



## **DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL**

### **RESOURCE MANAGEMENT ACT 1991**

<b>Applicants:</b>	<b>Transocean International Queenstown Limited</b>
<b>RM reference:</b>	RM180774
<b>Location:</b>	20 Suburb Street, Queenstown
<b>Proposal:</b>	To construct an eight-unit apartment building that exceeds maximum height, is located within road and internal boundary setbacks and to undertake associated earthworks and landscaping.
<b>Type of Consents:</b>	Land Use
<b>Legal Description:</b>	Section 1 Block XLII Town of Queenstown held in computer Freehold Register OT341/211
<b>Zoning:</b>	High Density Residential Sub Zone A (Proposed District Plan)
<b>Activity Status:</b>	Non-Complying
<b>Limited Notification:</b>	4 September 2018
<b>Commissioners:</b>	Commissioners Dr Lee Beattie and Ms Lisa Mein
<b>Date:</b>	<b>21 December 2018</b>
<b>Decision:</b>	<b>CONSENT IS GRANTED, SUBJECT TO CONDITIONS</b>

## UNDER THE RESOURCE MANAGEMENT ACT 1991

**IN THE MATTER OF** an application by Transocean International Queenstown Limited Partnership to construct an eight-unit apartment building that exceeds maximum height, is located within road and internal boundary setbacks and to undertake associated earthworks and landscaping

Council File: RM180774

### The Hearing and Appearances

#### Hearing Date:

Wednesday 30 November 2018 in Queenstown

#### Appearances for the Applicant:

Ms Maree Baker-Galloway: Legal Counsel

Ms Rosalind Devlin: Planner, Director Strategy Resource Consents and Planning Limited

#### Appearances for the Queenstown Lakes District Council

Mr Caleb Tien: Planner to the Council

Ms Erin Stagg: Senior Planner to the Council

Mr Cam Jones: Engineer

Ms Charlie Evans: Planning Support

### Abbreviations

The following abbreviations are used in this decision:

Transocean International Queenstown Limited Partnership	‘the Applicants’
Queenstown Lakes District Council	‘the Council’
The Proposed Queenstown Lakes District Plan	‘the PDP’

The Operative Queenstown Lakes District Plan	‘ODP’
Assessment of Environmental Effects	‘AEE’
Resource Management Act 1991	‘RMA’
Hectare	‘Ha’

The land subject to this application is referred to as ‘the site’.

The hearing was closed on 3 December 2018

**DECISION OF QUEENSTOWN LAKES DISTRICT COUNCIL HEARING  
COMMISSIONERS DR LEE BEATTIE AND MS LISA MEIN, APPOINTED PURSUANT TO SECTION  
34A OF THE RMA**

**INTRODUCTION, BACKGROUND AND PROPOSAL**

1. We have been given delegated authority by the Queenstown Lakes District Council ('the Council') under s.34A of the Resource Management Act 1991 ('the RMA') to hear and determine the application by Transocean International Queenstown Limited Partnership ('the Applicants') and, if granted, to impose conditions of consent.
2. The application site is located at 20 Suburb Street, Queenstown. It has a legal description as Section 1 Block XLII Town of Queenstown held in computer Freehold Register OT341/211. The site is located on the corner of Suburb Street and Frankton Road (State Highway 6A). We noted from our site visit (30 November 2018) that the site was currently vacant of built form and grassed, with an informal path running across the site. We saw a number people using this as a 'short cut' through the site to Frankton Road.
3. The site and the surrounds have been set out in detail within Section 2 of Mr Tien's s.42A report, relying in part, on Ms Devlin's AEE. There was no disagreement between the parties over the site and location description and therefore Mr Tien's description is adopted for this decision. However, we note for completeness that the applicant is seeking consent to use the eight units for either eight residential units or as eight visitor accommodation units.
4. In reaching this decision we have considered:
  - (i) The application, its AEE and all its supporting document and plans;
  - (ii) The Council officer's s.42A report, with supporting reports attached to his s.42A report;
  - (iii) The pre-circulated evidence from the applicant, including Mr David Compton-Moen's urban design and landscape assessment;
  - (iv) The written submissions from the submitters to the application;
  - (v) The submissions (from the applicant's Legal Counsel) and evidence provided at the hearing;
  - (vi) The responses to our questions during the hearing process;
  - (vii) The Applicant's right of reply;
  - (viii) The site visit; and
  - (ix) The relevant provisions of the Operative and Proposed Queenstown Lakes District Plan, including High Density Residential Sub Zone A.

**NOTIFICATION AND SUBMISSIONS**

5. The application was publicly notified on 4 September 2018 with submissions closing on 2 October 2018. A summary of submissions are set out in section 3 of Mr Tien's s.42A report. In



summary, the following issues were raised in these submissions:

- The adverse construction effects;
- Traffic impacts; and
- The impacts on visual amenity of the infringements of the District Plan rules.

6. No written approvals or submissions in support were received.

## STATUTORY MATTERS

7. The site is zoned High Density Residential Sub Zone A (Proposed District Plan). We were advised by Ms Baker-Galloway that the Proposed District Plan's High Density Residential Sub Zone A was now in effect operative, given the appeals period had closed and no appeals were received to this zoning for the site. This included the height control, a question we asked of Ms Devlin during the hearing process. There was no disagreement between any of the parties and the planners present (Mr Tien, Ms Stagg and Ms Devlin) and so this approach is adopted for our decision. We note for completeness that the Operative District Plan (ODP) provisions for district wide, transportation and earthworks etc are still relevant to our consideration.
8. The reasons for consent were specified in detail within part 5.2 of Mr Tien's s.42A report, including the assessment matters contained under the ODP and PDP. Again, there was no disagreement between the parties and these are adopted for our decision, noting that the activity overall must be assessed as a ***Non-complying activity***.
9. As such the application would be subject to a s.104D gateway assessment before a s.104 determination could be made. In essence, s.104D requires the applicant to show that the adverse effects on the environment are no more than minor (noting that there is no balancing between positive and adverse effects) and that the proposal is not contrary to the objectives and policies of the Operative and Proposed District Plans. Our decision will follow this format and only undertake a s.104 determination if one or both of the s.104D gateway test are met.

## LEGAL SUBMISSIONS AND EVIDENCE

10. Mr Tien's s.42A report was circulated prior to the hearing and taken as read. Mr Tien recommended approval, subject to appropriate conditions of consent.
11. Expert evidence from the applicant was pre-circulated and read before the hearing. We note that the following is a summary of the key issues raised and must be read in conjunction with the actual legal submissions, pre-circulated evidence and evidence presented at or after the hearing. To reduce repetition, we concentrate on matters relating to the areas of contention between the parties.

### For the Applicant

12. **Ms Maree Baker-Galloway**, Barrister, addressed the plan weighting issues between the PDP and ODP, the benefits to the district by providing more housing or visitor accommodation, both of which are needed and the likely and potential effects from the proposal, including construction height, amenity and traffic. All of which, in her submission, would be minor, based on the evidence of both her client's witnesses and those of the council. She was of the view that the proposal met both the gateway tests at s.104D of the RMA.
13. The issue of appeal rights to the Environment Court was raised by us, as even though it was a Non-Complying Activity, had it been a Restricted Discretionary Activity or Discretionary Activity for solely residential activity there would be no appeal rights for any party. In response to our questions, initially at the hearing Ms Baker-Galloway amended their application to remove the visitor accommodation component and make the application solely for residential use. However, through her subsequent memo to us on 3 Dec 2018, she amended their position back to the application as notified. As a result, we have considered that application on this basis.
14. **Ms Rosalind Devlin**: Planner, Director Strategy Resource Consents and Planning Limited spoke briefly to her evidence in chief (which was taken as read) and she discussed some slight amendments to the conditions proposed by the Council in Mr Tien's s.42A report. She was of the view that residential and visitor accommodation generated different levels of effects. However, she maintained her view that the proposal was appropriate in planning terms for the site and met both of the gateway tests under s.104D.

#### **For the Submitters**

15. None of the Submitters to the application were present at the hearing. As already noted we have considered their submissions and all relevant correspondence from them that was made available to us as part of this decision.

#### **The Council**

16. **Mr Caleb Tien**, Planner for the Council, had concluded in his s.42A report that the proposal was appropriate in planning terms and not contrary to the objectives and policies of either the ODP or PDP. He was asked in light of the hearing process and the information discussed if he maintained his view, to which he confirmed that he was of the view that the proposal met the requirements of s.104D of the RMA and as a result consent should be granted, subject to the appropriate conditions.

#### **Right of Reply**

17. **Ms Maree Baker-Galloway** provided us with her right of reply on the day and through her memo of 3 Dec 2018 again highlighting, based on the evidence, that the proposal was appropriate and could be granted consent.

### **SECTION 104 ASSESSMENT**

18. It was common ground between the parties that the application was a Non-Complying Activity.

As such the application would be subject to a s.104D gateway assessment before a s.104 determination could be made. In essence, s.104D requires the applicant to show that the adverse effects on the environment are no more than minor (noting that there is no balancing between positive and adverse effects) and that the proposal is not contrary to the objectives and policies of the Operative and Proposed District Plans. Our decision will follow this format and only undertake a s.104 determination if one or both of the s.104D gateway tests are met.

## PRINCIPAL AREAS IN CONTENTION

19. Having read and heard the evidence and submissions presented, we find that the principal areas of contention included:
  - Design and appearance, including set-backs of the building in its context and streetscene;
  - Traffic;
  - Construction effects; and
  - Planning policy
20. Turning to design and appearance, we agree with David Compton-Moen's (written memo attached to Mr Tien's s.42A report) urban design and landscape evidence and find that the building is appropriate in terms of its height, bulk, location and massing for the site. The proposal will be consistent with the evolving street scene in the area and will not be out of character in this location. The minor reduction in the on-site landscaping requirement will not adversely affect the building's relationship with the surrounding urban environment to any degree which could be seen as more than minor. This view was supported by the planning evidence of both Ms Devlin and Mr Tien.
21. While we understand the concerns of the submitters, as set out in their submissions to the application, we favour the evidence of Mr Compton-Moen, Ms Devlin and Mr Tien in this regard.
22. In terms of potential traffic effects we note that the Council's Engineer Mr Cameron Jones (written memo attached to Mr Tien's s.42A report) finds that these are appropriate for the activity proposed. Mr Tien and Ms Devlin have evaluated these effects to be less than minor. We agree with these views and find that the traffic impacts of the proposal are minor at best. We note for completeness that the NZ Transport Agency supports the application, subject to the appropriate conditions of consent.
23. With regards to the potential and actual construction effects, we accept and agree with Ms Devlin's and Mr Tien's planning evidence based on Mr Jones engineering advice. We note for completeness that the applicant has offered a range of conditions of consent to address any adverse construction effects, which form part of the scope of their application.
24. Finally, in terms of planning policy both Mr Tien (Council's planner) and Ms Devlin (applicant's

planner) were of the view that the proposal (either as residential units or visitor accommodation) was not contrary to the objectives and policies of either the ODP or the PDP. We accepted their expert opinion and find, based on their evidence, that the proposal is not contrary to the ODP and PDP policy frameworks (objectives and policies) and intended policy outcomes.

