PROJECT	**WAIPUNA RISE - COMMERCIAL BUILDING 2**
LOCATION	111 FRANKTON - LADIES MILE HIGHWAY, FRANKTON, QUEENSTOWN
CLIENT	LATITUDE 45 DEVELOPMENT LIMITED
REFERENCE	2648
ISSUED FOR	**RESOURCE CONSENT**
DATE	06 JULY 2026

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W A I P U N A R I S E



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PROJECT:

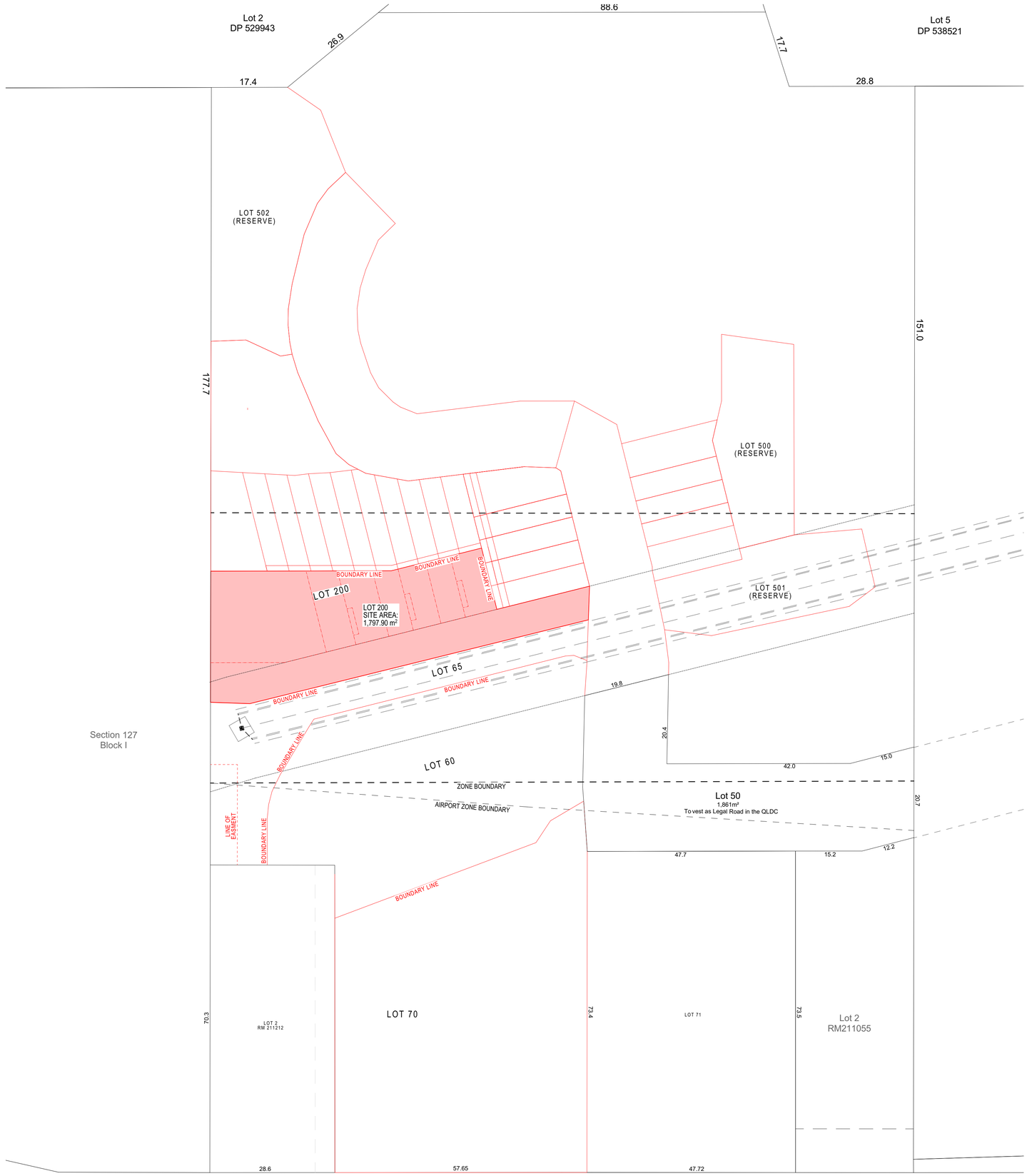
WAIPUNA RISE

COMMERCIAL UNITS BUILDING
111 FRANKTON-LADIES MILE HIGHWAY, FRANKTON, QUEENSTOWN

N

SCALE
1:2000 @ A1
DATE:
06 JULY 2026

DRAWING:
LOCATION PLAN



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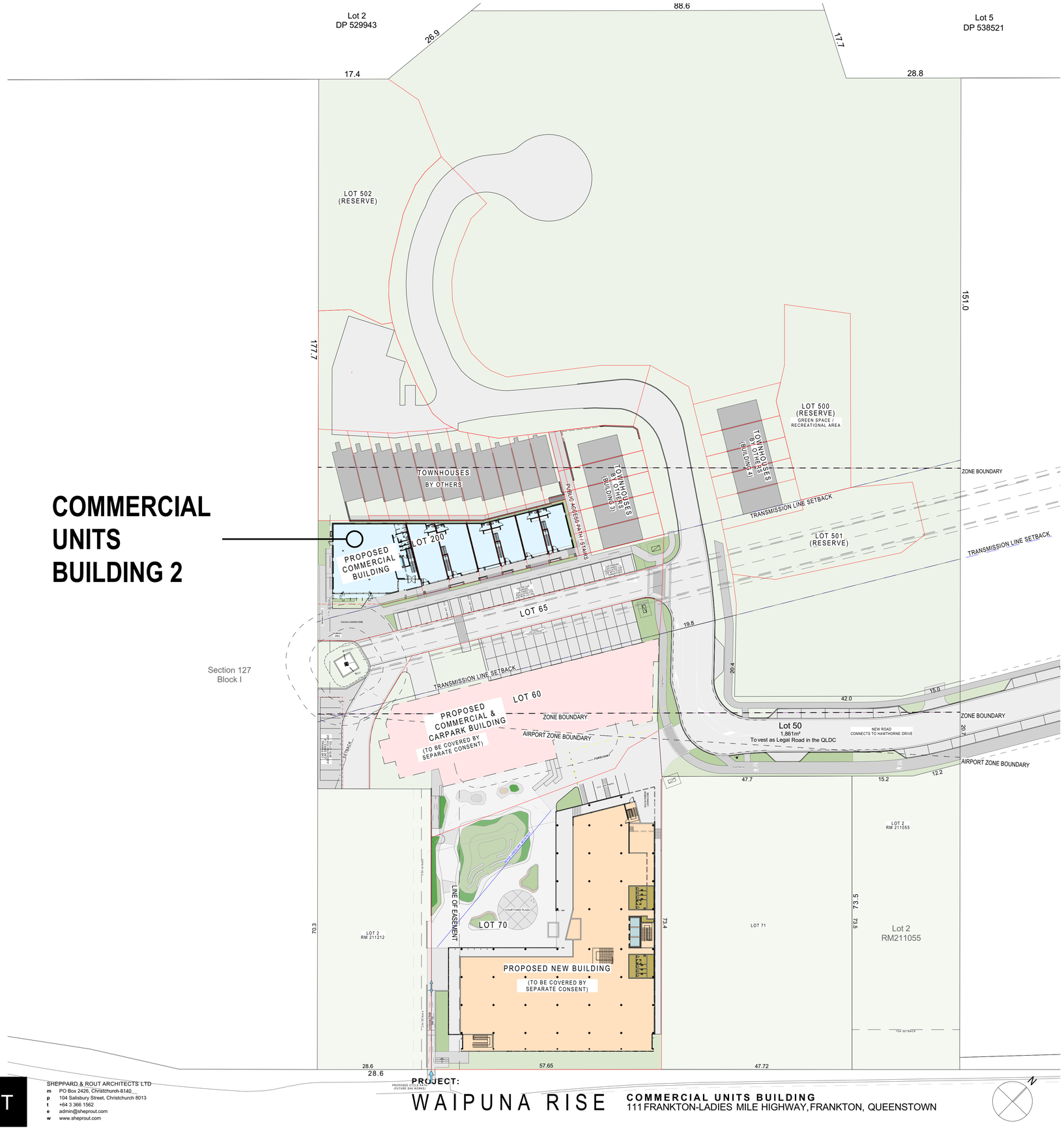
PROJECT:

WAIPUNA RISE

COMMERCIAL UNITS BUILDING
111 FRANKTON-LADIES MILE HIGHWAY, FRANKTON, QUEENSTOWN

SCALE
1:500 @ A1
DATE:
06 JULY 2026

DRAWING:
EXISTING SITE PLAN



COMMERCIAL UNITS BUILDING 2

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PROJECT:
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111 FRANKTON-LADIES MILE HIGHWAY, FRANKTON, QUEENSTOWN

SCALE
1:500 @ A1
DATE:
06 JULY 2026

DRAWING:
OVERALL SITE PLAN



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PROJECT:


WAIPUNA RISE

COMMERCIAL UNITS BUILDING
111 FRANKTON-LADIES MILE HIGHWAY, FRANKTON, QUEENSTOWN

N

SCALE
1:200 @ A1
DATE:
06 JULY 2026

DRAWING:
GROUND FLOOR PLAN (COMMERCIAL BUILDING 2)



COMMERCIAL UNITS BUILDING FLOOR AREAS		
		Gross Floor Area: (m2)
Areas:	Ground Floor	837.27
