NEW LUXURY LODGE

FOR

ROKI COLLECTION

GLENORCHY- PARADISE ROAD,
GLENORCHY, 9372
NEW ZEALAND

SUMICH CHAPLIN
ARCHITECTS

WWW.SUMICHCHAPLIN.COM

RESOURCE CONSENT ISSUE D

20 OCTOBER, 2026

SETOUT LEVELS

1. 2 BEDROOM SUITE
NGL: 363.50
FFL: 363.80
RIDGE: 368.70

2. 2 BEDROOM SUITE
NGL: 364.20
FFL: 364.50
RIDGE: 369.40

3. 1 BEDROOM SUITE
NGL: 365.00
FFL: 365.30
RIDGE: 370.20

4. 1 BEDROOM SUITE
NGL: 365.50
FFL: 365.80
RIDGE: 370.70

5. 1 BEDROOM SUITE
NGL: 366.00
FFL: 366.30
RIDGE: 371.20

6. 1 BEDROOM SUITE
NGL: 366.20
FFL: 366.50
RIDGE: 371.40

7. MAIN LODGE
NGL: 367.40
FFL: 367.40
RIDGE: 372.90

8. 1 BEDROOM CABIN
NGL: 368.60
FFL: 368.90
RIDGE: 373.42

9. 1 BEDROOM CABIN
NGL: 368.90
FFL: 367.20
RIDGE: 373.72

10. 1 BEDROOM CABIN
NGL: 369.20
FFL: 369.50
RIDGE: 374.02

11. 1 BEDROOM CABIN
NGL: 369.50
FFL: 369.80
RIDGE: 374.32

12. 1 BEDROOM CABIN
NGL: 369.80
FFL: 370.10
RIDGE: 374.62

13. 1 BEDROOM CABIN
NGL: 370.0
FFL: 370.30
RIDGE: 374.82

14. DUPLEX SUITE
NGL: 370.50
FFL: 370.80
RIDGE: 375.50

15. DUPLEX SUITE
NGL: 370.90
FFL: 371.20
RIDGE: 375.90

16. DUPLEX SUITE
NGL: 371.00
FFL: 371.30
RIDGE: 376.00

17. DUPLEX SUITE
NGL: 371.30
FFL: 371.60
RIDGE: 376.30

18. 3 BEDROOM COTTAGE
NGL: 371.60
FFL: 371.90
RIDGE: 377.10

19. 5 BEDROOM COTTAGE
NGL: 372.50
FFL: 372.80
RIDGE: 378.0

20. GYM
NGL: 367.30
FFL: 367.80
PARAPET: 370.90

21. WELLNESS
NGL: 367.70
FFL: 368.00
PARAPET: 373.200

22. CONSERVATORY
NGL: 368.50
FFL: 368.60
PARAPET: 372.56

23. BACK OF HOUSE 2
NGL: 370.00
FFL: 370.30
RIDGE: 375.50

24. BACK OF HOUSE 1
NGL: 369.70
FFL: 370.00
RIDGE: 375.20

25. STAFF ACCOMODATION
NGL: 370.00
FFL: 370.50
RIDGE: 374.43

26. LAKE
RL: 367.40



SUMICH CHAPLIN
ARCHITECTS

0 20 50 100

NEW LUXURY LODGE FOR ROKI COLLECTION

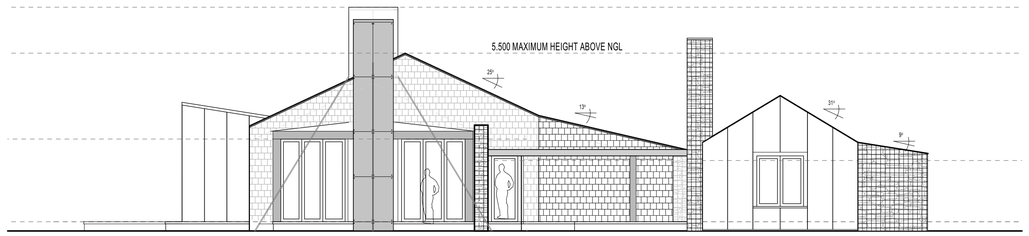
PRELIMARY SITE SETOUT PLAN

SCALE 1:1500 @ A1

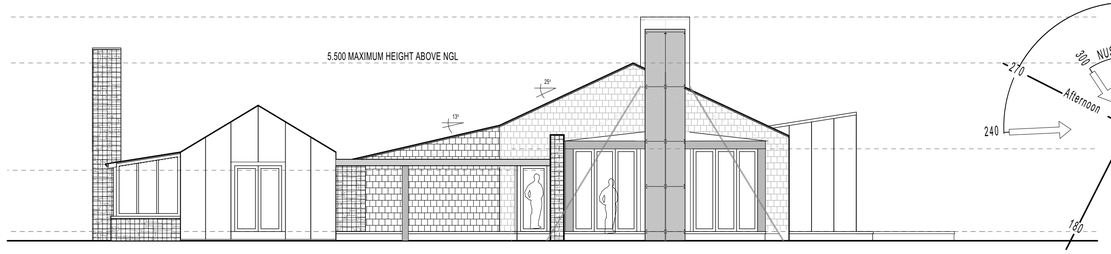
P 1 / D

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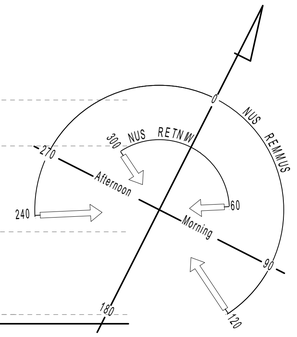
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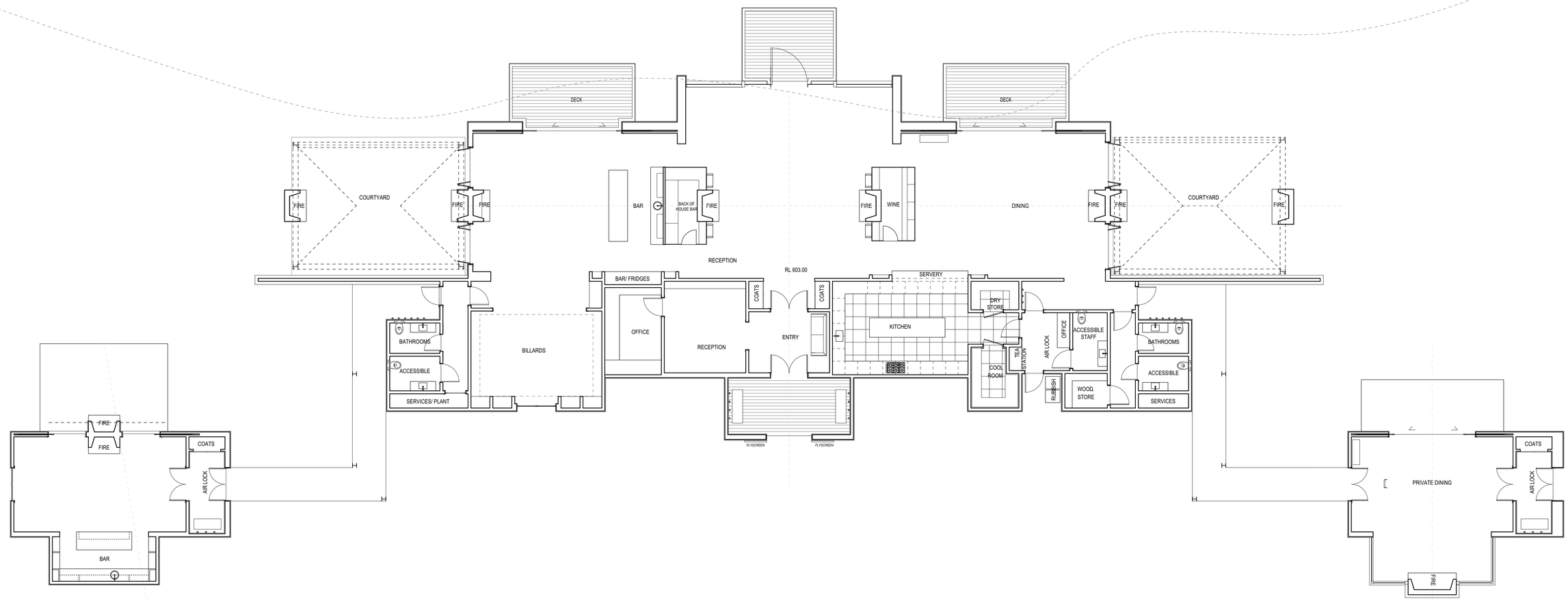


MAIN LODGE WEST ELEVATION



MAIN LODGE EAST ELEVATION





LODGE FLOOR AREA: 460.8m²

COVERED ENTRY: 17.9m²

OUTDOOR ROOMS: 105.2m²

PRIVATE DINING: 66.3m²

PIANO BAR: 65.6m²

0 1 2 5 10

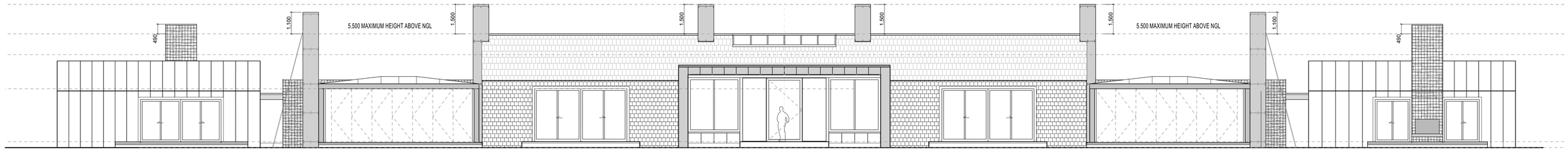
MAIN LODGE PLAN / ELEVATIONS

SCALE 1:100 @ A1

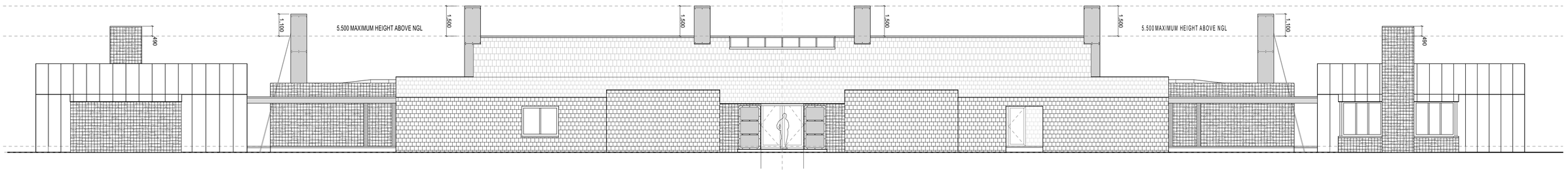
P2/C

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SCALE : 1:100 @ A1



MAIN LODGE NORTH ELEVATION



MAIN LODGE SOUTH ELEVATION

MATERIAL LEGEND

ROOFING

- STANDING SEAM METAL ROOFING. COLOUR TBC
- SLATE SHINGLE ROOFING.
- MEMBRANE FLAT ROOFING (BLACK/DARK).

