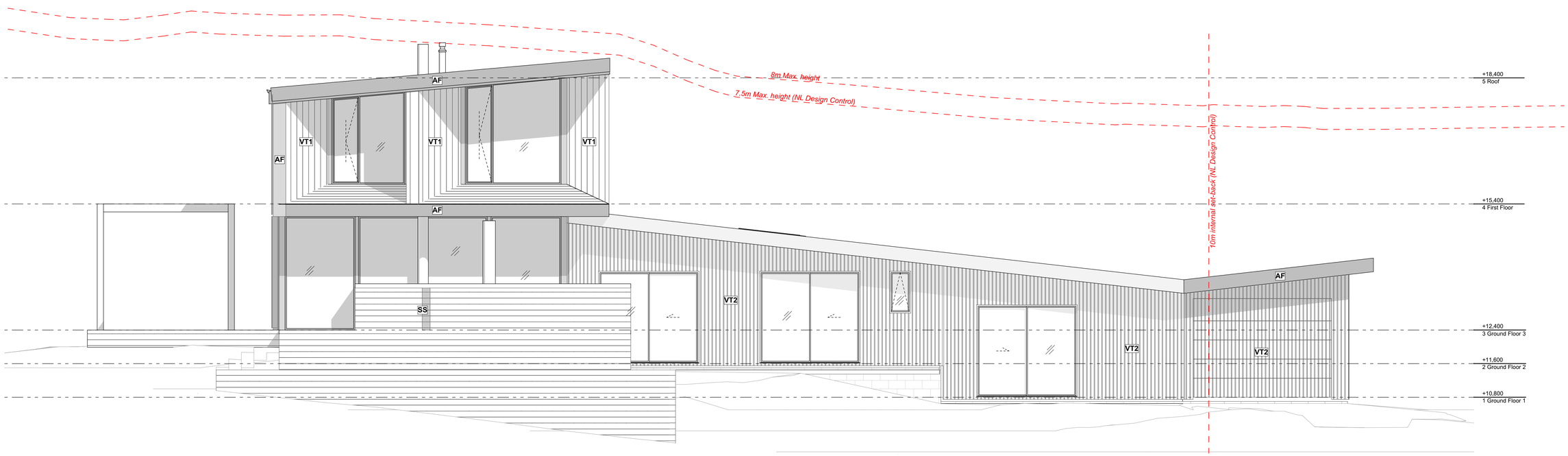
Wakeman Renovation
14 Northburn Road, Wanaka
© Condon Scott Architects Ltd.

Drawing Title:
Elevations - Existing

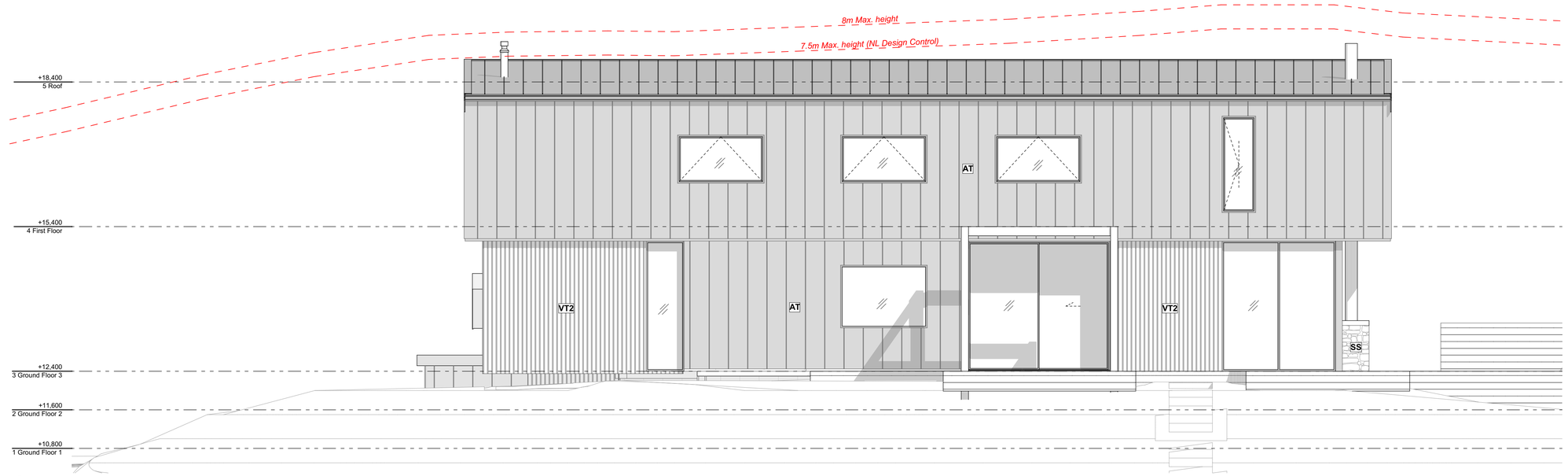
Resource Consent Issue
Scale: A1 = as indicated A3 = 50% reduction