## **SECTION 104D & 104 DETERMINATION**

25. We have undertaken a detailed consideration of the proposal in terms of the adverse effects (for first limb of s.104D), its positive effects at s.104 stage and the relevant district and regional policy frameworks (objective and policies). In doing so, based on the evidence, we find that the proposal meets both limbs of s.104D of the RMA, that being that the adverse effects are no more than minor and that the proposal is not contrary to district plan policy. Moreover, we find that the proposal will have positive benefits to the district by providing further housing or visitor accommodation opportunities.

## **DECISION**

26. In exercising our delegation under sections 34 and 34A of the RMA and having regard to the foregoing matters, sections 104, 104D and 108 of the RMA, we determine that resource consent is granted to construct an eight-unit apartment building that exceeds maximum height, is located within road and internal boundary setbacks and to undertake associated earthworks and landscaping for either eight residential units or eight visitor accommodation units at 20 Suburb Street, Queenstown (Section 1 Block XLII Town of Queenstown held in computer Freehold Register OT341/211).
27. The reasons for our decision have been set out in the sections above.



**Commissioner (Chair):** Dr Lee Beattie

**Date:** 21 December 2018

**Appendix 1:** Consent Conditions

## **APPENDIX 1 - CONSENT CONDITIONS**

### **General Conditions**

1. That the development must be undertaken/carried out in accordance with the plans:

- 'Topographical Survey. Sheet No. SK02. Rev. No. A13'
- 'Bottom Level. Drawing No. SK03'
- 'Lower Middle Level. Drawing No. SK04'
- 'Upper Middle Level. Drawing No. SK05'
- 'Top Level. Drawing No. SK06'
- 'Elevation – Suburb Street. Drawing No. SK07'
- 'Elevation – Frankton Road. Drawing No. SK08'
- 'Elevation – North West. Drawing No. SK09'
- 'Elevation – North East. Drawing No. SK10'
- 'Daylight Angles 12m – 3D & Elevations. Drawing No. SK16a'
- 'Daylight Angles 12m – 3D & Elevations. Drawing No. SK16b'
- '20 Suburb Street. CP1b Landscape Concept Plan'

**stamped as approved on 21 December 2018**

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991.

### **Landscaping**

4. The approved landscaping plan shall be implemented within the first planting season of approval, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

### **Noise**

5. The consent holder shall ensure that all construction activities comply with the construction noise standard NZS 6803:1999.

6. The consent holder shall ensure that activities conducted on the premises shall not exceed the following noise levels (adjusted for special audible characteristics in accordance with NZS 6802:1991) when measured at any point within the boundary of any other site within the High Density Residential Zone:

- day time (0800 – 2200 hrs) 60dBA L10
- night time (2200 – 0800 hrs) 50 dBA L10 and 70 dBA Lmax

Note: this is inclusive of noise generated by plant areas and associated infrastructure.

## Engineering

### **General**

7. All engineering works, including the construction of retaining walls, shall be carried out in accordance with the Council's policies and standards, being the Council's Land Development and Subdivision Code of Practice adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council's website via the following link:  
<http://www.qldc.govt.nz>

### ***To be completed prior to the commencement of any works on-site***

8. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
9. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
10. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance'

application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (7), to detail the following requirements:

- a) The provision of a water supply to each unit within the development in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder. This shall include either:

- (i) Installation of an Acuflo CM2000 toby valve for each unit located at the road reserve boundary.

OR

- (ii) A bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road reserve boundary. The costs of the connection shall be borne by the consent holder.

- b) The provision of a foul sewer connection to the development. The costs of the connection shall be borne by the consent holder.
- c) The provision of a connection from all potential impervious areas within the development to the Council reticulated stormwater disposal system. Stormwater attenuation or another appropriate solution shall be provided in accordance with the Tonkin & Taylor Ltd report ('20 Suburb St Stormwater Analysis – Stage 1.' Ref 1007009, dated 23 July 2018) and Section 4.3.5 of the Council's Land Development and Subdivision Code of Practice adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of any resource consent. The lateral connection shall be designed to provide gravity drainage for the entire area within the lot.
- d) The provision of a sealed vehicle crossing that shall be constructed to the development to Council's standards. This shall include relocating the existing electrical infrastructure at the proposed location of the vehicle crossing. This shall include reinstatement of any existing redundant sections of dropped kerb leading to the site and reinstatement of the grassed berm at the location of the existing vehicle crossing.
- e) The construction and sealing of all vehicle access and manoeuvring and car parking areas to Council's standards. Parking and loading spaces shall be clearly and permanently marked out and allocated to each unit. Provision shall be made for stormwater disposal.
- f) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the Council's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

- g) A detailed construction methodology shall be prepared by a suitably qualified engineer including the stages of excavation, construction, and retention measures to ensure adequate support is provided to the excavation, such that no adverse effects are caused to surrounding land, structures, roads and underground services.
- h) The consent holder shall submit a Construction Site Management Plan. This shall detail measures to control and or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with (but not limited to) the with the Council's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Council. These reviewed measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project until exposed areas of earth are permanently stabilised. In addition the measures must include, but not be limited to, the following:

#### *Dust Control*

- Sprinklers, water carts or other similar measures shall be utilised on all materials to prevent dust nuisance in the instance of ANY conditions whereby dust may be generated.

#### *Stormwater, Silt and Sediment Control*

- Silt traps (in the form of fabric filter dams) and stormwater retention ponds (if necessary) shall be in place prior to the commencement of works on site to trap stormwater sediments before stormwater is funnelled into the QLDC stormwater reticulation system.
- Site drainage paths shall be constructed and utilised to keep any silt laden materials on site and to direct the flows to the silt traps.
- Stormwater flows into the site from neighbouring lots shall be managed during earthworks.
- Silt traps and stormwater retention ponds shall be replaced or maintained as necessary to assure that they are effective in their purpose.
- The principal contractor shall take proactive measures in stopping all sediment laden stormwater from entering the QLDC reticulated stormwater system. The principal contractor shall recognise that this may be above and beyond conditions outlined in this consent.

#### *Roading Maintenance*

- The consent holder shall ensure tyres remain free of mud and debris by utilising a shake-down grid, constructing a gravel hardstand area of sufficient depth, and any other measures as necessary.



### *Traffic Management*

- A Temporary Traffic Management Plan with details of construction crossings and the impact of construction traffic on State Highway 6A shall be completed and submitted to the NZ Transport Agency's maintenance contractor at least three weeks prior to work commencing.
- Contractor parking and unloading.
- Suitable site warning signage shall be in place on the road in both directions from the site entrance.
- Pedestrian routes shall be maintained along Suburb Street and Frankton Road.
- Safety 'dayglo' vests or similar shall be worn by any staff working on the road.
- Safe sight distances and passing provisions shall be maintained.

The measures outlined in this condition are minimum required measures only. The principal contractor shall take proactive measures in all aspects of the site's management to assure that virtually no effects are realised with respect to effects on the environment, local communities or traffic. **The principal contractor shall recognise that this may be above and beyond conditions outlined in this consent.**

### *Acoustic Insulation*

- i) The dwelling portion of this building must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB L Aeq(24h) inside all habitable spaces.
- j) If windows must be closed to achieve the design noise levels in condition 1, the building must be designed, constructed and maintained with ventilation and cooling system. For habitable spaces the system must achieve the following:
  - a) Ventilation must be provided to meet clause G4 of the New Zealand Building Code.
  - b) At the same time, the sound of the system must not exceed 30 dB L Aeq(30s) when measured 1m away from any grille or diffuser.
  - c) The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time, the sound of the system must not exceed 35 dB L Aeq(30s) when measured 1m away from any grille or diffuser.
  - d) The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25°C. At the same time, the sound of the system must not exceed 35 dB L Aeq(30s) when measured 1m away from any grille or diffuser.

- k) A design report prepared by a suitably qualified and experienced acoustics specialist must be submitted to the Council demonstrating compliance with conditions 1 and 2 prior to construction or alteration. The design must take into account the future permitted use of the state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted noise levels.
11. Prior to commencing any work on the site the consent holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 5m into the site. Wooden planks or similar shall be provided to protect the footpath and kerb from damage caused by construction traffic movements, in accordance with 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Council.

The construction traffic crossing shall be upgraded in accordance with Condition (10d) on completion of works

12. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the Tonkin & Taylor reports ('Onkar Developments Ltd, Geotechnical Investigations, Cnr. Suburb Street & Frankton Road, Queenstown.' T&T reference 890930, dated April 2005 & 'Resource Consent Application, Transocean Development, Corner Frankton Road and Suburbs Street, Geotechnical Conclusion Statement.' T&T reference 1007009, dated 31 May 2018) and who shall supervise the excavation and filling procedure and retaining wall construction. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs/work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.

***To be monitored throughout earthworks***

13. The earthworks, batter slopes, retaining and foundation design shall be undertaken in accordance with the recommendations of the reports by Tonkin & Taylor ('Onkar Developments Ltd, Geotechnical Investigations, Cnr. Suburb Street & Frankton Road, Queenstown.' T&T reference 890930, dated April 2005 & 'Resource Consent Application, Transocean Development, Corner Frankton Road and Suburbs Street, Geotechnical Conclusion Statement.' T&T reference 1007009, dated 31 May 2018).
14. The site management shall be undertaken in accordance with the accepted plan provided under Condition (10g).

15. The consent holder shall ensure that construction of the retaining walls along the east and west boundaries of the site is completed as soon as practicable on completion of the excavations. Construction methodology and temporary retaining to prevent temporary and/or permanent instability beyond the lot boundaries shall be undertaken as per the recommendations of the person approved under Condition (12).
16. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
17. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for the removal of the existing vehicle crossing and the construction of an approved vehicle crossing.
18. The Manager of Resource Management Engineering at Council shall be notified and work shall stop immediately if any cracking, movement, structural distress or damage to existing buildings, structures, underground services, public roads, pathways and/or surrounding land occurs.