WALL CLADDING

- SLATE SHINGLE CLADDING.
- STANDING SEAM METAL CLADDING.
- SELECT RIVER STONE IN STEEL GABION CAGES.
- FLAT SHEET ZINC CLADDING WITH HORIZONTAL STRAPS OR STANDING SEAM. COLOUR TBC

JOINERY

- DOUBLE GLAZED ALUMINIUM JOINERY. POWDER COAT COLOUR TBC
- EXPOSED STRUCTURAL STEEL FACING FOR SELECTED PAINT FINISH.

0 1 2 5 10

MAIN LODGE ELEVATIONS

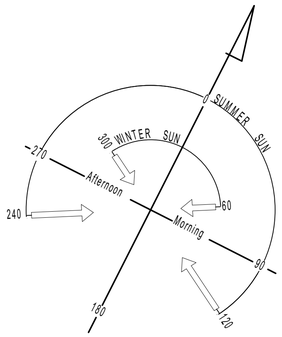
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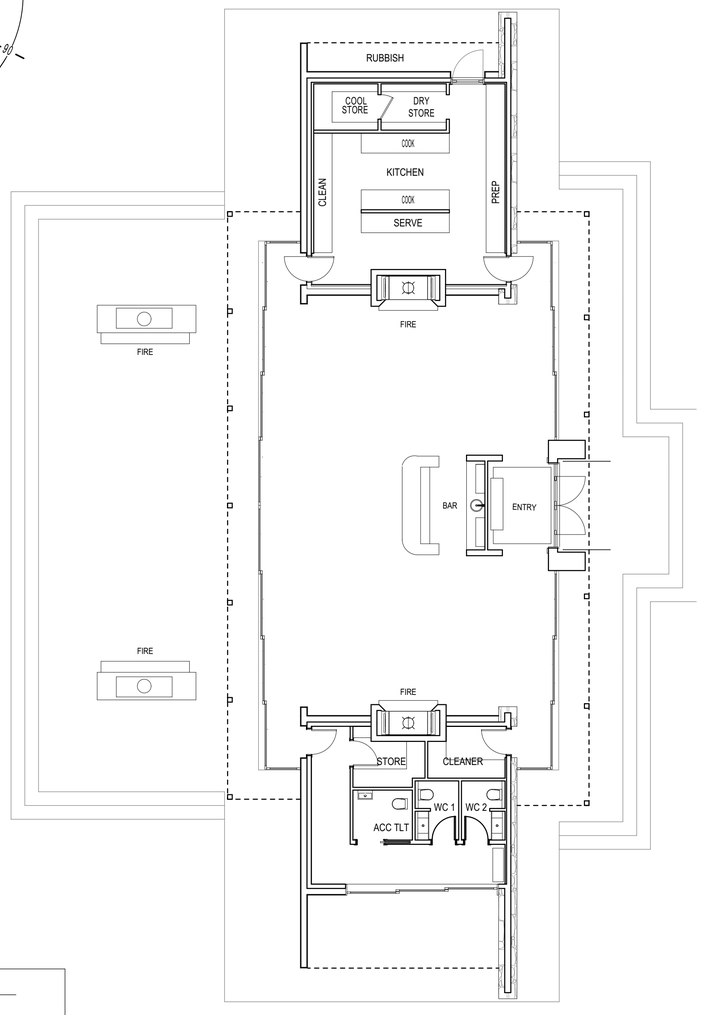
P 3 / C

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SCALE : 1:100 @ A1

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CONSERVATORY FLOOR PLAN

SCALE 1:100 @ A1

MATERIAL LEGEND

ROOFING

MEMBRANE FLAT ROOFING (BLACK/DARK).

WALL CLADDING

SELECT RIVER STONE IN STEEL GABION CAGES.

SELECTED SOLID PLASTER.

FLAT SHEET ZINC CLADDING WITH HORIZONTAL STRAPS OR STANDING SEAM. COLOUR TBC

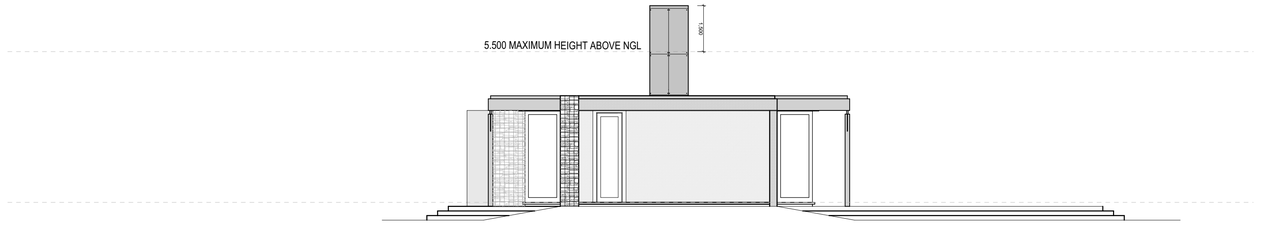
JOINERY

DOUBLE GLAZED ALUMINIUM JOINERY. POWDER COAT COLOUR TBC

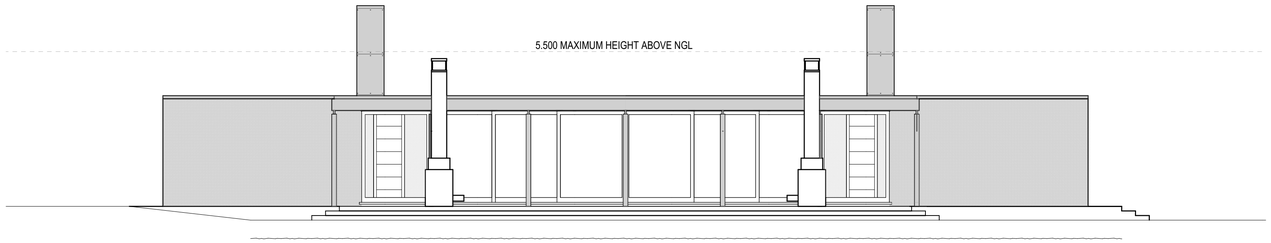
EXPOSED STRUCTURAL STEEL FACING FOR SELECTED PAINT FINISH.