Client:	Project:	Print Date:	Drawing Number:	Revision:
C & S Wakeman	**25.16**	21/01/2026	**A004**	

Design: CSA Drawn: CSA Checked: CSA



1 North Elevation - Proposed
#LayID
Scale 1:50



2 East Elevation - Proposed
#LayID
Scale 1:50

All drawings MUST be read in conjunction with the engineers documentation & specification. Report any discrepancies immediately to the main contractor.

CLADDING LEGEND

- VT1 — Vertical timber weatherboard - Light Stain
- VT2 — Vertical timber weatherboard - Dark Stain
- AT — Alpine Tray roofing - Flaxpod
- AT — Vertical Alpine Tray cladding - Flaxpod
- CF — 0.55mm Colorsteel facing over plywood substrate - Flaxpod
- AF — 0.55mm Colorsteel Fascia over plywood substrate - Flaxpod
- Metal flashings, spoutings & downpipes
- SS — Selected 200mm schist veneer
- Glass

Note:
Confirm all colour selections for window joinery & powder coated metals with Architect prior to fabrication.

Resource Consent General Notes

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. This Plan has been prepared for the purpose of **Bulk & location** &/or Resource Consent Application only. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

RevID	ChID	Revision	Date

Consultants:

CONDON SCOTT
ARCHITECTS
t: +64 3 443 7919 **a:** 37 McDougall St, Wanaka 9305 NZ
e: office@condonscott.nz **w:** www.condonscott.nz

Wakeman Renovation

14 Northburn Road, Wanaka

© Condon Scott Architects Ltd.