	First Floor	929.97
	Second Floor	366.99
		2,134.23

Gross Floor Area - Total Building Footprint

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PROJECT:

WAIPUNA RISE

COMMERCIAL UNITS BUILDING
111 FRANKTON-LADIES MILE HIGHWAY, FRANKTON, QUEENSTOWN

N

SCALE
1:100, 1:1 @ A1
DATE:
06 JULY 2026

DRAWING:
GROUND FLOOR PLAN - 1:100

COMMERCIAL UNITS BUILDING FLOOR AREAS		
		Gross Floor Area: (m2)
Areas:	Ground Floor	837.27
	First Floor	929.97
	Second Floor	366.99
		2,134.23

Gross Floor Area - Total Building Footprint

UNIT 1-1A
NET 91.64 m² OFFICE SPACE
8.55m² HALF OF AMENITIES
4.08m² HALF OF LOBBY
104.2m² GROSS

UNIT 1-1B
NET 203.64 m² OFFICE SPACE
8.55m² HALF OF AMENITIES
4.08m² HALF OF LOBBY
216.2m² GROSS

328.11 m² NET
(AREA EXCLUDES LIFT, STAIR 1)

LOBBY
LIFT
STAIR 1
W/C
W/C
ACC. BATHROOM

PROPOSED COMMERCIAL BUILDING

UNIT 2-1
123.23 m² GROSS

UNIT 3-1
112.45 m² GROSS

UNIT 4-1
82.70 m² GROSS

UNIT 5-1
82.99 m² GROSS

UNIT 6-1
80.77 m² GROSS

UNIT 7-1
82.81 m² GROSS

ACC. W/C
KITCHENETTE
HEATPUMP
LINE OF ROOF MONOPITCH ABOVE
PROPOSED SLAB RL +371.500
GROSS OVERALL FIRST FLOOR AREA: 929.98 m²

ACCESS PATH (SERVING STAGE 1 TOWNHOUSES ONLY)

RAISED PEDESTRIAN CROSSING. REFER CIVIL ENGINEER'S DOCUMENTATION

TRANSMISSION LINE SETBACK

CB2-01 CB2-02 CB2-03 CB2-04 CB2-05

U1-G	U1-G	U1-1B	U1-1A	U1-2B	U1-2B	U1-2A	U2	U2	U3	U3	U4	U5	U6	U7
U1-G	U1-G	U1-1B	U1-1A	U1-2B	U1-2B	U1-2A	U2	U2	U3	U3	U4	U5	U6	U7