BUILDING FLOOR AREA: 242.00m²

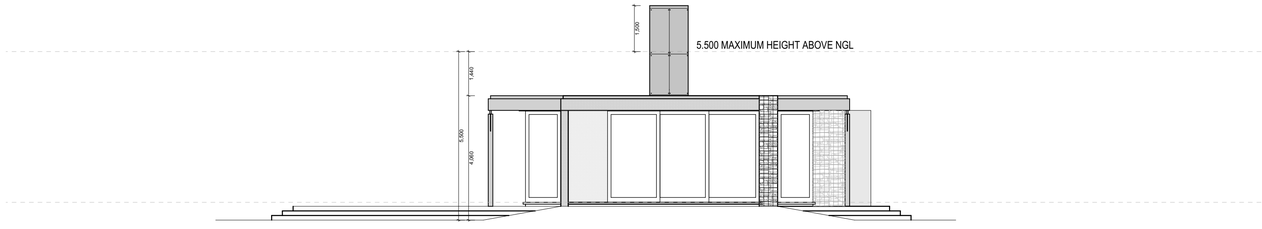
0 1 2 5 10



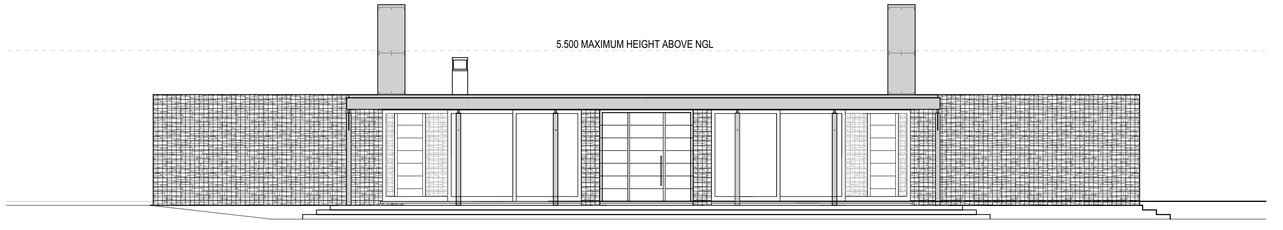
CONSERVATORY NORTH ELEVATION



CONSERVATORY EAST ELEVATION



CONSERVATORY SOUTH ELEVATION

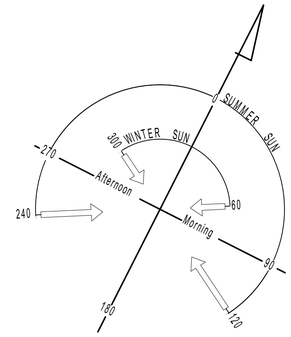


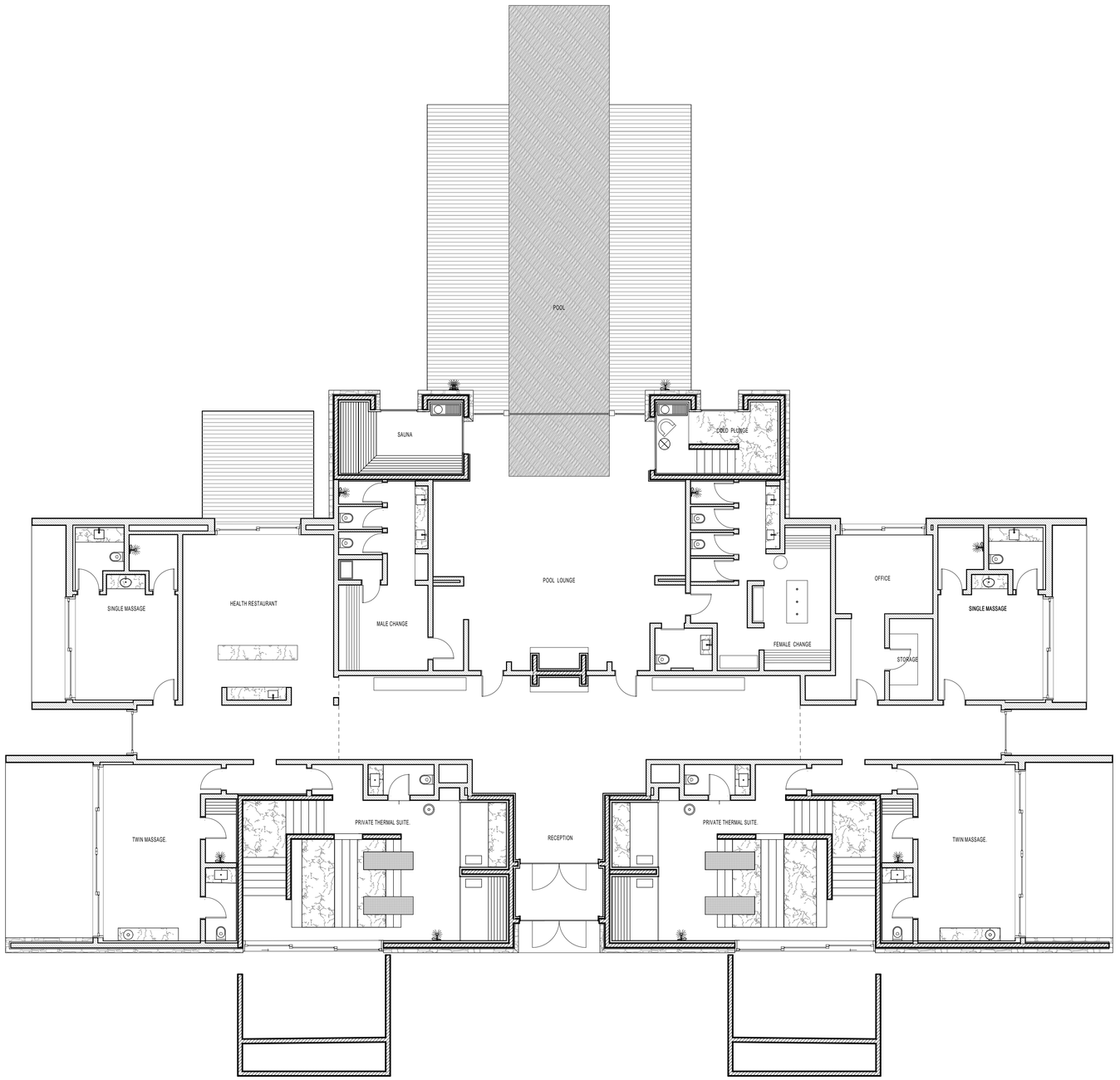
CONSERVATORY WEST ELEVATION

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SCALE : 1:100 @ A1





WELLNESS RETREAT PLAN

SCALE 1:100 @ A1

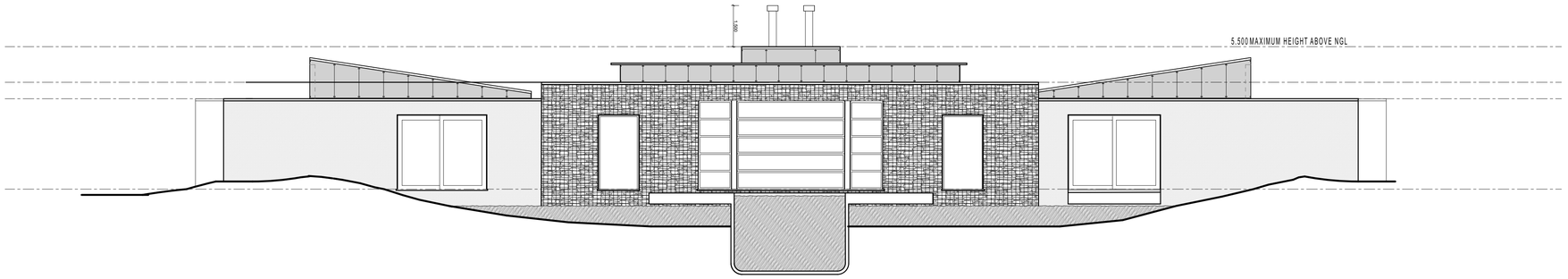
BUILDING FLOOR AREA: 712.31m²

0 1 2 5 10

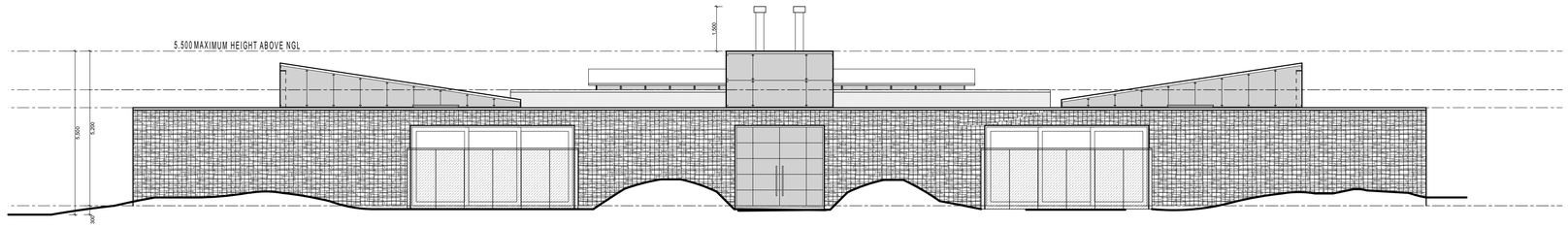
P 5 / C

24 AUGUST 2026

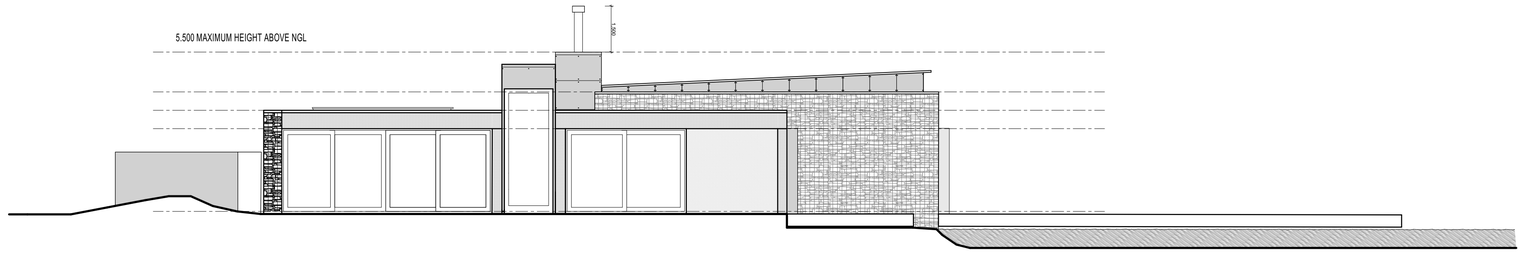
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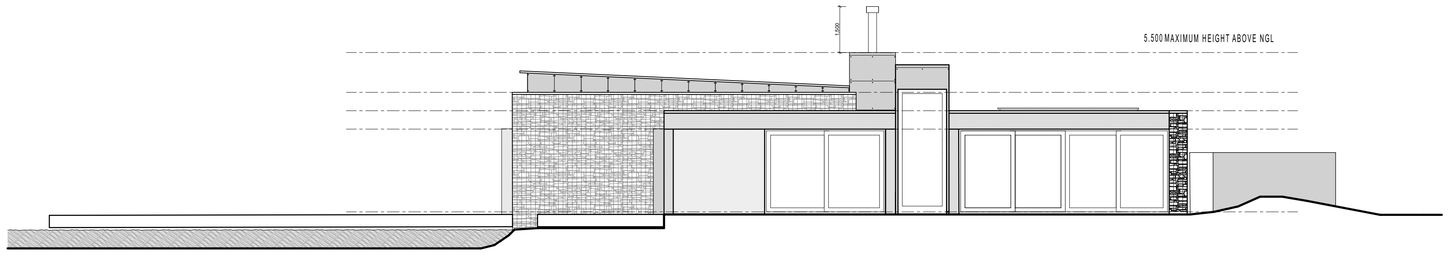
WELLNESS NORTH ELEVATION



WELLNESS SOUTH/ ENTRY ELEVATION



CONSERVATORY EAST ELEVATION



CONSERVATORY WEST ELEVATION

MATERIAL LEGEND

ROOFING

- MEMBRANE FLAT ROOFING (BLACK/DARK).

WALL CLADDING

- SELECT RIVER STONE IN STEEL GABION CAGES.
- SELECTED SOLID PLASTER.
- FLAT SHEET ZINC CLADDING WITH HORIZONTAL STRAPS OR STANDING SEAM. COLOUR TBC

JOINERY

- DOUBLE GLAZED ALUMINIUM JOINERY. POWDER COAT COLOUR TBC
- EXPOSED STRUCTURAL STEEL FACING FOR SELECTED PAINT FINISH.

0 1 2 5 10

WELLNESS RETREAT ELEVATIONS

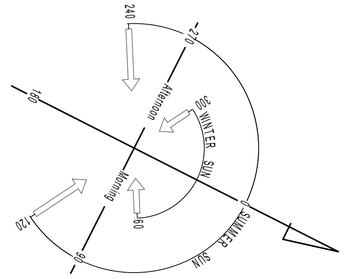
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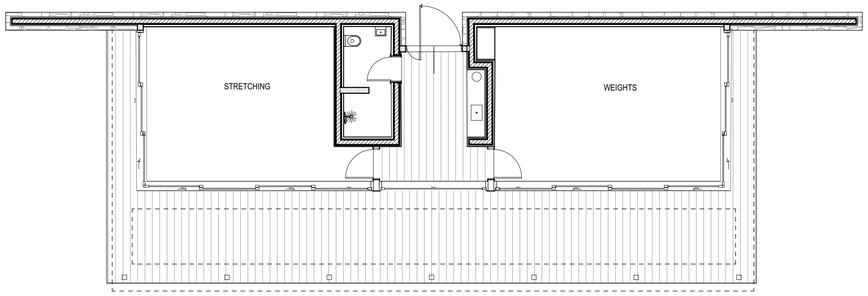
P 6 / C