***On completion of earthworks***

19. On completion of earthworks within the building footprint and prior to the construction of the residential unit, the consent holder shall ensure that either:
  - a) Certification from a suitably qualified geo-professional experienced in soils investigations is provided to the Manager of Resource Management Engineering at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a suitably qualified geo-professional;
  - or
  - b) The foundations of the residential unit shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

***To be completed before occupation of any unit***

20. Prior to the occupation of any unit, the consent holder shall complete the following:
  - a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).

- b) The completion and implementation of all certified works detailed in Condition (10) above.
- c) All earthworked areas shall be top-soiled and revegetated or otherwise permanently stabilised.
- d) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- e) The submission of Completion Certificates from both the Contractor and Approved Engineer for all infrastructure engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the Council's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.

#### Hours of Operation – Site Works and Earthworks

21. Hours of operation for earthworks, shall be:

- Monday to Saturday (inclusive): 8.00am to 6.00pm.
- Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 8.00am. All activity on the site is to cease by 6.00pm.

#### Visitor Accommodation Operational Conditions

22. The consent holder shall provide a site management plan to the Council's Monitoring Department for certification prior to the use of the units for visitor accommodation. The approved site management plan must be implemented in perpetuity for the operation of the site.

The objective of the site management plan is to outline the management techniques that will be used to ensure conditions (23-31) are met, and shall include the contact details of the property manager available for any complaints.

- 23. The property may be let for Visitor Accommodation up to 365 nights per calendar year.
- 24. The maximum number of persons on site in association with the visitor accommodation use shall be restricted to two (2) persons per bedroom.
- 25. Regarding the use of outdoor space:
  - a) The use of outdoor areas is prohibited between the hours of 10.00pm to 7.00am.

- b) Two (2) signs (minimum A4 size) shall be erected on site outlining that the use of outdoor areas is prohibited between the hours of 10.00pm to 7.00am. One sign shall be installed in the kitchen of the unit and a weatherproof sign (e.g. laminated) shall be installed within the outdoor area.
- c) Upon installation, and prior to the use of the property for visitor accommodation, the consent holder shall submit photographs of these signs to the Council Monitoring Department for monitoring purposes. The signs shall be retained on site as long as the visitor accommodation activity is undertaken.

- 26. The consent holder shall maintain a record of all tenancies in the form of a register containing the number of occupants and the number of days/nights of occupancy. Details of all tenancies for at least the preceding 5 years shall be continually maintained. This register shall be made available for inspection by the Council at all times.

*Please note: While the consent holder is responsible for there being an up to date register, the register may be completed by a letting agent / property manager.*

- 27. The register specified in Condition (26) shall be made available for inspection by the Council at all times.
- 28. The consent holder shall ensure that all vehicles associated with short term visitor accommodation use, including those belonging to people visiting guests, shall be parked within the site. The consent holder must advise all guests of this condition.
- 29. The consent holder shall ensure that no coaches are to service the authorised activity.
- 30. Prior to the operation of the residential unit for visitor accommodation, the consent holder shall provide to the Council the name and contact details of the Visitor Accommodation Manager. If these are to change, updated details shall be provided to the Council.
- 31. The consent holder shall be responsible for ensuring that all rubbish and recycling shall be disposed of appropriately. Where there is kerbside collection used, rubbish and recycling shall only be placed on the street the day of or the day prior to collection.

**Advice Note:**

- 1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at the Council.

2. The consent holder is advised that if it is proposed to subdivide the units in future, then all services should be installed to the units in accordance with the Council's Land Development and Subdivision Code of Practice adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of any subdivision consent. It is recommended that Council's Engineers are contacted prior to installation of services to arrange for all necessary inspections to be carried out so that services can be checked for compliance with the Council's Code of Subdivision prior to backfilling. Otherwise, services may require excavation and inspection at time of subdivision and CCTV footage may be required to demonstrate compliance with Council's Land Development and Subdivision Code of Practice adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of any subdivision consent.

#### **For Your Information**

If your decision requires monitoring, we will be sending an invoice in due course for the deposit referred to in your consent condition. To assist with compliance of your resource consent and to avoid your monitoring deposit being used before your development starts, please complete the "[Notice of Works Starting Form](#)" and email to the Monitoring Planner at [RCMonitoring@qldc.govt.nz](mailto:RCMonitoring@qldc.govt.nz) prior to works commencing.

You may also have conditions that require you to apply for Engineering Acceptance. To apply for Engineering Acceptance, please complete the [Engineering Acceptance Application form](#) and submit this completed form and an electronic set of documents to [engineeringacceptance@qldc.govt.nz](mailto:engineeringacceptance@qldc.govt.nz) with our monitoring planner added to the email at [RCMonitoring@qldc.govt.nz](mailto:RCMonitoring@qldc.govt.nz).

If your decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, please refer to this link. <http://www.qldc.govt.nz/planning/development-contributions/> If you wish to make a DC estimate calculation yourself, please use this link: <http://www.qldc.govt.nz/planning/development-contributions/development-contributions-estimate-calculator/> And for full details on current and past policies, please use this link: <http://www.qldc.govt.nz/council-online/council-documents/policies/policy-on-development-contributions-and-financial-contributions/>

TRANSOCEAN


Frankton Rd, Queenstown



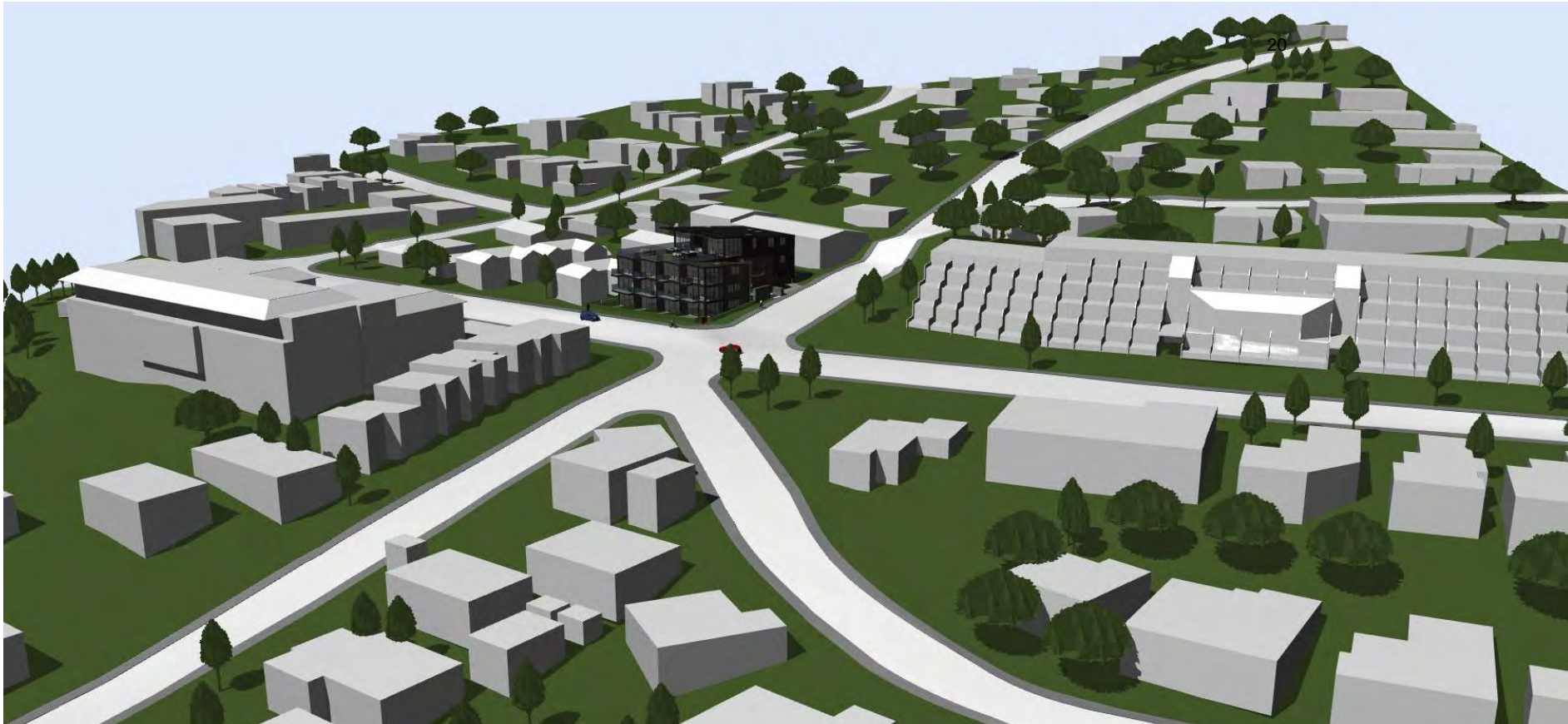
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM180774

21 December 2018

26/06/18	PowerBox Suggested Relocation Site - SK02	13
20/06/18	PowerBox Relocation Note - Refer SK02	12
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11/05/18	Daylight Angle amendments - Refer SK15	07
05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
<b>TRANSOCEAN</b> <b>20 Suburb St, Queenstown</b>		
Scale: nts	Drawing Title: Alternate Cover Page	Drawing No: SK00a
Drawn:CH		
		
PO Box 172, Queenstown chris@wyattgrayarchitects.nz		(03) 442-8709 www.wyattgrayarchitects.nz
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		