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111 FRANKTON-LADIES MILE HIGHWAY, FRANKTON, QUEENSTOWN

SCALE
1:100, 1:1 @ A1
DATE:
06 JULY 2026

DRAWING:
FIRST FLOOR PLAN - 1:100

COMMERCIAL UNITS BUILDING FLOOR AREAS		
		Gross Floor Area: (m2)
Areas:	Ground Floor	837.27
	First Floor	929.97
	Second Floor	366.99
		2,134.23

Gross Floor Area - Total Building Footprint



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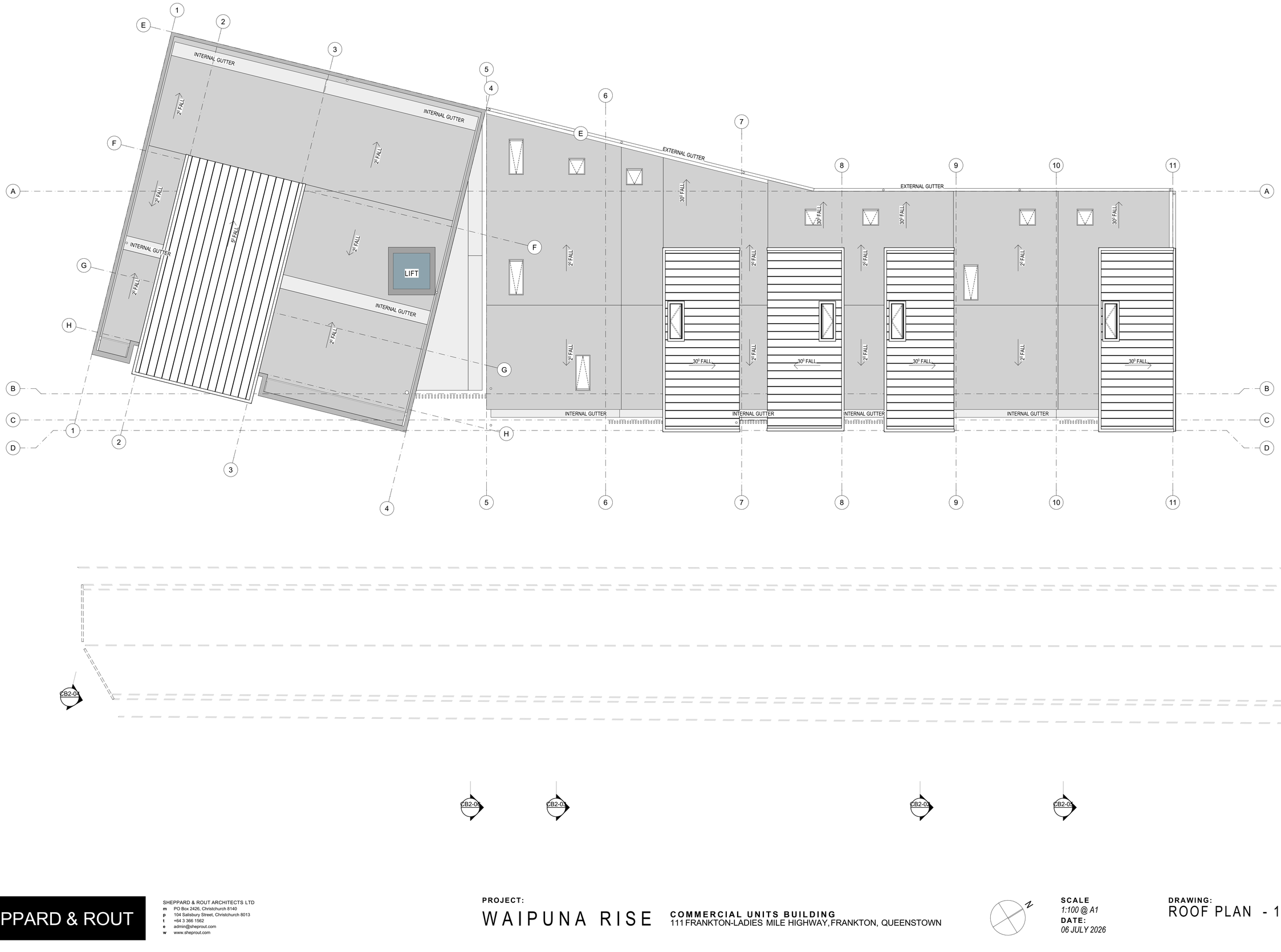
PROJECT:

WAIPUNA RISE

COMMERCIAL UNITS BUILDING
111 FRANKTON-LADIES MILE HIGHWAY, FRANKTON, QUEENSTOWN

SCALE
1:100, 1:1 @ A1
DATE:
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DRAWING:
SECOND FLOOR PLAN - 1:100



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PROJECT:
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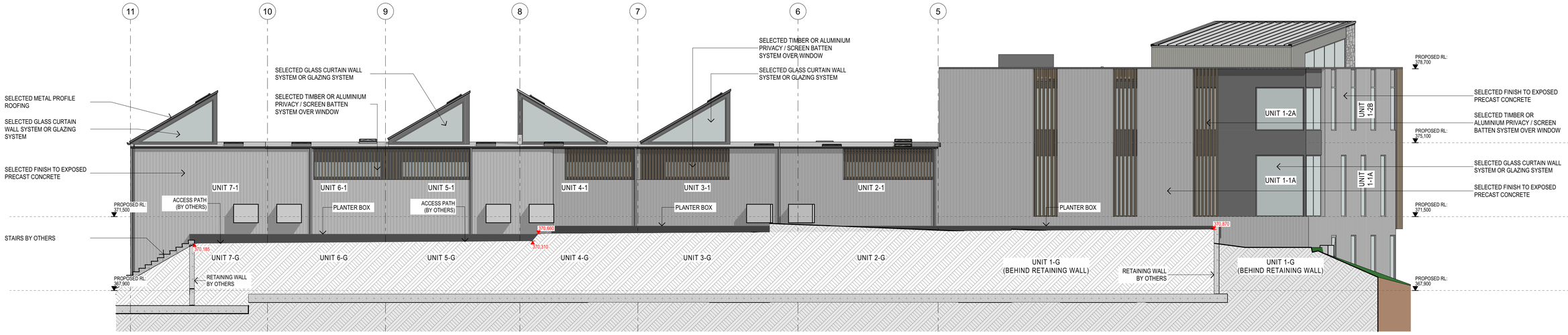
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SCALE
1:100 @ A1
DATE:
06 JULY 2026