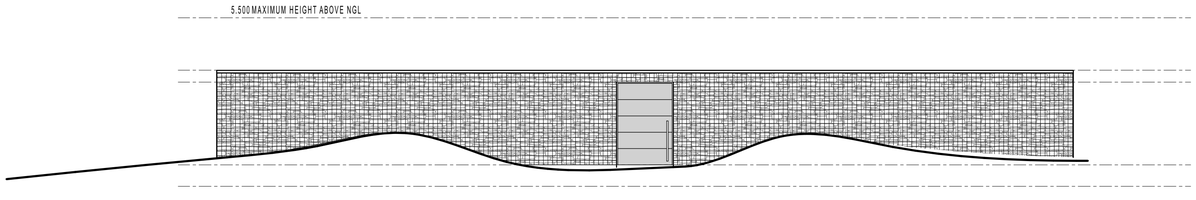
24 AUGUST 2026

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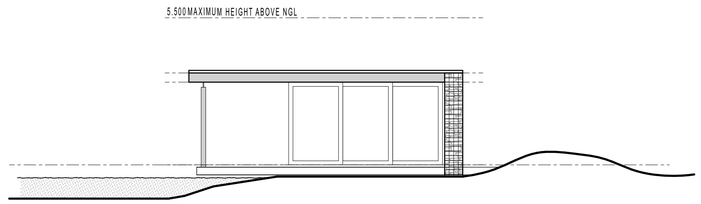
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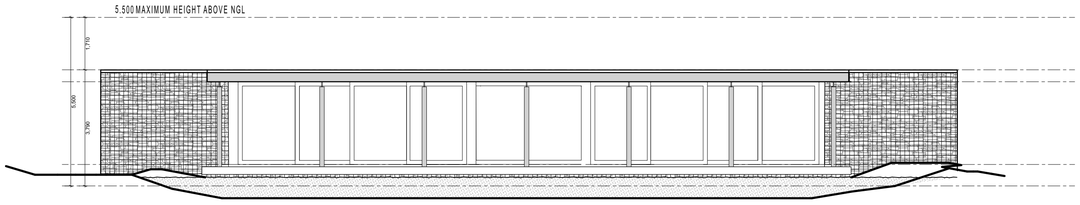




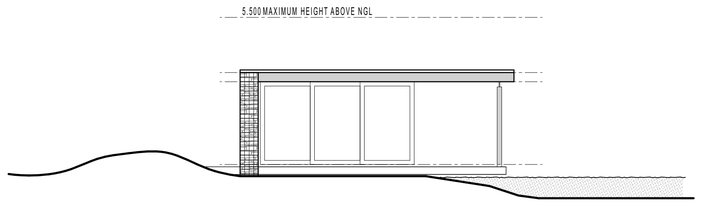
GYMNASIUM WEST ELEVATION



GYMNASIUM NORTH ELEVATION



GYMNASIUM EAST ELEVATION



GYMNASIUM SOUTH ELEVATION

MATERIAL LEGEND

ROOFING

MEMBRANE FLAT ROOFING (BLACK/DARK).

WALL CLADDING

SELECT RIVER STONE IN STEEL GABION CAGES.

JOINERY

DOUBLE GLAZED TIMBER JOINERY. PAINT FINISH COLOUR TBC

EXPOSED STRUCTURAL STEEL FACING FOR SELECTED PAINT FINISH.

BUILDING FLOOR AREA: 115.97m²
COVERED DECK/TERRACE AREA: 73.46m²

0 1 2 5 10

GYMNASIUM PLAN / ELEVATIONS

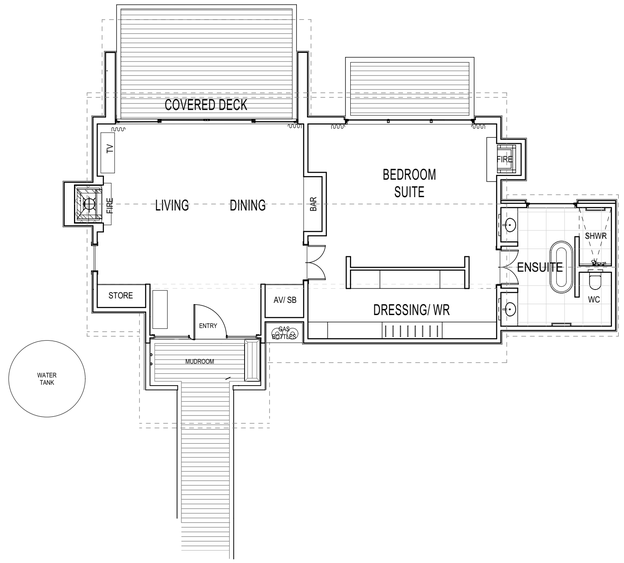
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P 7 / D

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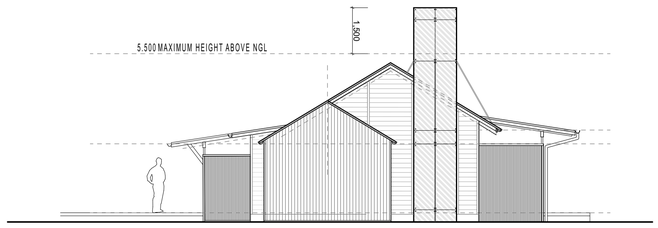
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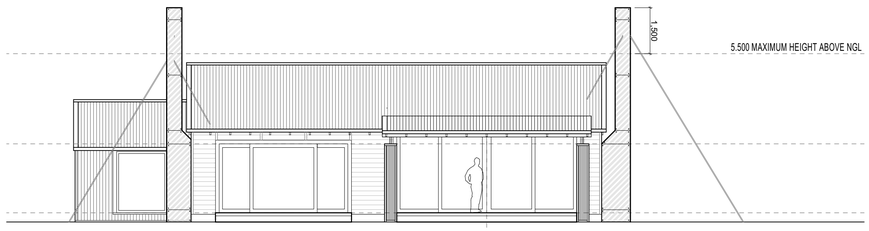


1 BEDROOM LUXURY SUITE

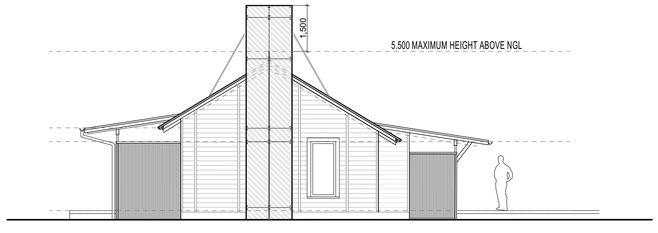
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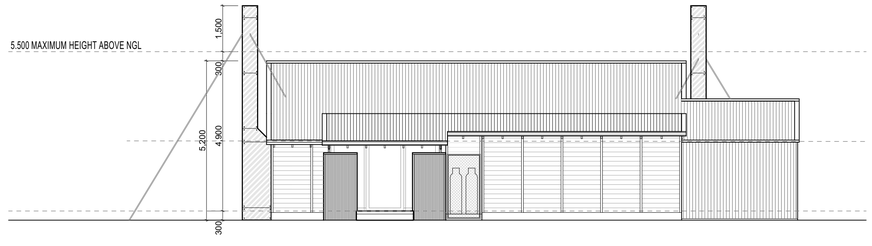
1 BEDROOM LUXURY SUITE ELEVATION



1 BEDROOM LUXURY SUITE ELEVATION



1 BEDROOM LUXURY SUITE ELEVATION



1 BEDROOM LUXURY SUITE ELEVATION

MATERIAL LEGEND

ROOFING

CORRUGATE METAL ROOFING WITH 150mm HALF ROUND METAL GUTTERS. COLOUR TBC

WALL CLADDING

HORIZONTAL RUSTICATED WITH 65x20mm VERTICAL BATTEN. ALL BANDSAWN CEDAR FOR SELECTED STAIN FINISH.

VERTICAL CORRUGATED METAL CLADDING. COLOUR TBC

FLAT SHEET ZINC CLADDING WITH HORIZONTAL STRAPS OR STANDING SEAM. COLOUR TBC

JOINERY

DOUBLE GLAZED ALUMINIUM JOINERY. POWDER COAT COLOUR TBC

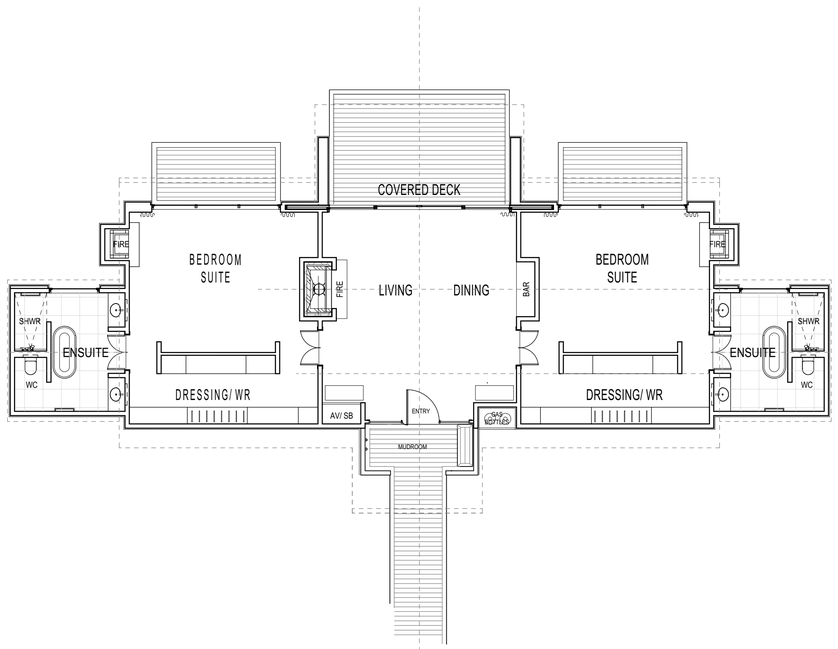
BUILDING FLOOR AREA: 116.59m²
COVERED DECK/TERRACE AREA: 29.79m²

0 1 2 5 10

P 8 / D

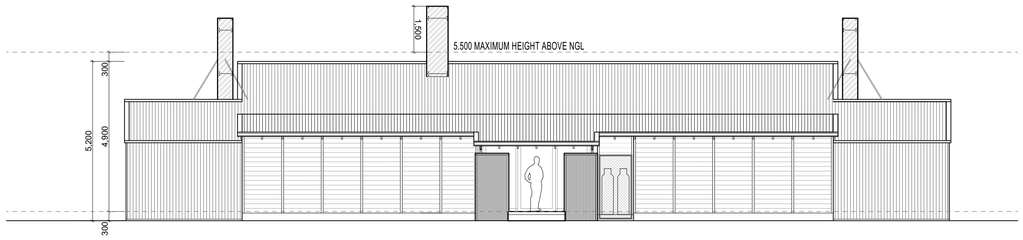
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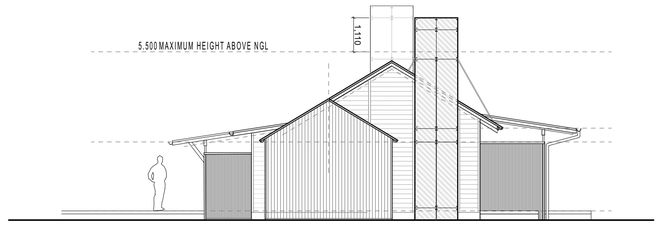