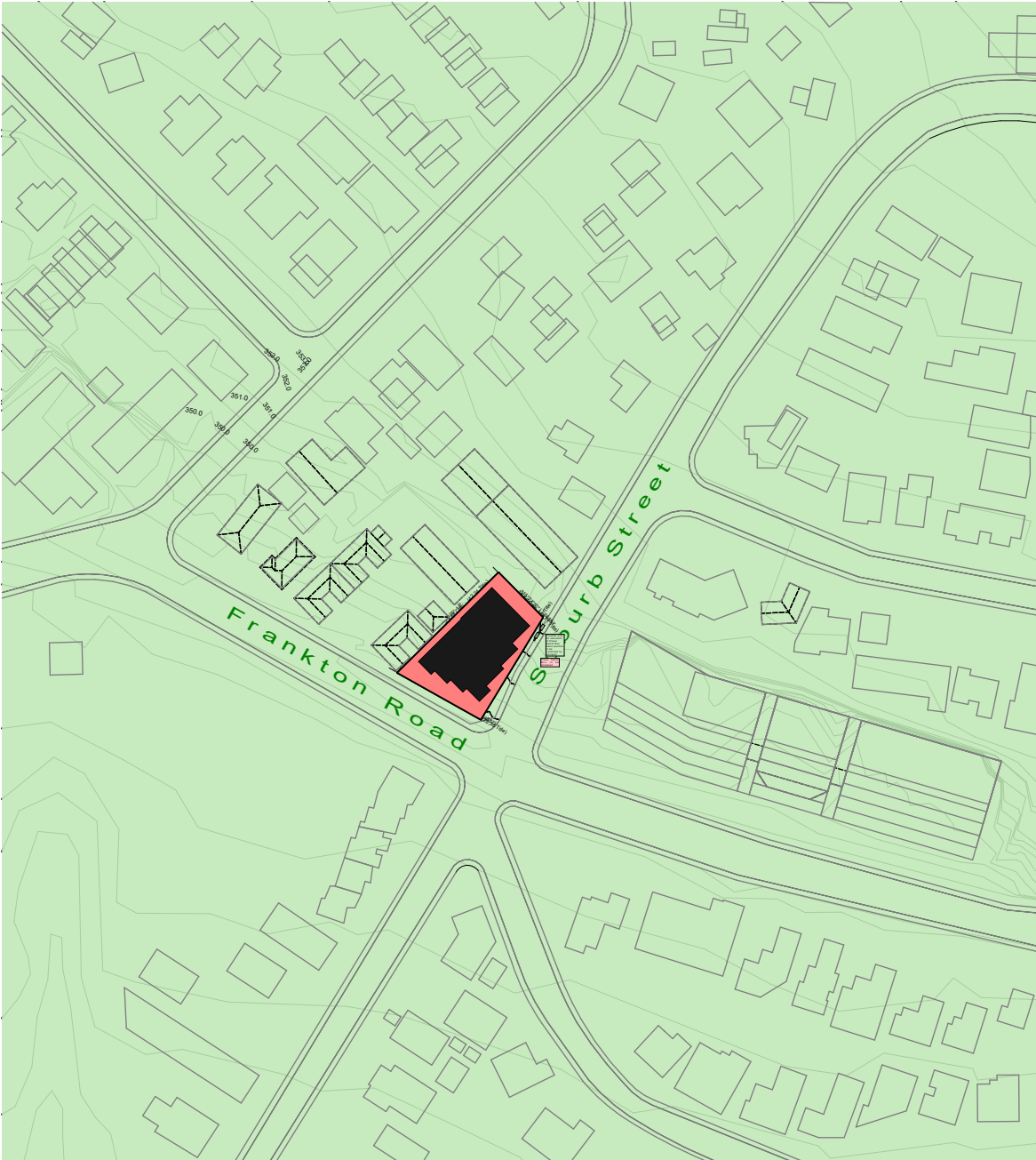




QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM180774

21 December 2018



SK01 Site Location 1:2000

DRAWINGS				SITE COVERAGE:	
Number	Revision	Title	Scale (A3)	Site Area	
SK00	00	Cover Page	nts	Proposed footprint	= 897m <sup>2</sup>
SK00a	00	Alternate Cover Page	nts	% Cover	= 536m <sup>2</sup>
SK01	11	Contents (This sheet)	varies		= 59.8%
SK02	00	Site Plan	1:200		
SK03	10	Bottom Level	1:100		
SK04	11	Lower Middle Level	1:100		
SK05	11	Upper Middle Level	1:100		
SK06	11	Top Level	1:100		
SK07	11	Elevation - Suburb Street	1:100		
SK08	11	Elevation - Frankton Road	1:100		
SK09	11	Elevation - Rear Long	1:100		
SK10	11	Elevation - Rear Short	1:100		
SK11	11	Longitudinal Section - Suburb Street	1:250		
SK12	11	Longitudinal Section - Frankton Road	1:250		
SK13	11	Longitudinal Section - Towards Frankton	1:250		
SK14	11	Longitudinal Section - Towards Lake	1:250		
SK15	11	Daylight Angles	1:200		
SK16a	11	Daylight Angles 12m - 3D & Elevations	varies		
SK16b	11	Daylight Angles 12m - 3D & Elevations	varies		
SK17a	11	Daylight Angles 15m - 3D & Elevations	varies		
SK17b	11	Daylight Angles 15m - 3D & Elevations	varies		
SK18	11	Perspectives	nts		
SK19	11	Perspectives	nts		
SK20	11	Perspectives	nts		
SK21	11	Perspectives	nts		
SK22	11	Perspectives	nts		
SK23	11	Perspectives	nts		
SK24	11	Perspectives	nts		

26/06/18			PowerBox Suggested Relocation Site - SK02	13
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05/04/18			262mm to carpark	06
16/10/17			Planning Review Set	05
02/10/17			Design Review	04
Issue Date:			Issue:	No:

TRANSOCEAN		
20 Suburb St, Queenstown		
Scale:	Drawing Title:	Drawing No:
Varies	Contents	SK01
Drawn: CH		

PO Box 172, Queenstown  
chris@wyattgrayarchitects.nz

(03) 442-8709  
www.wyattgrayarchitects.nz

Do not scale off print - refer to figured dimensions.  
Refer to larger details where possible.  
Confirm all dimensions on site prior to construction.  
Consult with Architect immediately if discrepancies are found.



Legend

- survey marks
- telecom connection
- power connection
- water toby
- sump
- small tree
- water valve
- misc cleaning eye
- roof line
- face of building
- QLDC GIS Sewer
- QLDC GIS Stormwater
- QLDC GIS Water
- invert of kerb
- kerb line
- edge of seal
- 1.0m contour
- 0.25m contour
- lot boundary
- vegetation
- power switch box

NOTES:

Plan Information

- This plan includes information from site surveys (20 July 2017) of surface features existing at the time of survey.
- Digital format AutoCAD and 120 Model files are available on request to Paterson Pitts.

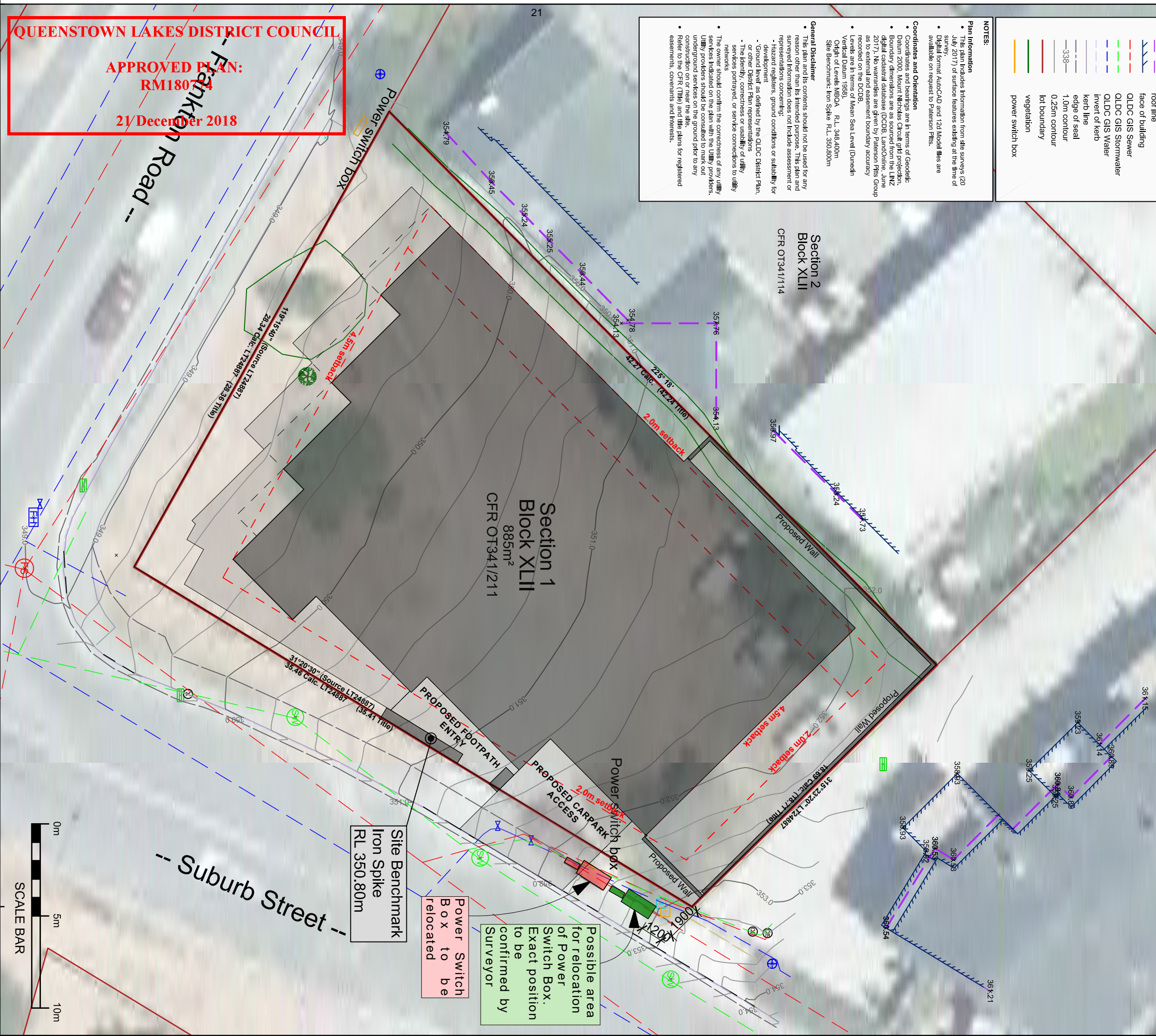
Coordinates and Orientation

- Coordinates and bearings are in terms of Geodetic: Datum 2000, Mount Nicholas Circuit grid projection.
- Boundary dimensions are as sourced from the LINZ digital cadastral database (QCD8, LandOnline, June 2017). No warranties are given by Paterson Pitts Group as to external and easement boundary accuracy.
- Levels are in terms of Mean Sea Level (Dunedin Vertical Datum 1938/04, R.L. 348.400m)
- Site Benchmark Iron Spike R.L. 350.800m

General Disclaimer

- This plan and its contents should not be used for any reason other than its intended purpose. This plan and surveyed information does not include assessment or representations concerning:
  - Hazard registers, ground conditions or suitability for development
  - Ground level as defined by the QLDC District Plan, or other District Plan representations
  - The identity, correctness or usability of utility services portrayed, or service connections to utility networks
- The owner should confirm the correctness of any utility services indicated on the plan with the Utility providers. Utility providers should be consulted to mark out underground services and to ensure that no work is carried out prior to any construction on or near the site.
- Refer to the CFR (Title) and title plans for registered easements, covenants and interests.