DRAWING:
ROOF PLAN - 1:100



1 SOUTH ELEVATION 1:100



2 NORTH ELEVATION 1:100

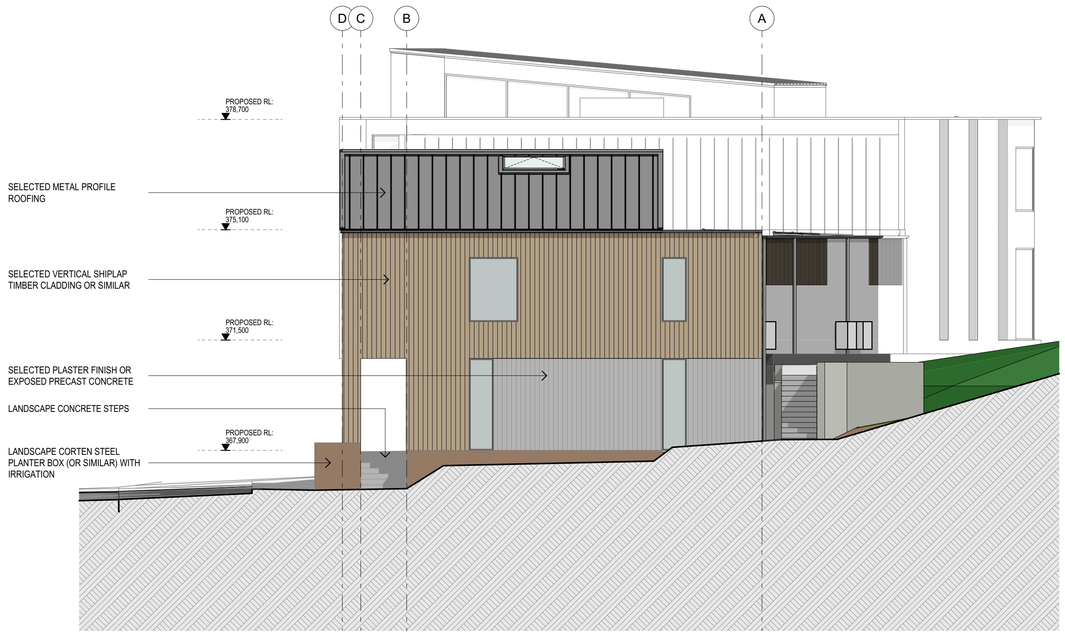
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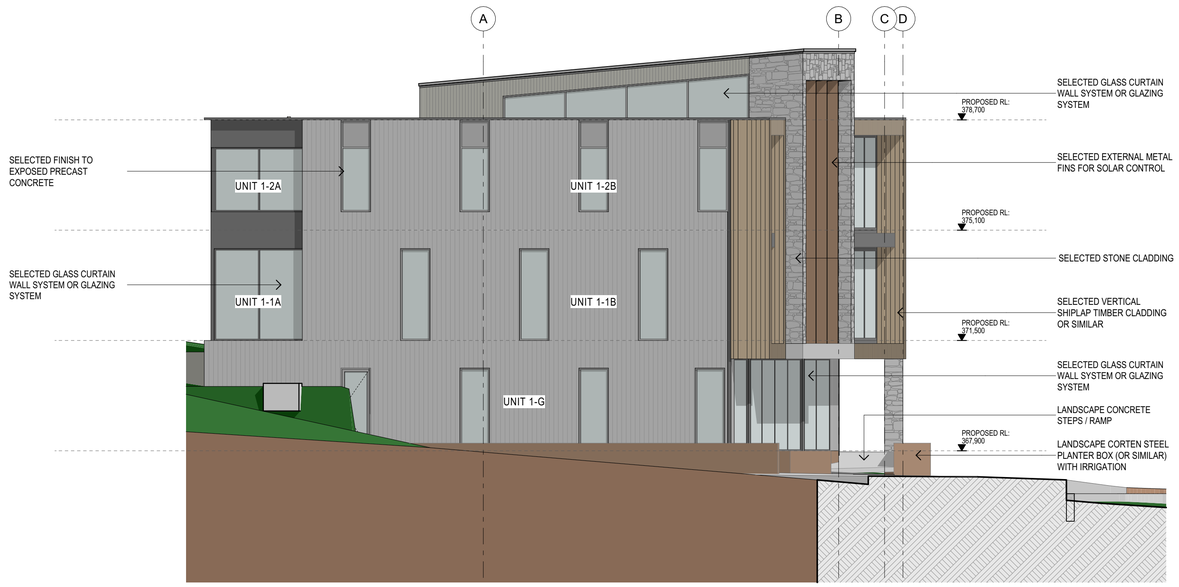
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WAIPUNA RISE
COMMERCIAL UNITS BUILDING
111 FRANKTON-LADIES MILE HIGHWAY, FRANKTON, QUEENSTOWN