2 BEDROOM LUXURY SUITE

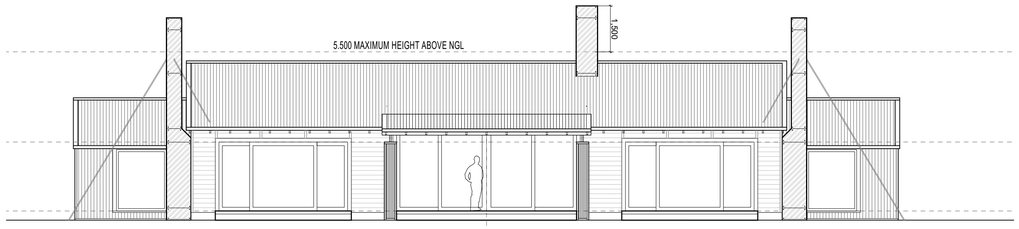
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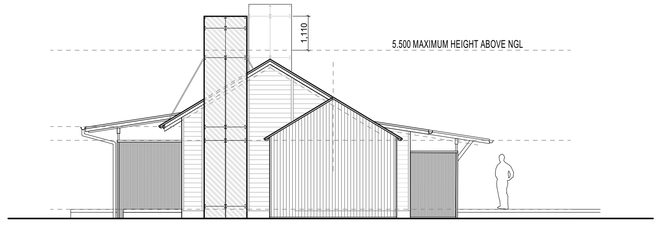
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

MATERIAL LEGEND

ROOFING

CORRUGATE METAL ROOFING WITH 150mm HALF ROUND METAL GUTTERS. COLOUR TBC

WALL CLADDING

HORIZONTAL RUSTICATED WITH 65x20mm VERTICAL BATTEN. ALL BANDSAWN CEDAR FOR SELECTED STAIN FINISH.

VERTICAL CORRUGATED METAL CLADDING. COLOUR TBC

FLAT SHEET ZINC CLADDING WITH HORIZONTAL STRAPS OR STANDING SEAM. COLOUR TBC

JOINERY

DOUBLE GLAZED ALUMINIUM JOINERY. POWDER COAT COLOUR TBC

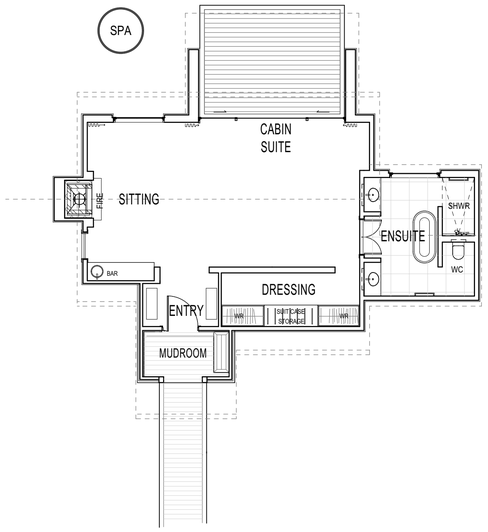
BUILDING FLOOR AREA: 177.21m²
COVERED DECK/TERRACE AREA: 26.98m²

0 1 2 5 10

P 9 / D

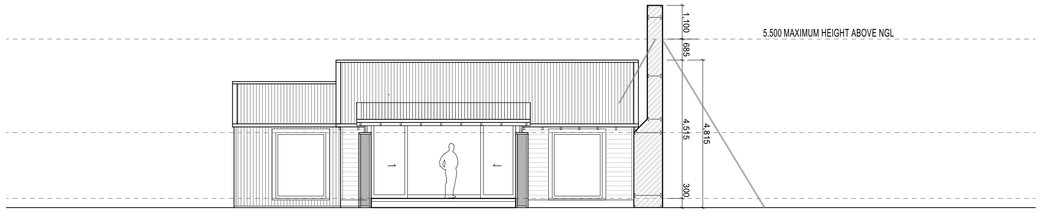
20 OCTOBER 2026

SCALE : 1:100 @ A1

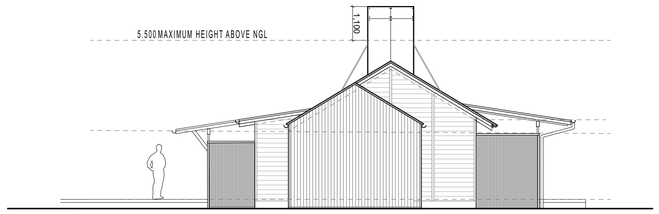


1 BEDROOM CABIN

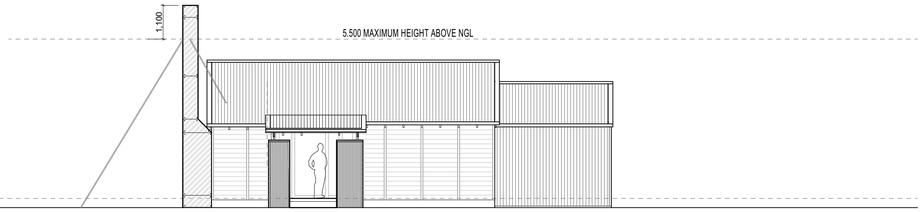
SCALE 1:100 @ A1



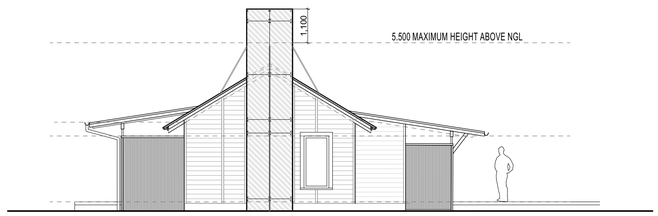
NORHT ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

MATERIAL LEGEND

ROOFING

CORRUGATE METAL ROOFING WITH 150mm HALF ROUND METAL GUTTERS. COLOUR TBC

WALL CLADDING

HORIZONTAL RUSTICATED WITH 65x20mm VERTICAL BATTEN. ALL BANDSAWN CEDAR FOR SELECTED STAIN FINISH.

VERTICAL CORRUGATED METAL CLADDING. COLOUR TBC

FLAT SHEET ZINC CLADDING WITH HORIZONTAL STRAPS OR STANDING SEAM. COLOUR TBC

JOINERY

DOUBLE GLAZED ALUMINIUM JOINERY. POWDER COAT COLOUR TBC

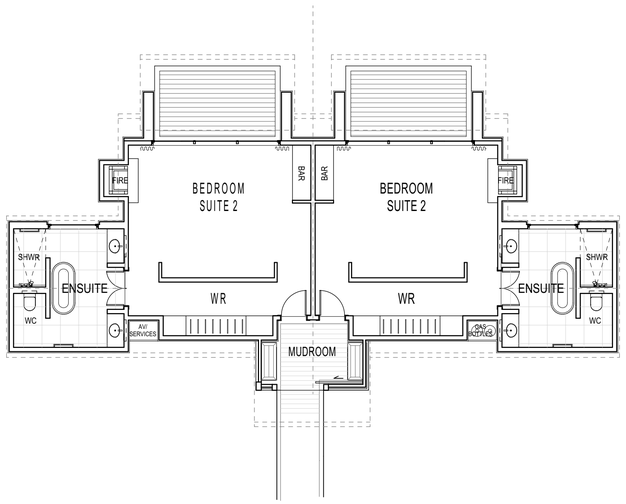
BUILDING FLOOR AREA: 85.52m²
COVERED DECK/TERRACE AREA: 19.54m²

0 1 2 5 10

P10/D

20 OCTOBER 2026

SCALE : 1:100 @ A1

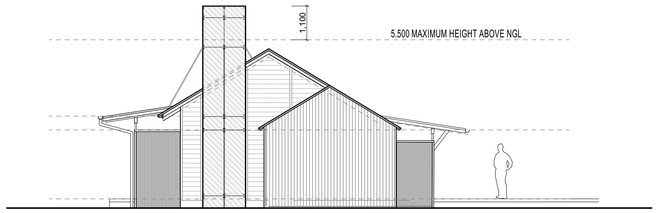


DUPLEX CABIN

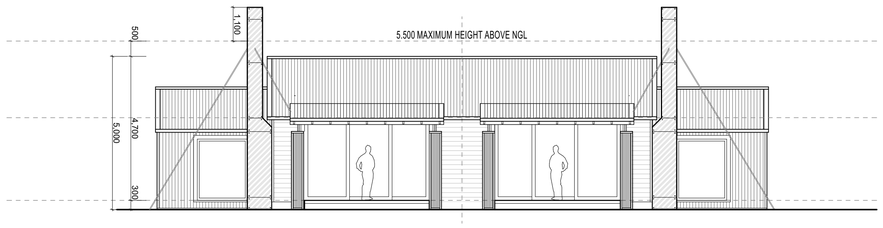
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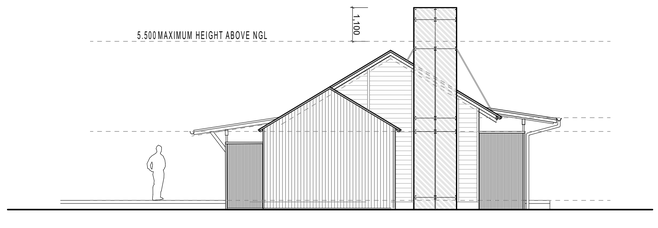
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

MATERIAL LEGEND

ROOFING

CORRUGATE METAL ROOFING WITH 150mm HALF ROUND METAL GUTTERS. COLOUR TBC

WALL CLADDING

HORIZONTAL RUSTICATED WITH 65x20mm VERTICAL BATTEN. ALL BANDSAWN CEDAR FOR SELECTED STAIN FINISH.