Section 13  
Block XLII  
1214m<sup>2</sup>  
CFR 226659 OT339/197



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM180714

21 December 2018

QUEENSTOWN:

Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

Notes:



PATERSONPITTS GROUP

Surveying • Planning • Engineering

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0800 PPGROUP

Client Location:

Wyatt Grey Architects Ltd  
20 Suburb Street, Queenstown  
Section 1 Block XLII Town of  
Queenstown

Purpose/Drawing Title:

Topographical Survey

Surveyed by:

HS

Original Size:

1:200

Designed by:

HS

Drawn by:

HS

Checked by:

LR

Approved by:

SK02

Revision No:

A13

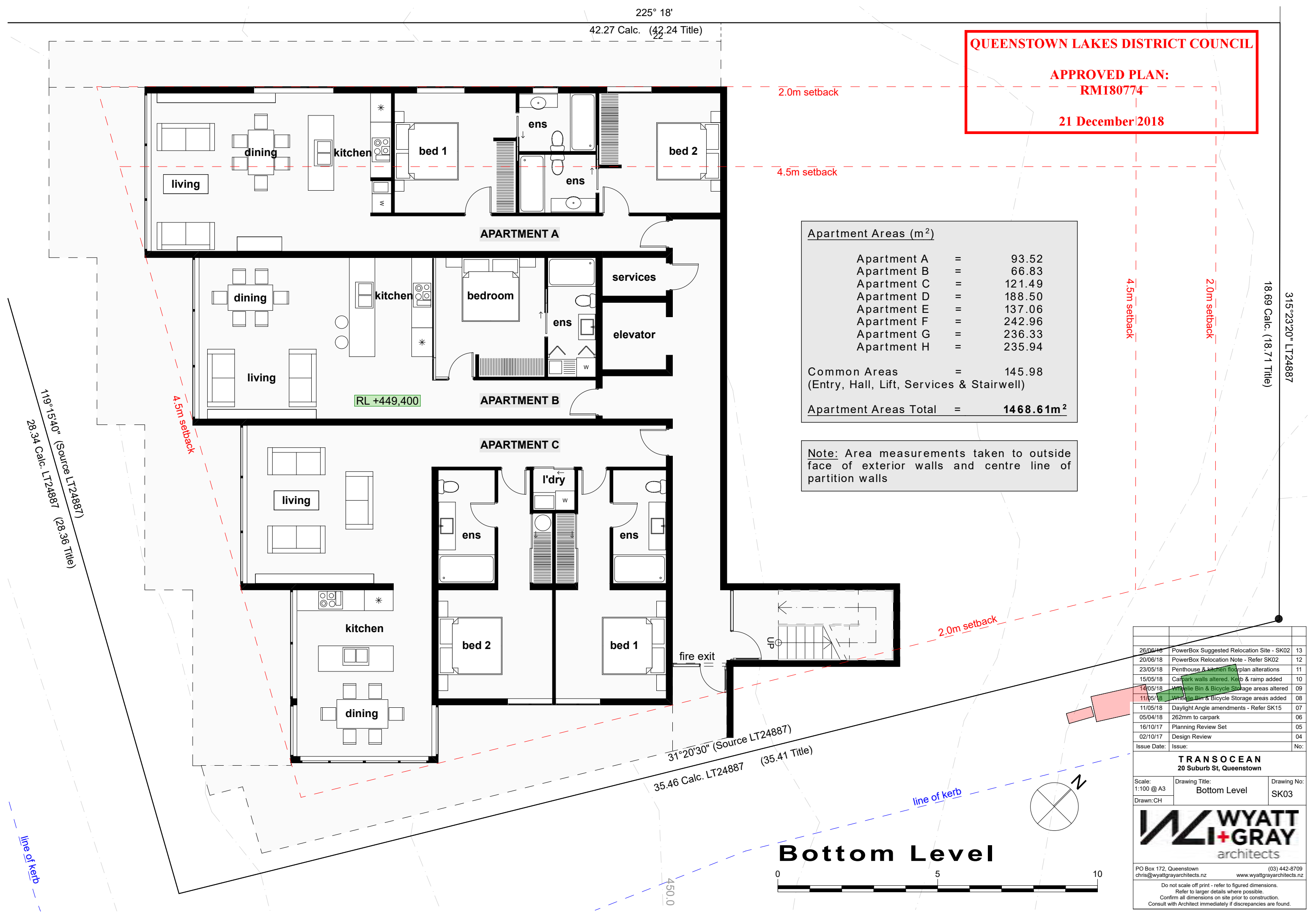
Date Created:

21/07/2017

Job Ref:

Q6315 - 13

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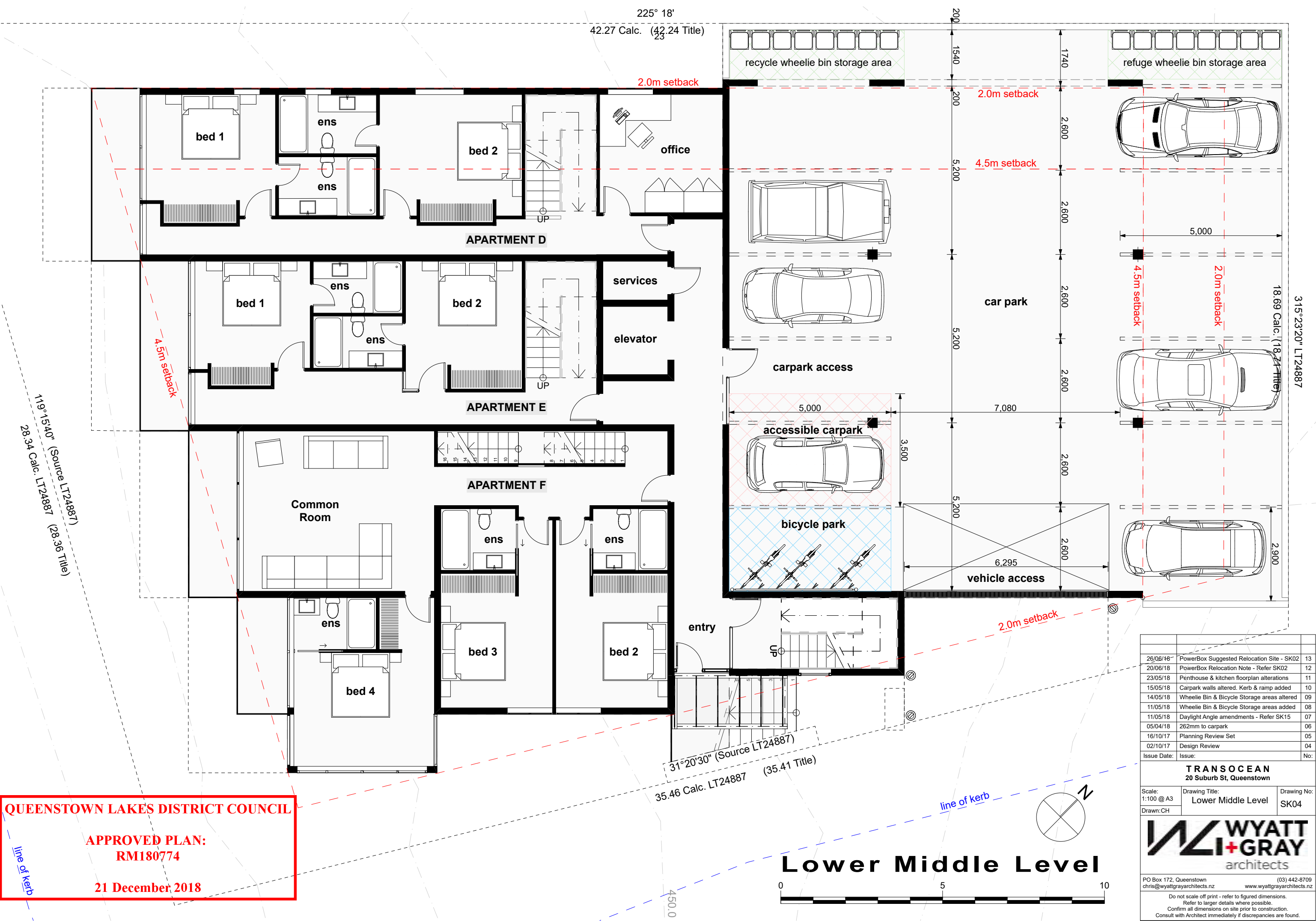


QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM180774

21 December 2018

26/06/18	PowerBox Suggested Relocation Site - SK02	13
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11/05/18	Daylight Angle amendments - Refer SK15	07
05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date: Issue:		No:
TRANSOCEAN 20 Suburb St, Queenstown		
Scale: 1:100 @ A3	Drawing Title: Lower Middle Level	Drawing No: SK04
Drawn: CH		
		
PO Box 172, Queenstown chris@wyattgrayarchitects.nz		(03) 442-8709 www.wyattgrayarchitects.nz
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		



225° 18'  
42.27 Calc. (42.24 Title)



315°23'20" LT24887  
18.69 Calc. (18.71 Title)

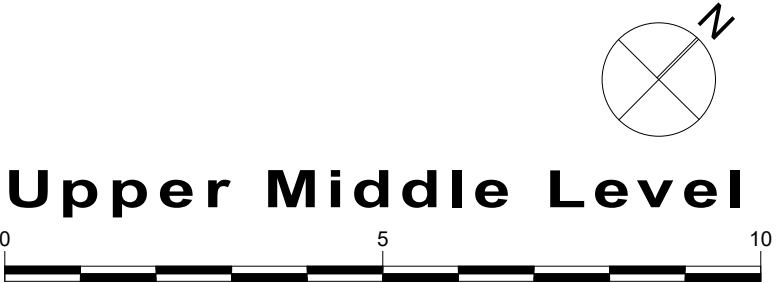
119°13'40" (Source LT24887)  
28.34 Calc. LT24887 (28.36 Title)

31°20'30" (Source LT24887)  
35.46 Calc. LT24887 (35.41 Title)