SCALE
1:100 @ A1
DATE:
06 JULY 2026

DRAWING:
ELEVATIONS



1 EAST ELEVATION 1:100



2 WEST ELEVATION 1:100

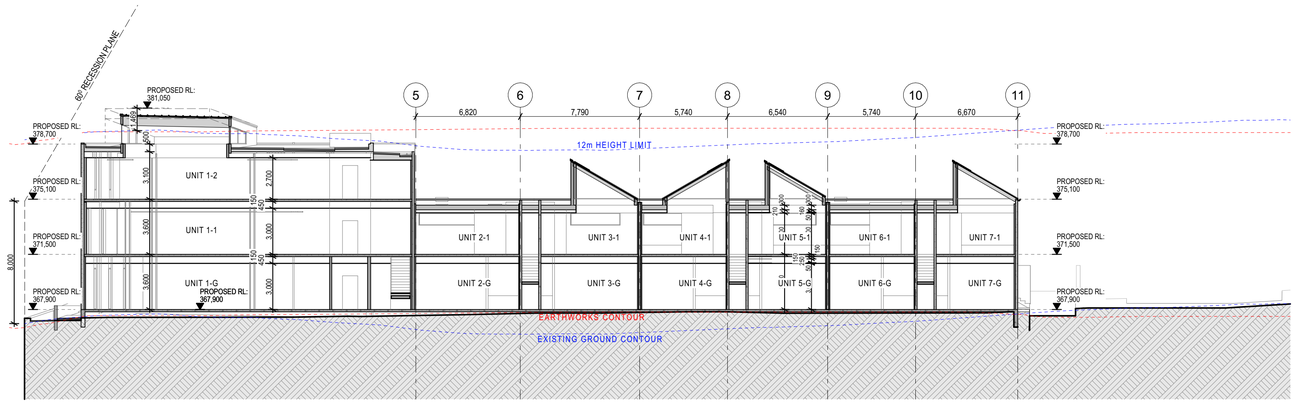
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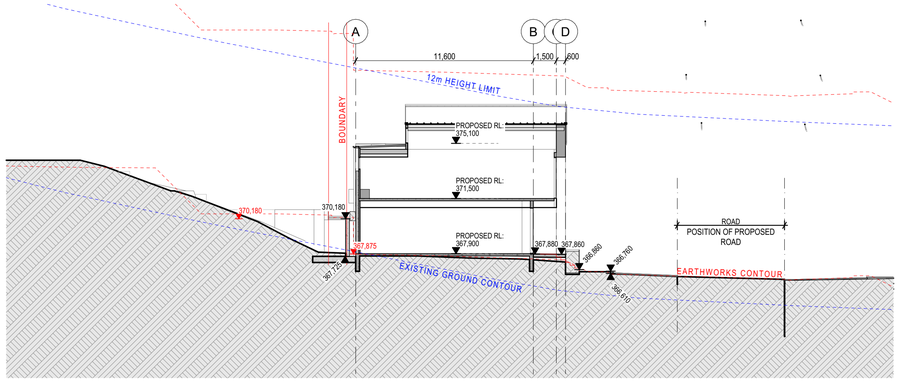
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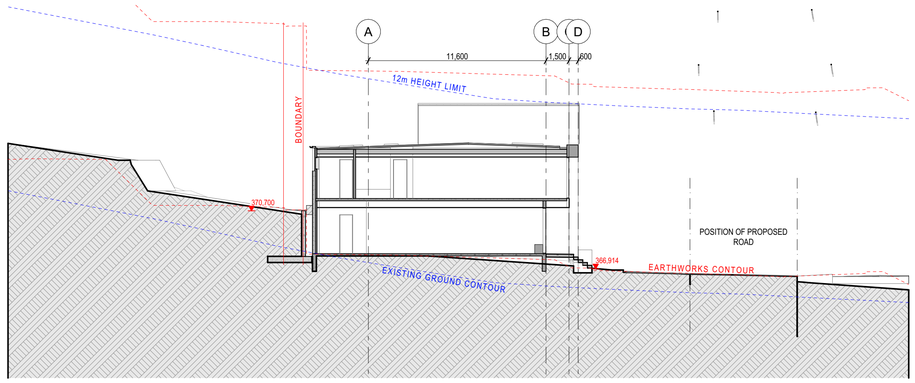
DRAWING:
ELEVATIONS