VERTICAL CORRUGATED METAL CLADDING. COLOUR TBC

FLAT SHEET ZINC CLADDING WITH HORIZONTAL STRAPS OR STANDING SEAM. COLOUR TBC

JOINERY

DOUBLE GLAZED ALUMINIUM JOINERY. POWDER COAT COLOUR TBC

BUILDING FLOOR AREA: 116.81m²
COVERED DECK/TERRACE AREA: 28m²

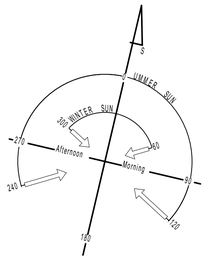
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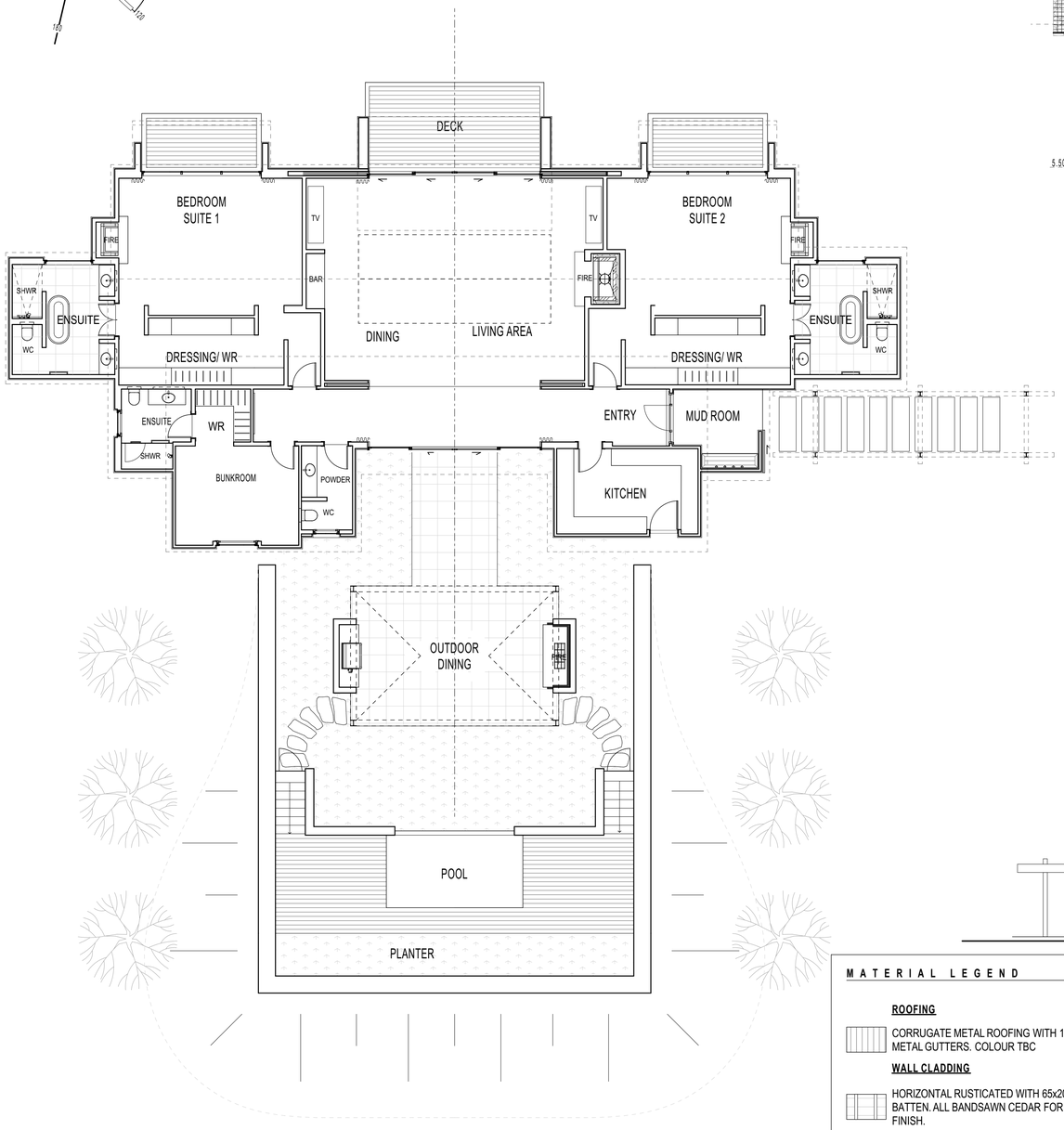
P11/D

20 OCTOBER 2026

SCALE : 1:100 @ A1

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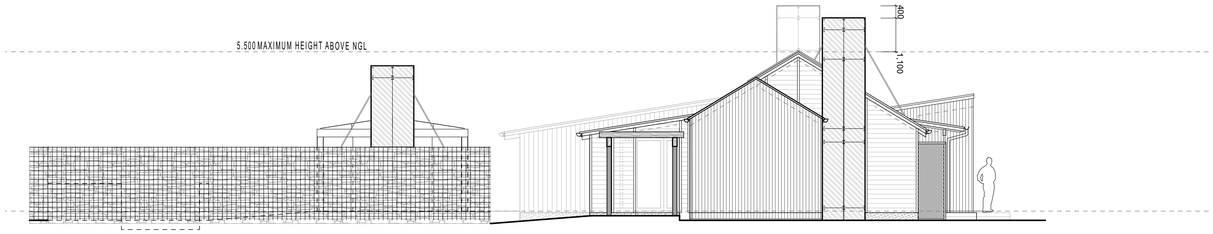


3 BEDROOM COTTAGE

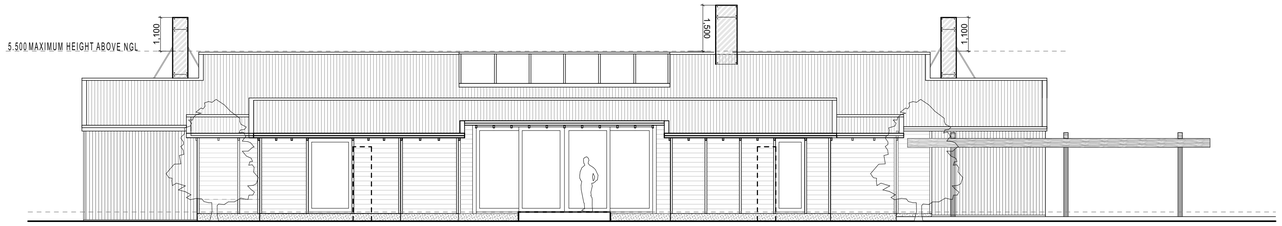
SCALE 1:100 @ A1

BUILDING FLOOR AREA: 341.23m²
COVERED DECK/TERRACE AREA: 27.83m²

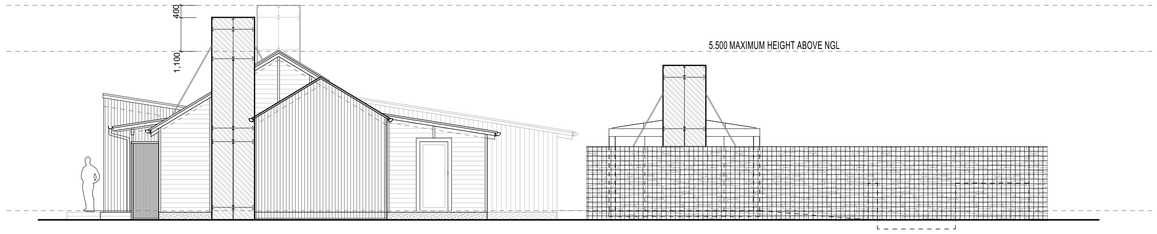
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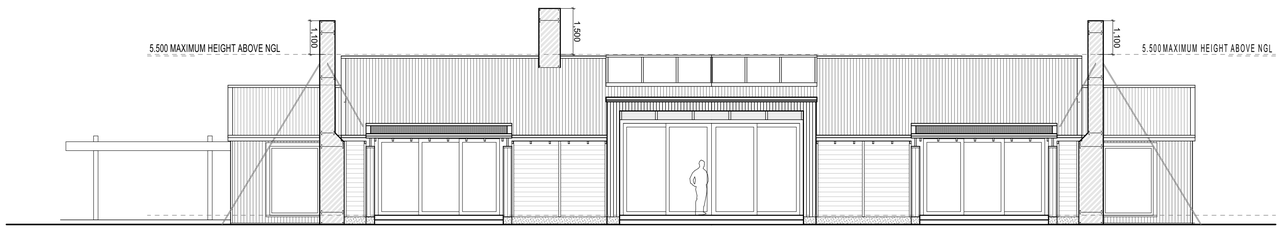
EAST/ ENTRY ELEVATION



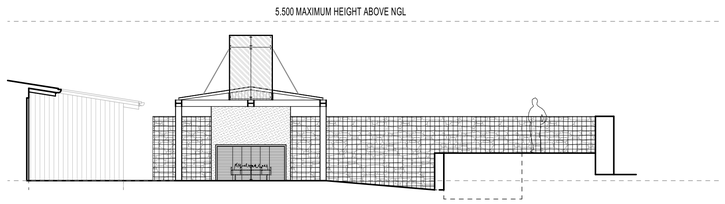
SOUTH/ COURTYARD ELEVATION



WEST ELEVATION



NORTH ELEVATION



WEST INTERNAL ELEVATION

MATERIAL LEGEND

ROOFING

CORRUGATE METAL ROOFING WITH 150mm HALF ROUND METAL GUTTERS. COLOUR TBC

WALL CLADDING

HORIZONTAL RUSTICATED WITH 65x20mm VERTICAL BATTEN. ALL BANDSAWN CEDAR FOR SELECTED STAIN FINISH.

VERTICAL CORRUGATED METAL CLADDING. COLOUR TBC

FLAT SHEET ZINC CLADDING WITH HORIZONTAL STRAPS OR STANDING SEAM. COLOUR TBC

SELECT RIVER STONE IN STEEL GABION CAGES.