**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:**  
**RM180774**

**21 December 2018**

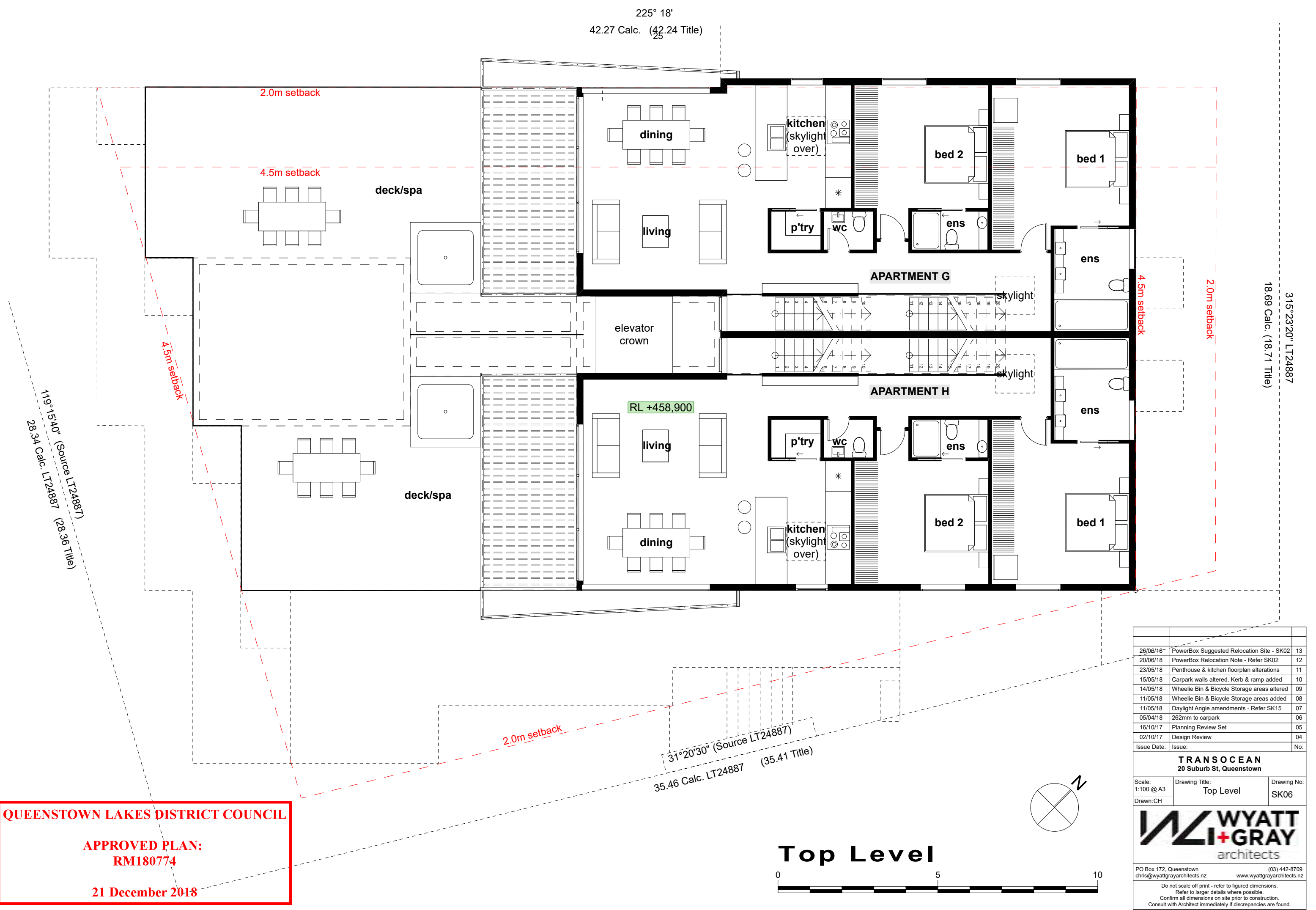


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11/05/18	Daylight Angle amendments - Refer SK15	07
05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
<b>TRANSOCEAN</b> 20 Suburb St, Queenstown		
Scale: 1:100 @ A3	Drawing Title: Upper Middle Level	Drawing No: SK05
<b>WYATT + GRAY</b> architects		
PO Box 172, Queenstown (03) 442-8709 chris@wyattgrayarchitects.nz www.wyattgrayarchitects.nz		
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QUEENSTOWN LAKES DISTRICT COUNCIL

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16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
TRANSOCEAN 20 Suburb St, Queenstown		
Scale: 1:100 @ A3	Drawing Title: Top Level	Drawing No: SK06
Drawn: CH		
PO Box 172, Queenstown chris@wyattgrayarchitects.nz		
(03) 442-8709 www.wyattgrayarchitects.nz		
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QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM180774

21 December 2018

Material Legend:

- Lockseamed horizontal metal cladding  
Colorsteel colour: *BasaltBase*
- Lockseamed horizontal metal cladding  
Colorsteel colour: *Flaxpod*
- Cor-ten: *TBC*
- Schist Wall

Note:  
Aluminium joinery, channel section, fascias & pergola: *Ironsand*

Downpipes and gutters: *316 Stainless Steel*

26/06/18	PowerBox Suggested Relocation Site - SK02	13
20/06/18	PowerBox Relocation Note - Refer SK02	12
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11/05/18	Daylight Angle amendments - Refer SK15	07
05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
TRANS OCEAN 20 Suburb St, Queenstown		
Scale: 1:100 @ A3	Drawing Title: Elevation - Suburb Street	Drawing No: SK07
WYATT + GRAY architects		
PO Box 172, Queenstown (03) 442-8709 chris@wyattgrayarchitects.nz www.wyattgrayarchitects.nz		
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QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM180774

21 December 2018

**Material Legend:**

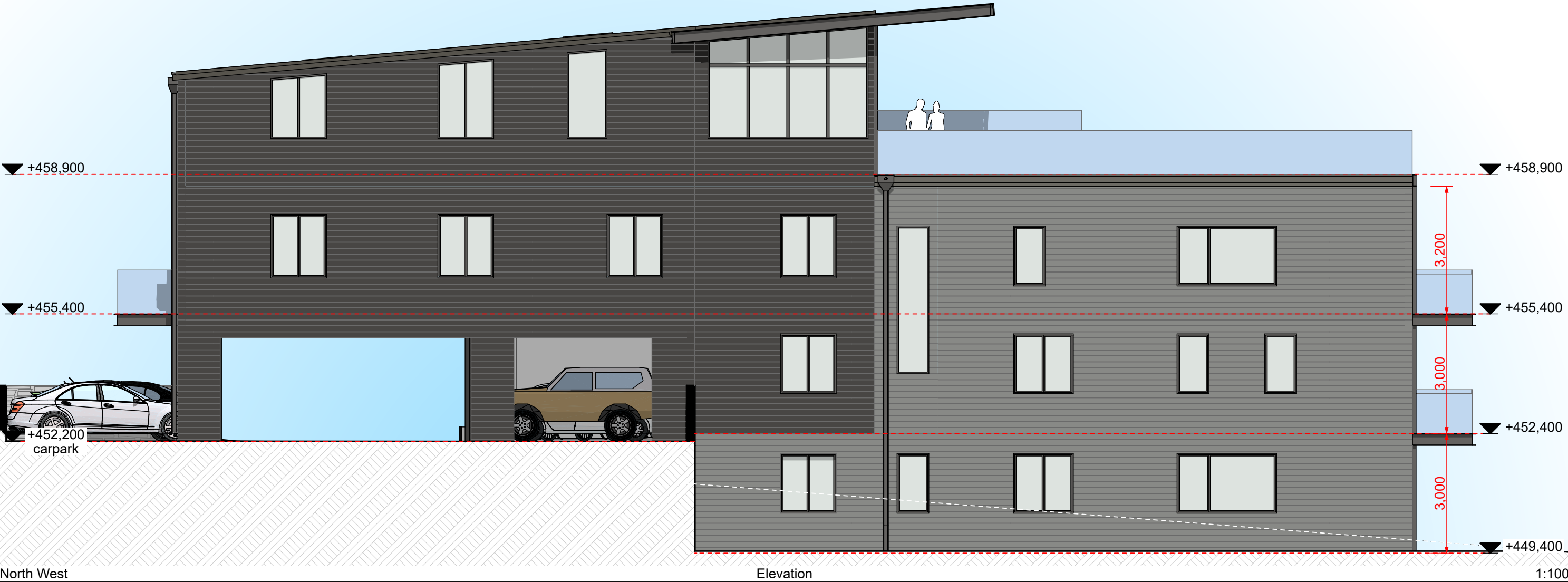
- Lockseamed horizontal metal cladding  
Colorsteel colour: *BasaltBase*
- Lockseamed horizontal metal cladding  
Colorsteel colour: *Flaxpod*
- Cor-ten: *TBC*
- Schist Wall

**Note:**  
Aluminium joinery, channel section, fascias & pergola: *Ironsand*

Downpipes and gutters: *316 Stainless Steel*

26/06/18	PowerBox Suggested Relocation Site - SK02	13
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11/05/18	Wheelie Bin & Bicycle Storage areas added	08
11/05/18	Daylight Angle amendments - Refer SK15	07
05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
TRANS OCEAN 20 Suburb St, Queenstown		
Scale: 1:100 @ A3	Drawing Title: Elevation - Frankton Road	Drawing No: SK08
WYATT +GRAY architects		
PO Box 172, Queenstown chris@wyattgrayarchitects.nz		
(03) 442-8709 www.wyattgrayarchitects.nz		
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		





Material Legend:

- Lockseamed horizontal metal cladding  
Colorsteel colour: *BasaltBase*
- Lockseamed horizontal metal cladding  
Colorsteel colour: *Flaxpod*
- Cor-ten: *TBC*
- Schist Wall

Note:  
Aluminium joinery, channel section, fascias & pergola: *Ironsand*

Downpipes and gutters: *316 Stainless Steel*

QUEENSTOWN LAKES DISTRICT COUNCIL

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05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
TRANS OCEAN 20 Suburb St, Queenstown		
Scale: 1:100 @ A3	Drawing Title: Elevation - North West	Drawing No: SK09
Wyatt Gray architects		
PO Box 172, Queenstown (03) 442-8709 chris@wyattgrayarchitects.nz www.wyattgrayarchitects.nz		
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QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM180774


21 December 2018

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- Lockseamed horizontal metal cladding  
Colorsteel colour: *BasaltBase*
- Lockseamed horizontal metal cladding  
Colorsteel colour: *Flaxpod*
- Cor-ten: *TBC*
- Schist Wall

**Note:**  
Aluminium joinery, channel section, fascias & pergola: *Ironsand*

Downpipes and gutters: *316 Stainless Steel*


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11/05/18	Daylight Angle amendments - Refer SK15	07
05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
<b>TRANS OCEAN</b> <b>20 Suburb St, Queenstown</b>		
Scale: 1:100 @ A3	Drawing Title: Elevation - North East	Drawing No: SK10
Drawn:CH		
		
PO Box 172, Queenstown chris@wyattgrayarchitects.nz		(03) 442-8709 www.wyattgrayarchitects.nz
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		