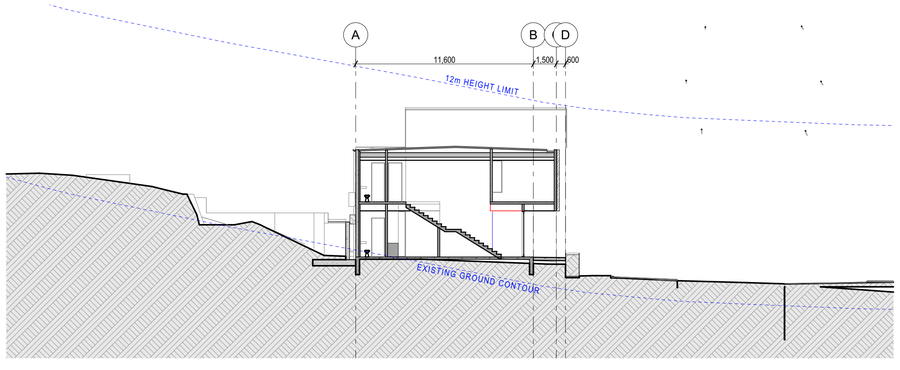
1 SECTION CB2-01 1:200



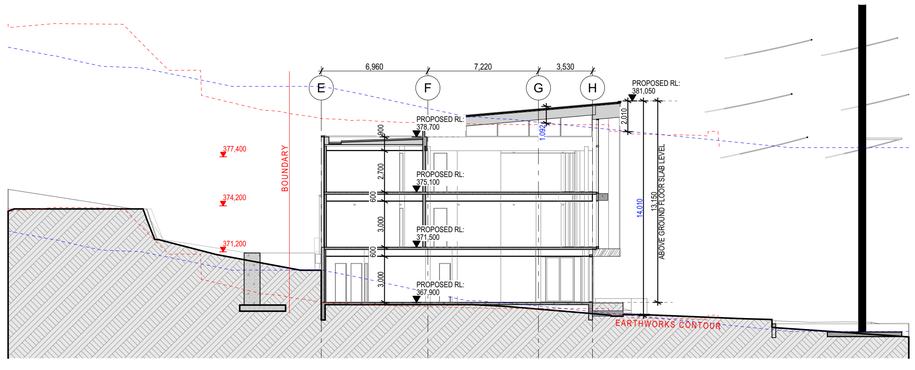
2 SECTION CB2-02 1:200



3 SECTION CB2-03 1:200



5 SECTION CB2-05 1:200



4 SECTION CB2-04 1:200

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DRAWING:
SECTIONS



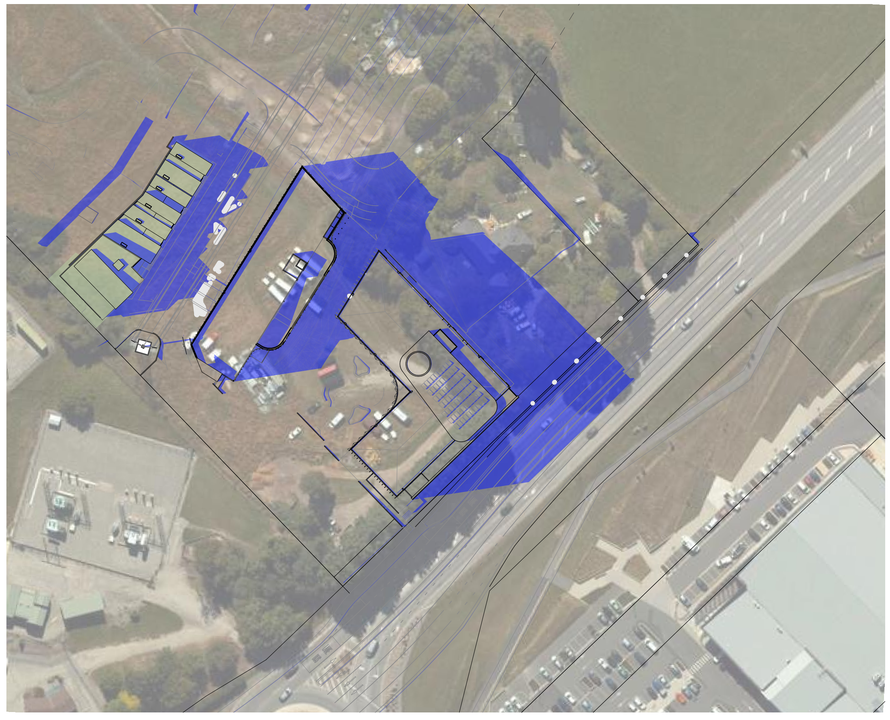
1 Sun Study Dec 22 @ 9am 1:1000



2 Sun Study Dec 22 @ 12pm 1:1000



3 Sun Study Dec 22 @ 3pm 1:1000



4 Sun Study Dec 22 @ 5pm 1:1000

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SCALE
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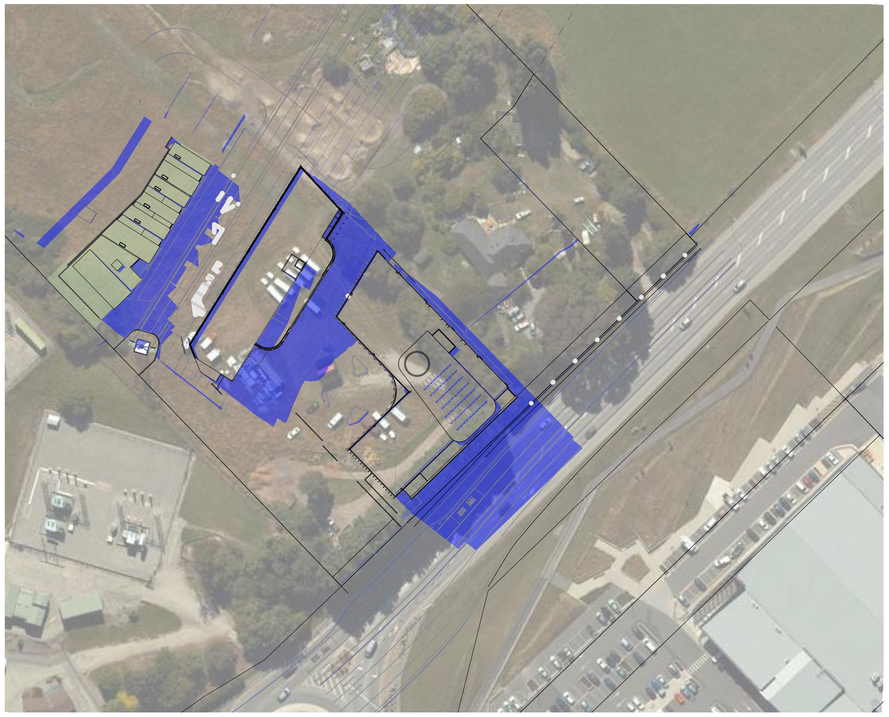
DRAWING:
SUN STUDY - DECEMBER