JOINERY

DOUBLE GLAZED ALUMINIUM JOINERY. POWDER COAT COLOUR TBC

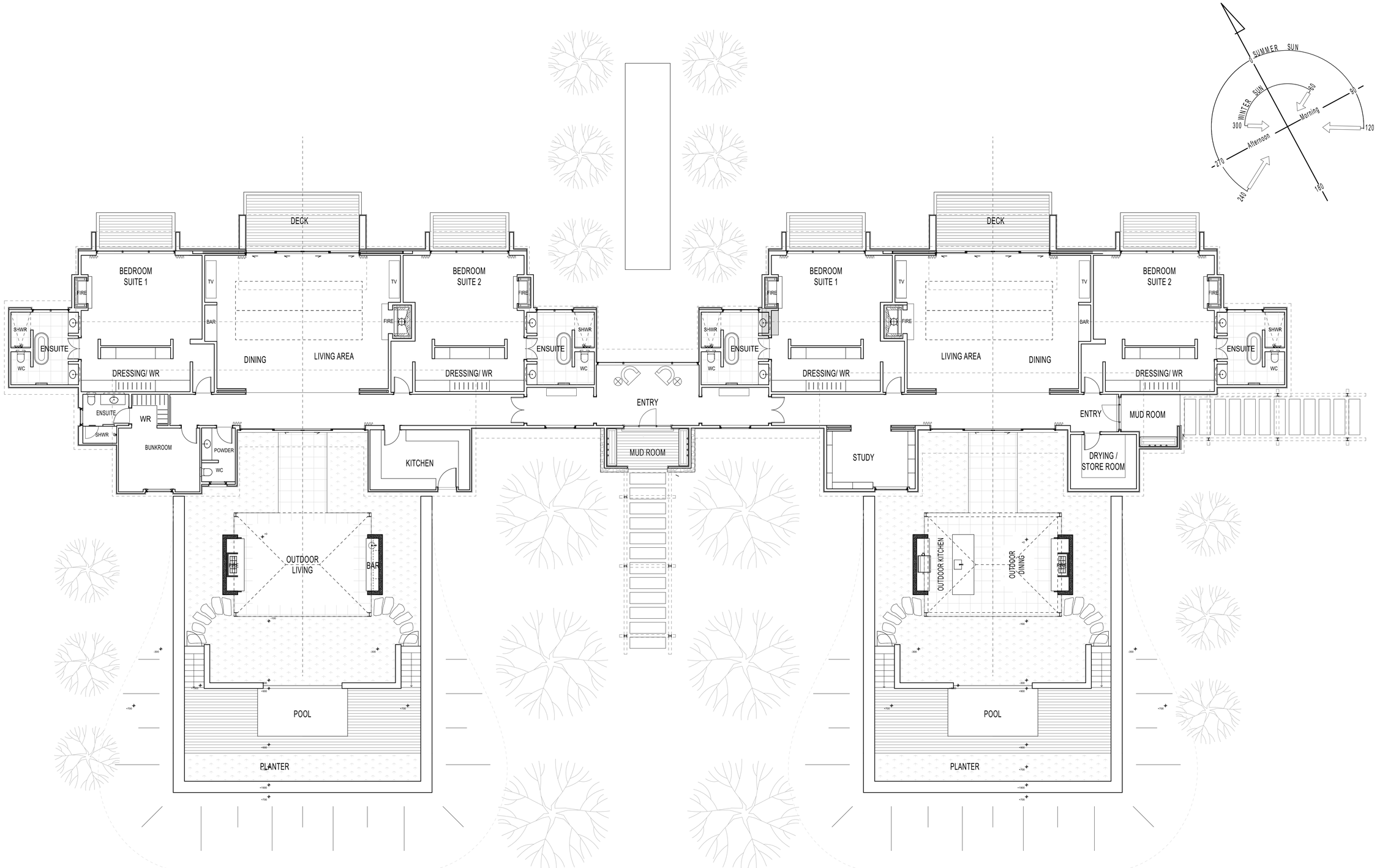
EXPOSED STRUCTURAL STEEL FACING FOR SELECTED PAINT FINISH.

P12/C

24 AUGUST 2026

SCALE : 1:100 @ A1

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5 BEDROOM COTTAGE

SCALE 1:100 @ A1

BUILDING FLOOR AREA: 720.06m²
COVERED DECK/TERRACE AREA: 56.98m²

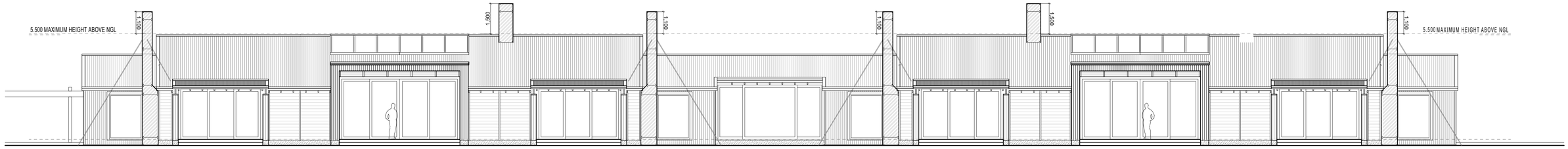
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P13/C

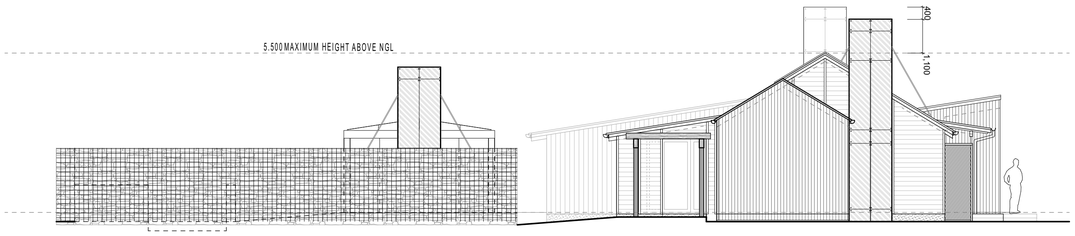
24 AUGUST 2026

SCALE : 1:100 @ A1

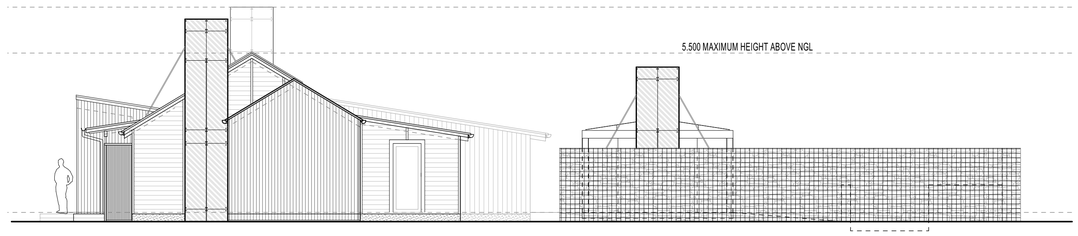
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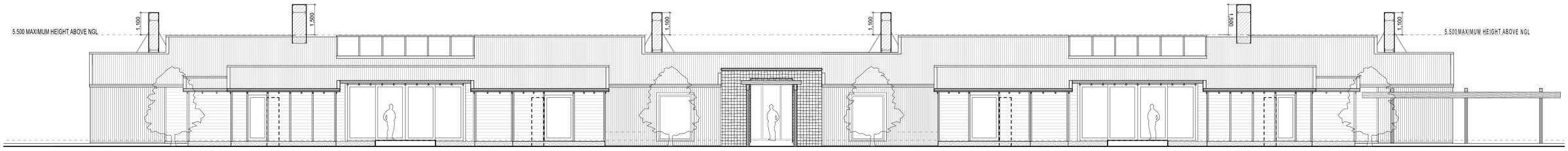
NORTH ELEVATION



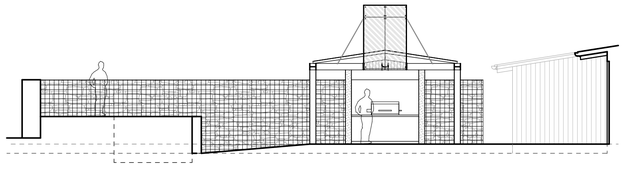
EAST / ENTRY ELEVATION



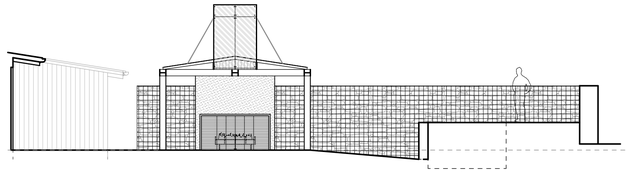
WEST ELEVATION



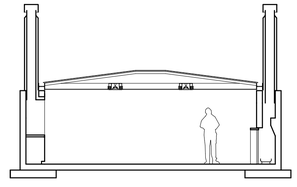
SOUTH/ ENTRY ELEVATION



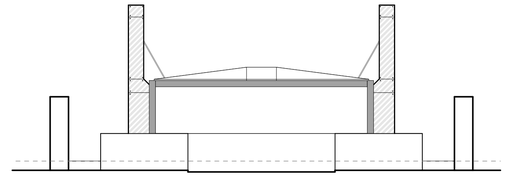
INTERNAL WEST ELEVATION



INTERNAL EAST ELEVATION



OUTDOOR ROOM SECTION



POOL SECTION

MATERIAL LEGEND

ROOFING

CORRUGATE METAL ROOFING WITH 150mm HALF ROUND METAL GUTTERS. COLOUR TBC

JOINERY

DOUBLE GLAZED ALUMINIUM JOINERY. POWDER COAT COLOUR TBC

EXPOSED STRUCTURAL STEEL FACING FOR SELECTED PAINT FINISH.

WALL CLADDING

HORIZONTAL RUSTICATED WITH 65x20mm VERTICAL BATTEN. ALL BANDSAWN CEDAR FOR SELECTED STAIN FINISH.

VERTICAL CORRUGATED METAL CLADDING. COLOUR TBC

FLAT SHEET ZINC CLADDING WITH HORIZONTAL STRAPS OR STANDING SEAM. COLOUR TBC

SELECT RIVER STONE IN STEEL GABION CAGES.

0 1 2 5 10

5 BEDROOM COTTAGE ELEVATIONS

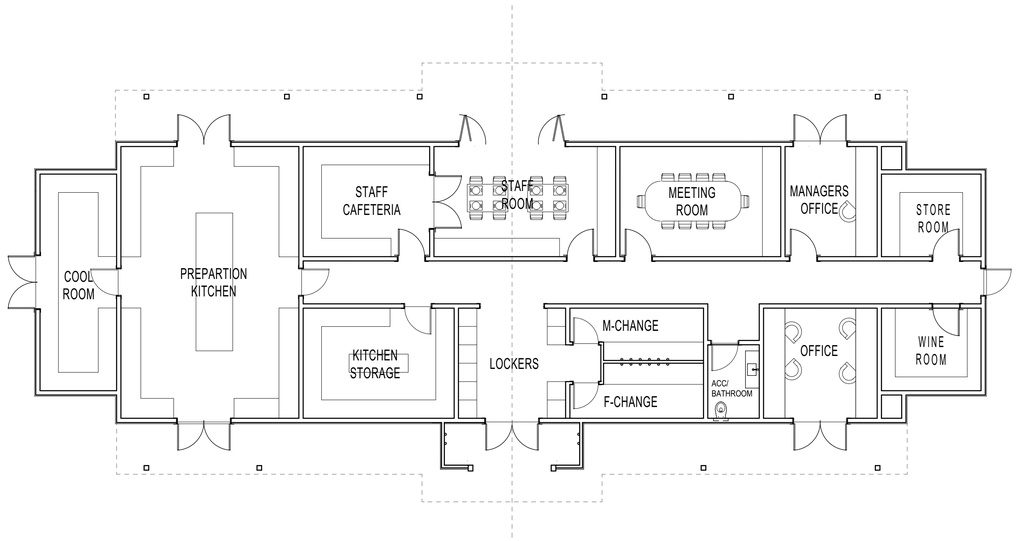
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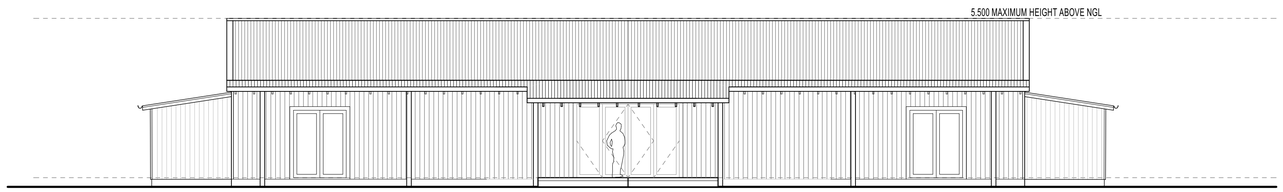
P14/C