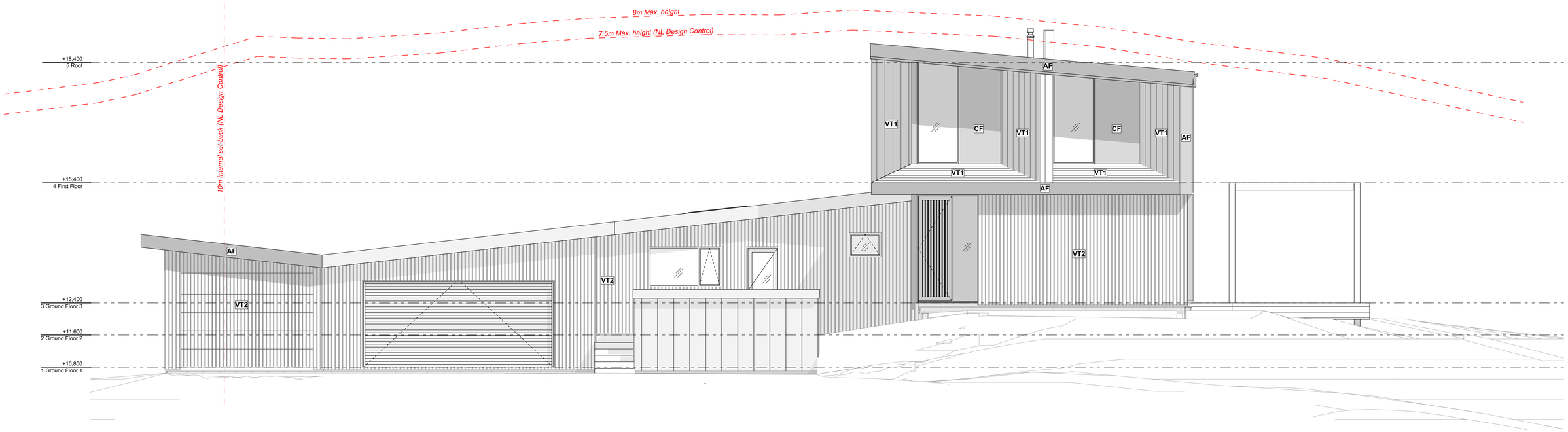
Drawing Title:
Elevations - Proposed

Resource Consent Issue

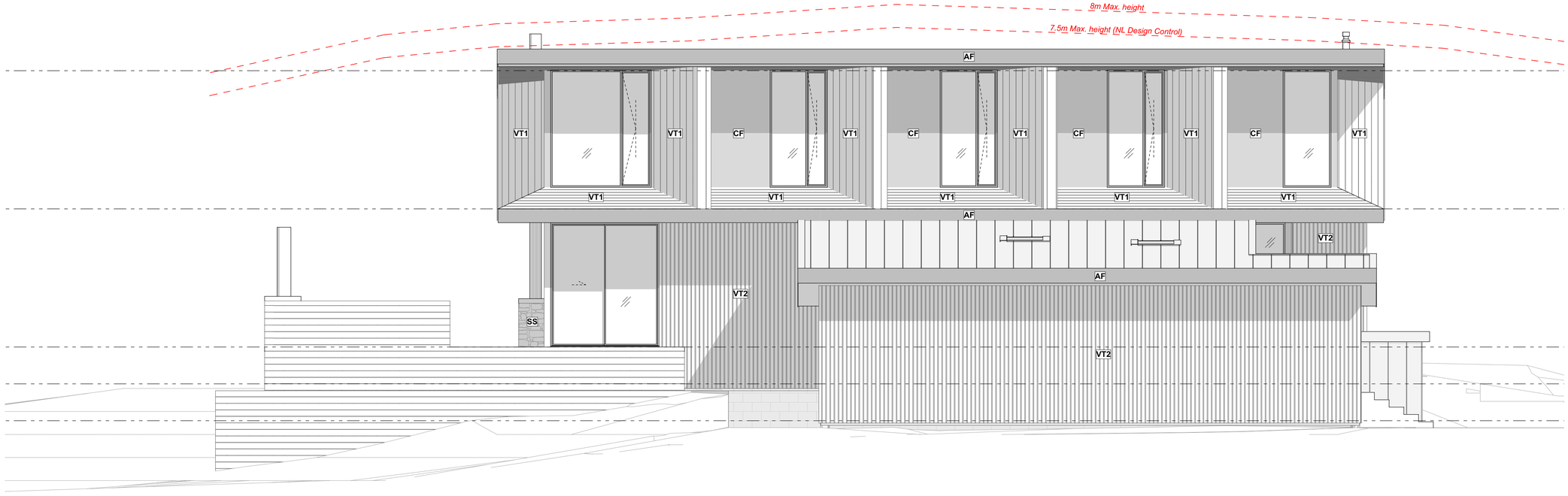
Scale: A1 = as indicated A3 = 50% reduction

Client:	Project:	Print Date:	Drawing Number:	Revision:
C & S Wakeman	**25.16**	21/01/2026	**A005**	

Design: CSA Drawn: CSA Checked: CSA



3 A202 **South Elevation - Proposed**
Scale 1:50



4 A202 **West Elevation - Proposed**
Scale 1:50

All drawings MUST be read in conjunction with the engineers documentation & specification. Report any discrepancies immediately to the main contractor.

CLADDING LEGEND

- VT1 — Vertical timber weatherboard - Light Stain
- VT2 — Vertical timber weatherboard - Dark Stain
- AT — Alpine Tray roofing - Flaxpod
- AT — Vertical Alpine Tray cladding - Flaxpod
- CF — 0.55mm Colorsteel facing over plywood substrate - Flaxpod
- AF — 0.55mm Colorsteel Fascia over plywood substrate - Flaxpod
- Metal flashings, spoutings & downpipes
- SS — Selected 200mm schist veneer
- Glass

Note:
Confirm all colour selections for window joinery & powder coated metals with Architect prior to fabrication.

Resource Consent General Notes

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. This Plan has been prepared for the purpose of **Bulk & location** &/or Resource Consent Application only. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

RevID	ChID	Revision	Date

Consultants:

CONDON SCOTT
ARCHITECTS
t: +64 3 443 7919 **a:** 37 McDougall St, Wanaka 9305 NZ
e: office@condonscott.nz **w:** www.condonscott.nz

Wakeman Renovation

14 Northburn Road, Wanaka

© Condon Scott Architects Ltd.

Drawing Title: **Elevations - Proposed**

Resource Consent Issue

Scale: A1 = as indicated A3 = 50% reduction

Client:	Project:	Print Date:	Drawing Number:	Revision:
C & S Wakeman	**25.16**	21/01/2026	**A006**	

Design: CSA | Drawn: CSA | Checked: CSA