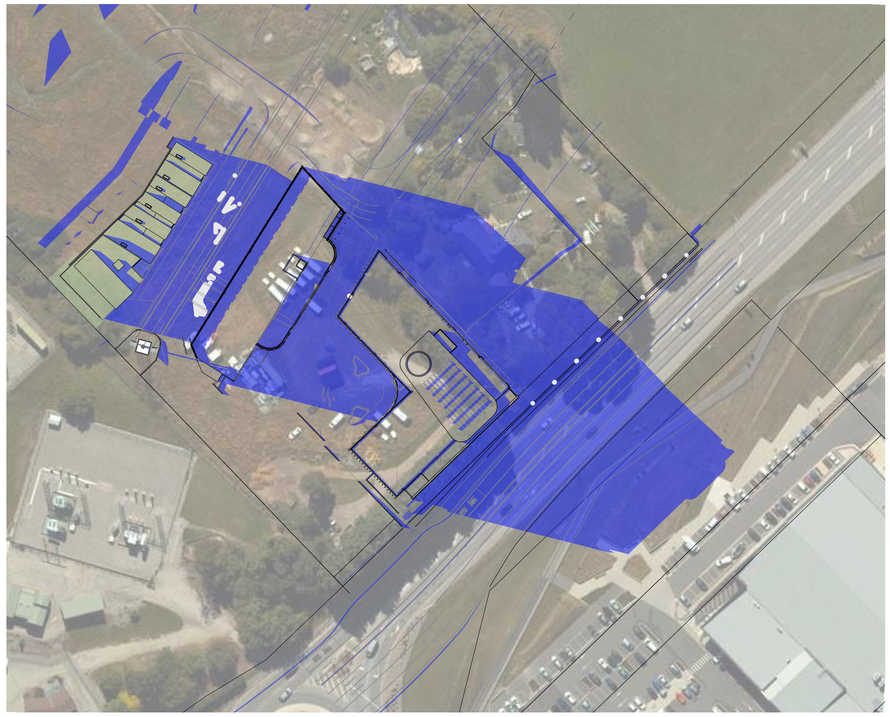
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2 Sun Study Mar / Sep 22 @ 12pm 1:1000



3 Sun Study Mar / Sep 22 @ 3pm 1:1000



4 Sun Study Mar / Sep 22 @ 5pm 1:1000

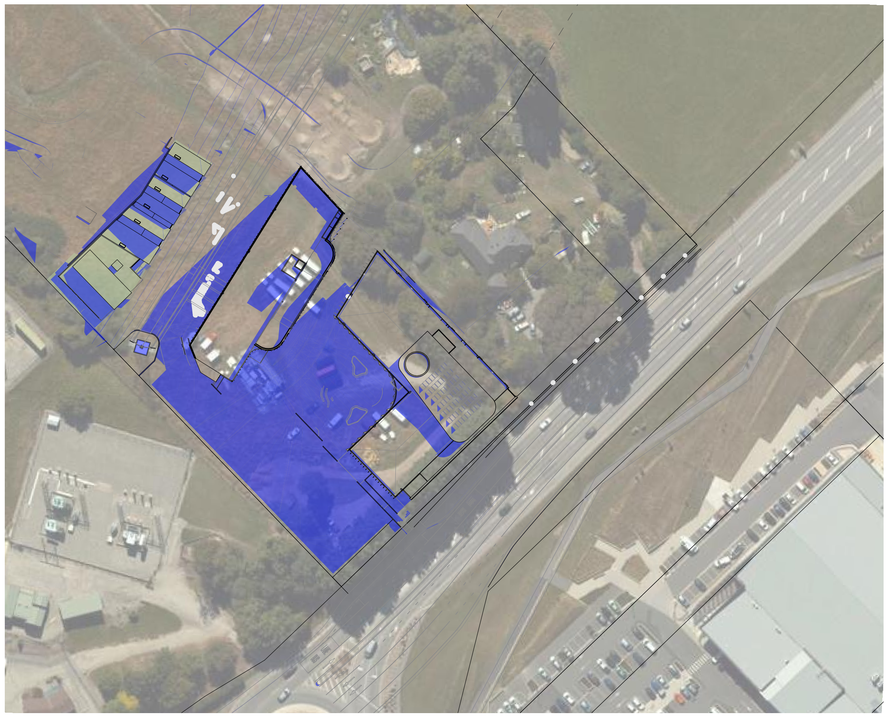
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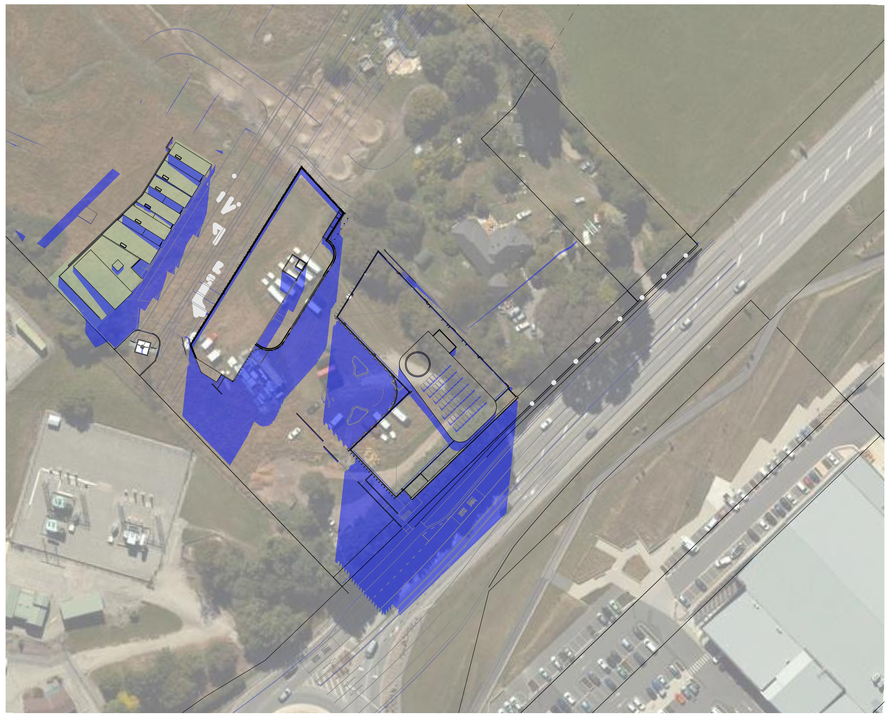
PROJECT:
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111 FRANKTON-LADIES MILE HIGHWAY, FRANKTON, QUEENSTOWN