24 AUGUST 2026

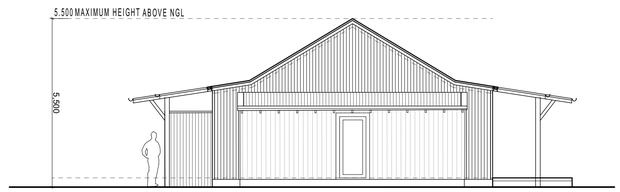
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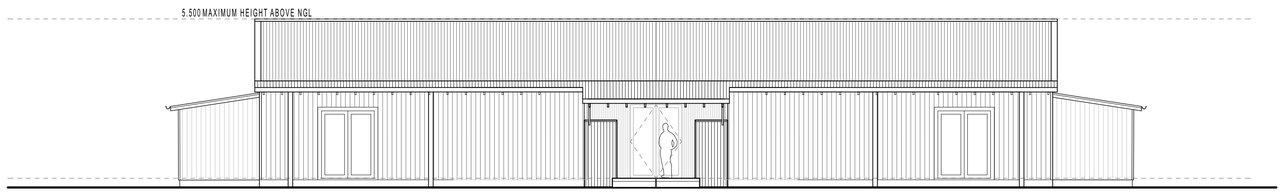




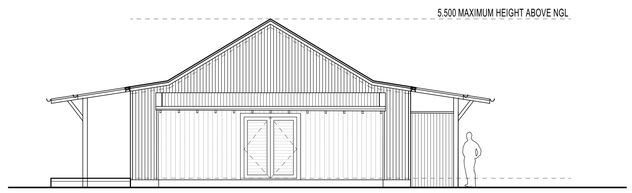
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

MATERIAL LEGEND

ROOFING

CORRUGATE METAL ROOFING WITH 150mm HALF ROUND METAL GUTTERS. COLOUR TBC

WALL CLADDING

VERTICAL CORRUGATED METAL CLADDING. COLOUR TBC

JOINERY

DOUBLE GLAZED ALUMINIUM JOINERY. POWDER COAT COLOUR TBC

BUILDING FLOOR AREA: 278.11m²

0 1 2 5 10

BACK OF HOUSE 1

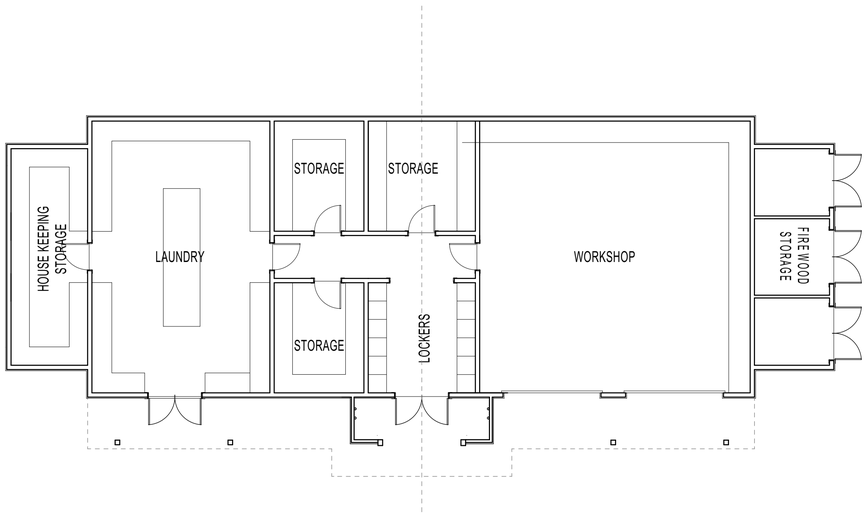
SCALE 1:100 @ A1

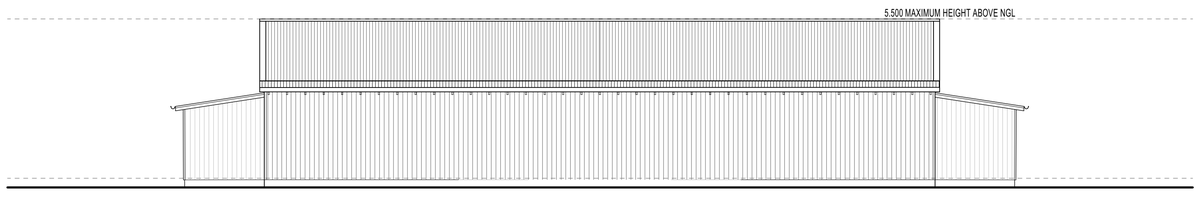
P15/C

24 AUGUST 2026

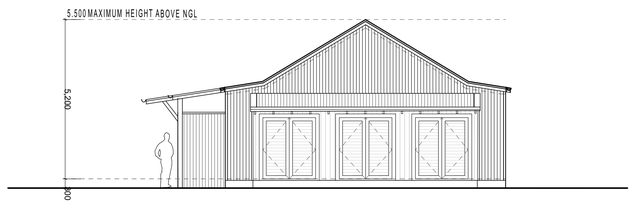
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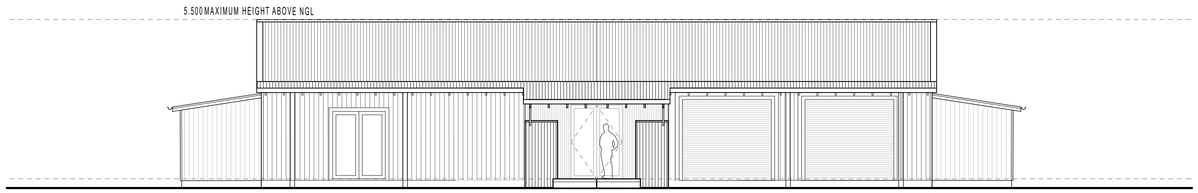




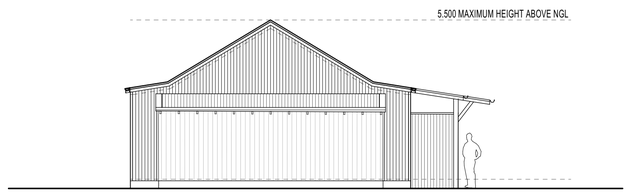
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

MATERIAL LEGEND

ROOFING

CORRUGATE METAL ROOFING WITH 150mm HALF ROUND METAL GUTTERS. COLOUR TBC

WALL CLADDING

VERTICAL CORRUGATED METAL CLADDING. COLOUR TBC

JOINERY

DOUBLE GLAZED ALUMINIUM JOINERY. POWDER COAT COLOUR TBC

BUILDING FLOOR AREA: 278.1m²

0 1 2 5 10

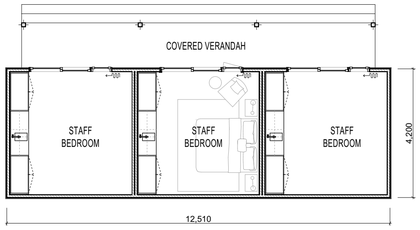
BACK OF HOUSE 2

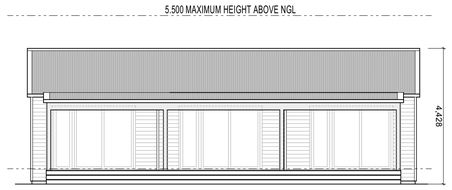
SCALE 1:100 @ A1

P16/C

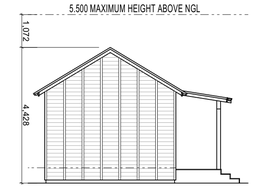
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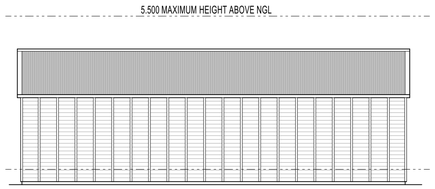




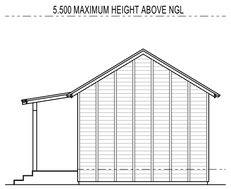
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

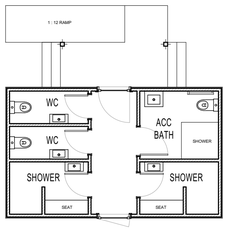


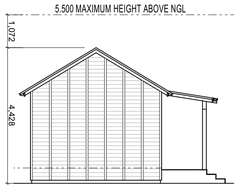
WEST ELEVATION

STAFF ACCOMODATION

SCALE 1:100 @ A1

BUILDING FLOOR AREA: 53.84m²
COVERED DECK/TERRACE AREA: 16.85m²

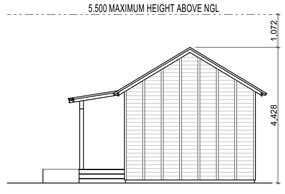




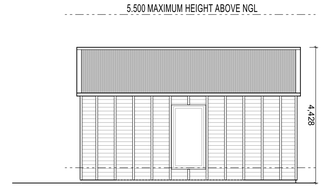
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

MATERIAL LEGEND

ROOFING

CORRUGATE METAL ROOFING WITH 150mm HALF ROUND METAL GUTTERS. COLOUR TBC

WALL CLADDING

HORIZONTAL RUSTICATED WITH 65x20mm VERTICAL BATTEN. ALL BANDSAWN CEDAR FOR SELECTED STAIN FINISH.

JOINERY

DOUBLE GLAZED ALUMINIUM JOINERY. POWDER COAT COLOUR TBC

0 1 2 3 5 10

STAFF BATHROOMS

SCALE 1:100 @ A1

BUILDING FLOOR AREA: 30.30m²
COVERED DECK/TERRACE AREA: 4.94m²

P17/D

20 OCTOBER 2026

SCALE : 1:100 @ A1