QUEENSTOWN LAKES DISTRICT COUNCIL

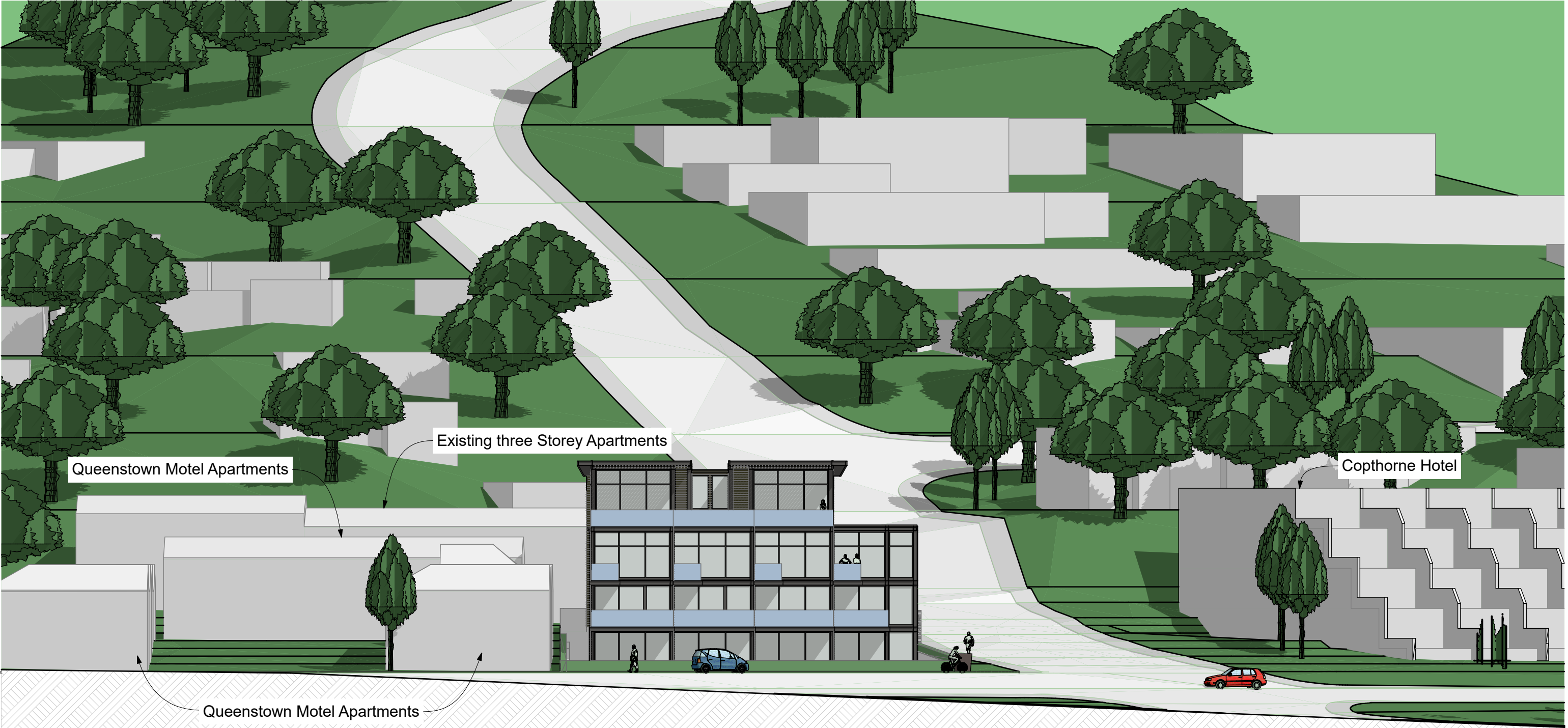
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16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
TRANSOCEAN 20 Suburb St, Queenstown		
Scale: 1:250 @ A3	Drawing Title: Longitudinal Section - Suburb Street	Drawing No: SK11
 architects		
PO Box 172, Queenstown chris@wyattgrayarchitects.nz		
(03) 442-8709 www.wyattgrayarchitects.nz		
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**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:**  
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**21 December 2018**

Longitudinal Section through Frankton Road

26/06/18	PowerBox Suggested Relocation Site - SK02	13
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11/05/18	Daylight Angle amendments - Refer SK15	07
05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
TRANSOCEAN 20 Suburb St, Queenstown		
Scale: 1:250 @ A3	Drawing Title: Longitudinal Section - Frankton Road	Drawing No: SK12
Drawn: CH		
PO Box 172, Queenstown chris@wyattgrayarchitects.nz		
(03) 442-8709 www.wyattgrayarchitects.nz		
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Trees are indicative only. Locations  
and sizes taken from google maps.




**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:**  
**RM180774**

**21 December 2018**

Longitudinal Section looking towards Frankton

26/06/18	PowerBox Suggested Relocation Site - SK02	13
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11/05/18	Wheelie Bin & Bicycle Storage areas added	08
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05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
TRANSOCEAN 20 Suburb St, Queenstown		
Scale: 1:250 @ A3	Drawing Title: Longitudinal Section - Towards Frankton	Drawing No: SK13
 architects		
PO Box 172, Queenstown chris@wyattgrayarchitects.nz		
(03) 442-8709 www.wyattgrayarchitects.nz		
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		

Trees are indicative only. Locations  
and sizes taken from google maps.






**QUEENSTOWN LAKES DISTRICT COUNCIL**

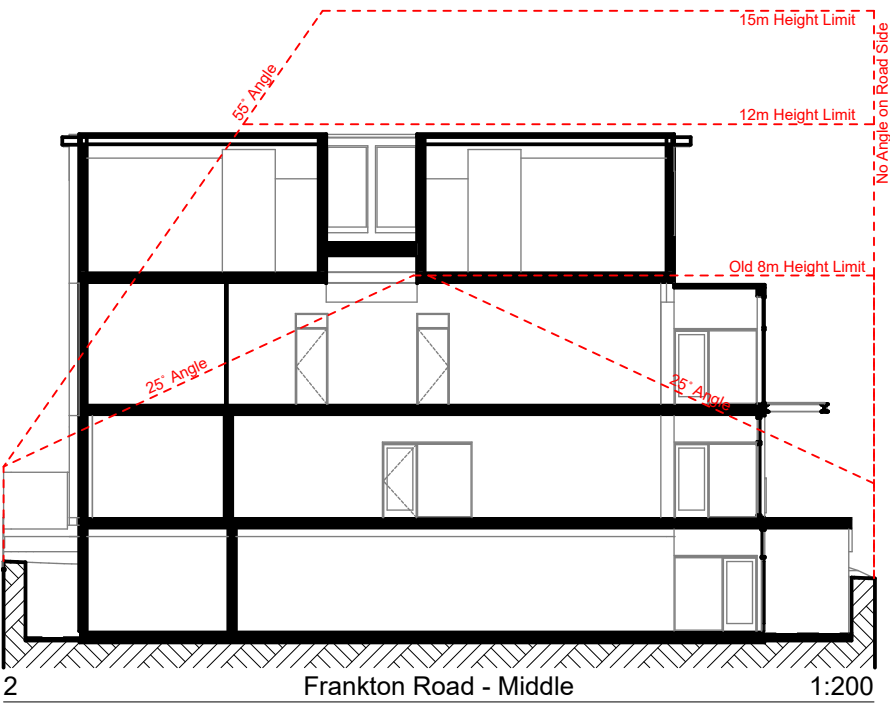
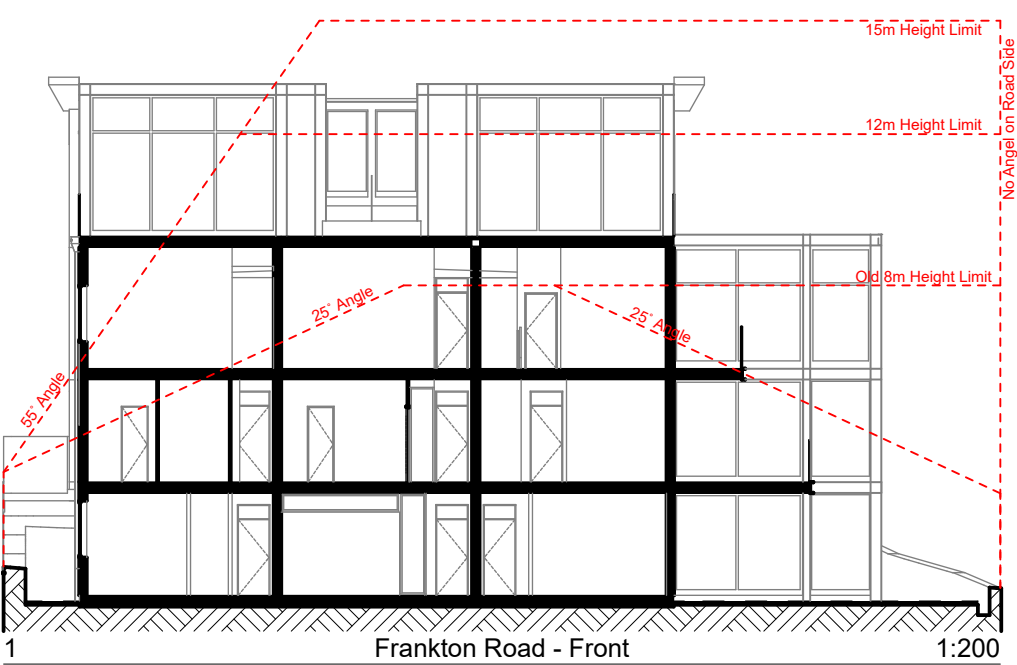
**APPROVED PLAN:**  
**RM180774**