SCALE
1:1000 @ A1
DATE:
06 JULY 2026

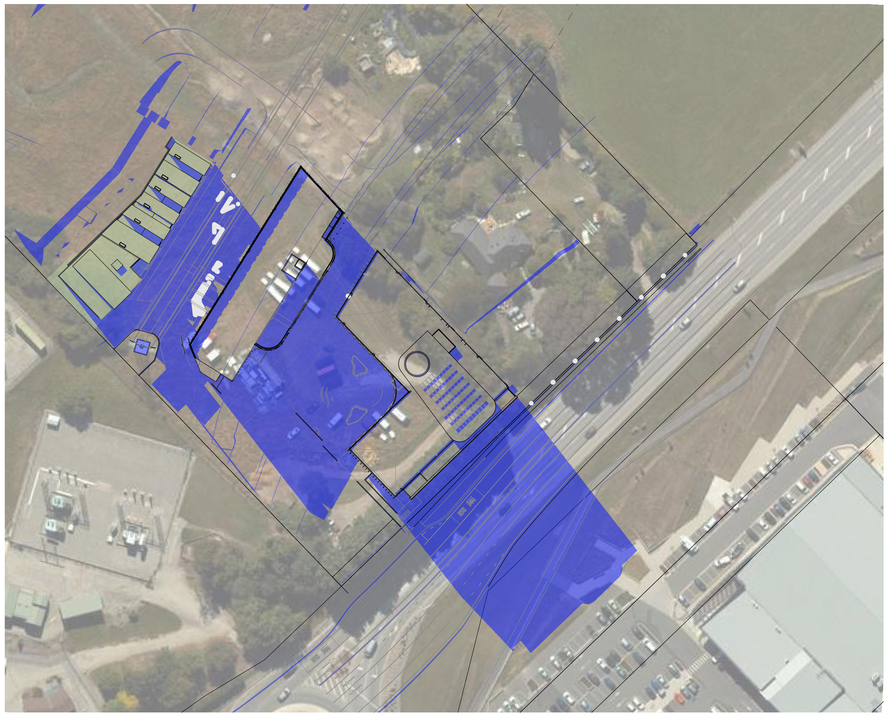
DRAWING:
SUN STUDY - MARCH / SEPT



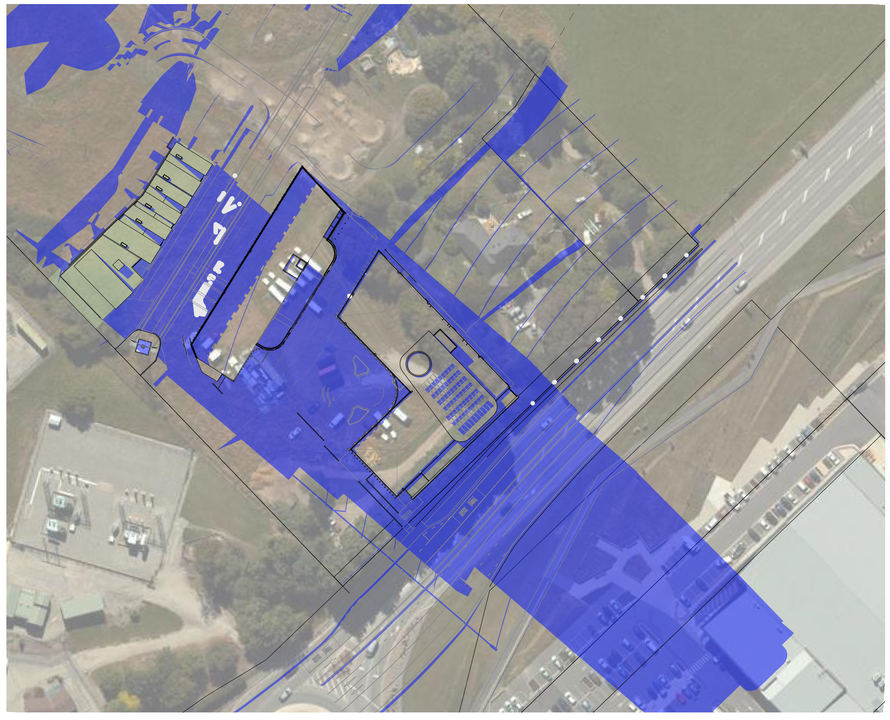
5 Sun Study Jun 22 @ 9am 1:1000



6 Sun Study Jun 22 @ 12pm 1:1000



7 Sun Study Jun 22 @ 3pm 1:1000



8 Sun Study Jun 22 @ 5pm 1:1000

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WAIPUNA RISE
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111 FRANKTON-LADIES MILE HIGHWAY, FRANKTON, QUEENSTOWN

SCALE
1:1000 @ A1
DATE:
06 JULY 2026

DRAWING:
SUN STUDY - JUNE



VIEW FROM EAST FROM ACCESSWAY

NOTE - LANDSCAPE INDICATIVE. REFER LANDSCAPE ARCHITECTS DOCUMENTATION FOR LANDSCAPE DESIGN

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PROJECT:
WAIPUNA RISE

COMMERCIAL UNITS BUILDING
111 FRANKTON-LADIES MILE HIGHWAY, FRANKTON, QUEENSTOWN

SCALE
@ A1
DATE:
06 JULY 2026

DRAWING:
3D VIEWS



VIEW FROM SOUTH-EAST FROM ACCESSWAY

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PROJECT:
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111 FRANKTON-LADIES MILE HIGHWAY, FRANKTON, QUEENSTOWN

SCALE
@ A1
DATE:
06 JULY 2026

DRAWING:
3D VIEWS



VIEW FROM SOUTH FROM ACCESSWAY

NOTE - LANDSCAPE INDICATIVE. REFER LANDSCAPE ARCHITECTS DOCUMENTATION FOR LANDSCAPE DESIGN

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SCALE
@ A1
DATE:
06 JULY 2026

DRAWING:
3D VIEWS



VIEW OF WIDER DEVELOPMENT FROM ABOVE

NOTE - LANDSCAPE INDICATIVE. REFER LANDSCAPE ARCHITECTS DOCUMENTATION FOR LANDSCAPE DESIGN

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DRAWING:
3D VIEWS