**21 December 2018**

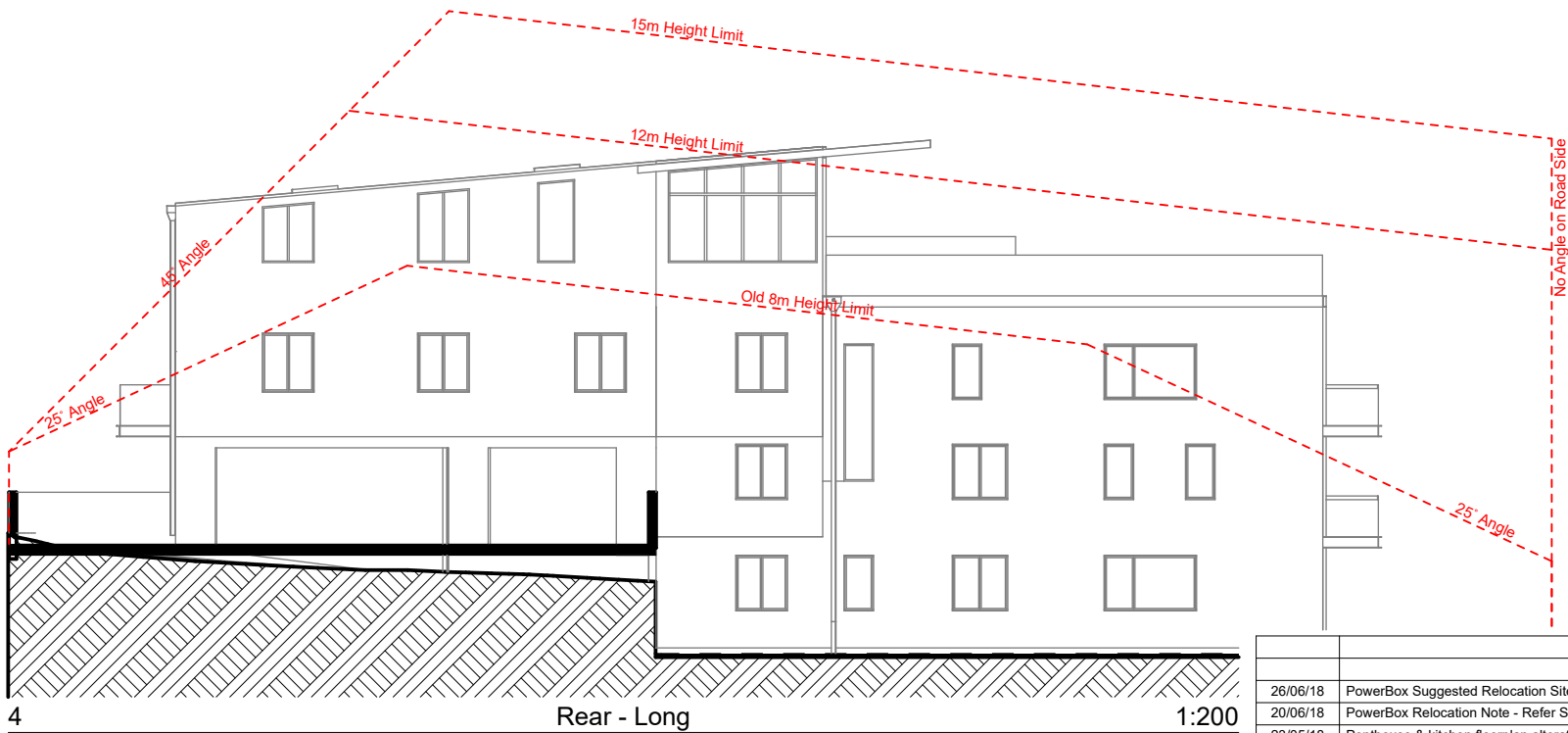
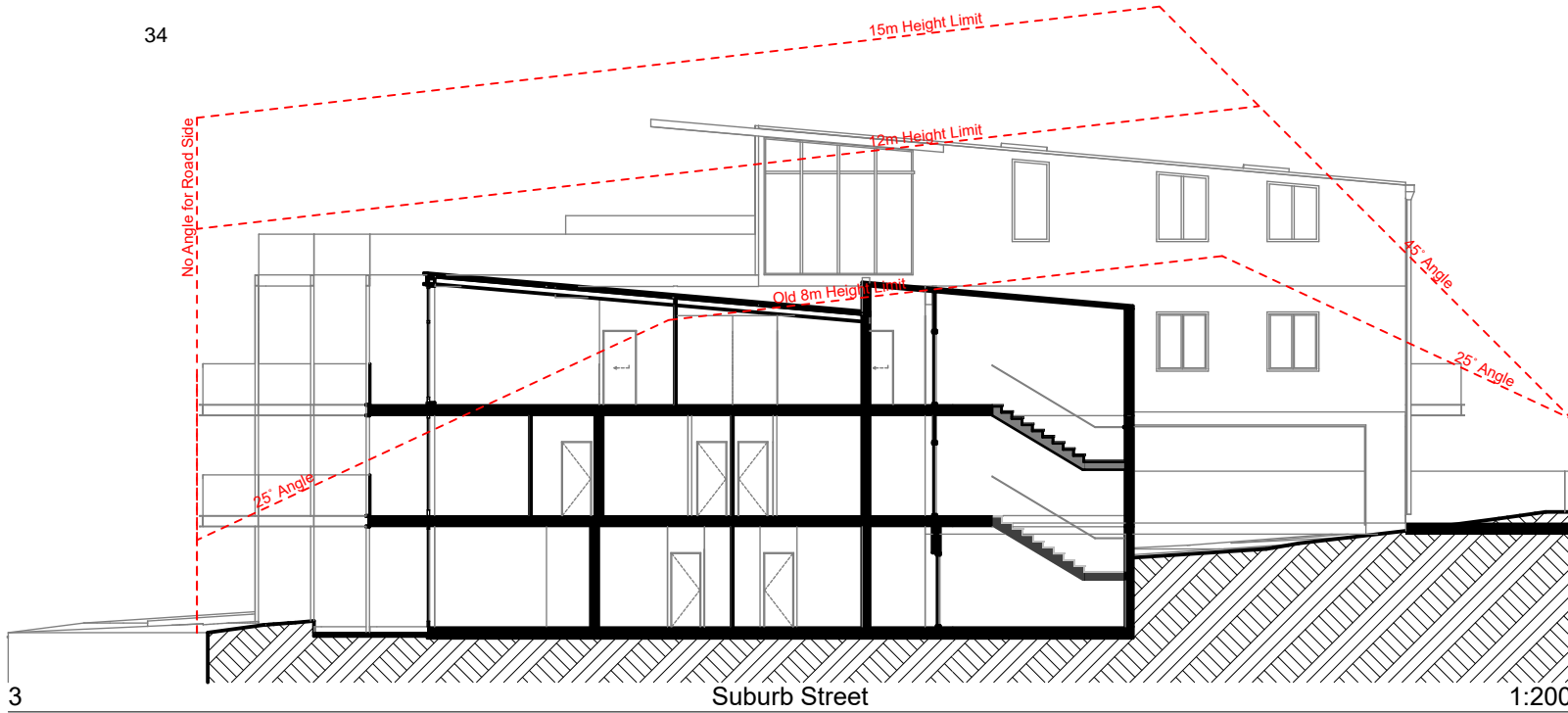
Longitudinal Section looking towards Wakatipu Lake

Trees are indicative only. Locations and sizes taken from google maps.

26/06/18	PowerBox Suggested Relocation Site - SK02	13
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11/05/18	Daylight Angle amendments - Refer SK15	07
05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
TRANSOCEAN 20 Suburb St, Queenstown		
Scale: 1:250 @ A3	Drawing Title: Longitudinal Section - Towards Lake	Drawing No: SK14
		
PO Box 172, Queenstown (03) 442-8709 chris@wyattgrayarchitects.nz www.wyattgrayarchitects.nz		
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05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:

**TRANSOCEAN**  
20 Suburb St, Queenstown

Scale: 1:200 @ A3	Drawing Title: Daylight Angles	Drawing No: SK15
Drawn:CH		



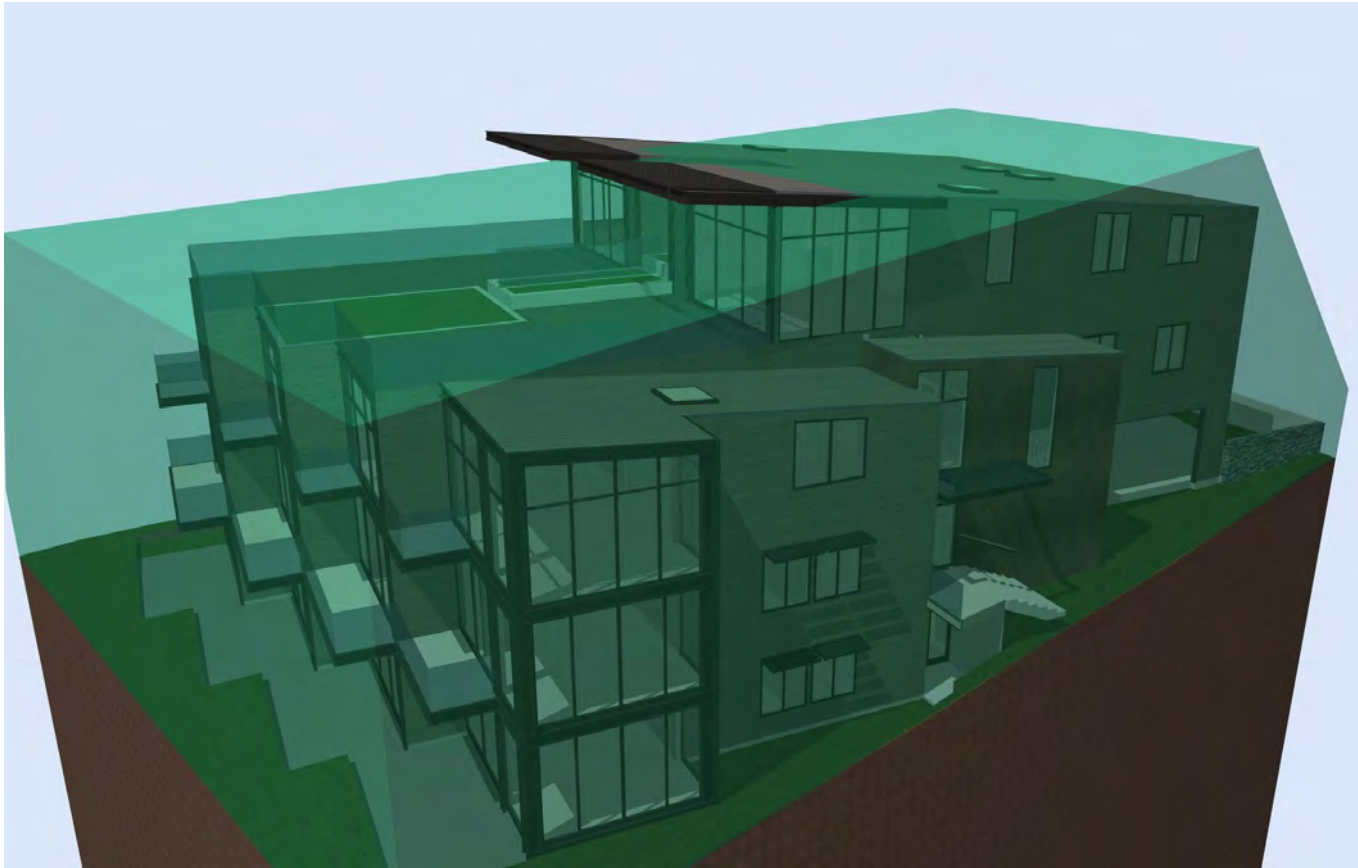
PO Box 172, Queenstown  
chris@wyattgrayarchitects.nz  
(03) 442-8709  
www.wyattgrayarchitects.nz

Do not scale off print - refer to figured dimensions.  
Refer to larger details where possible.  
Confirm all dimensions on site prior to construction.  
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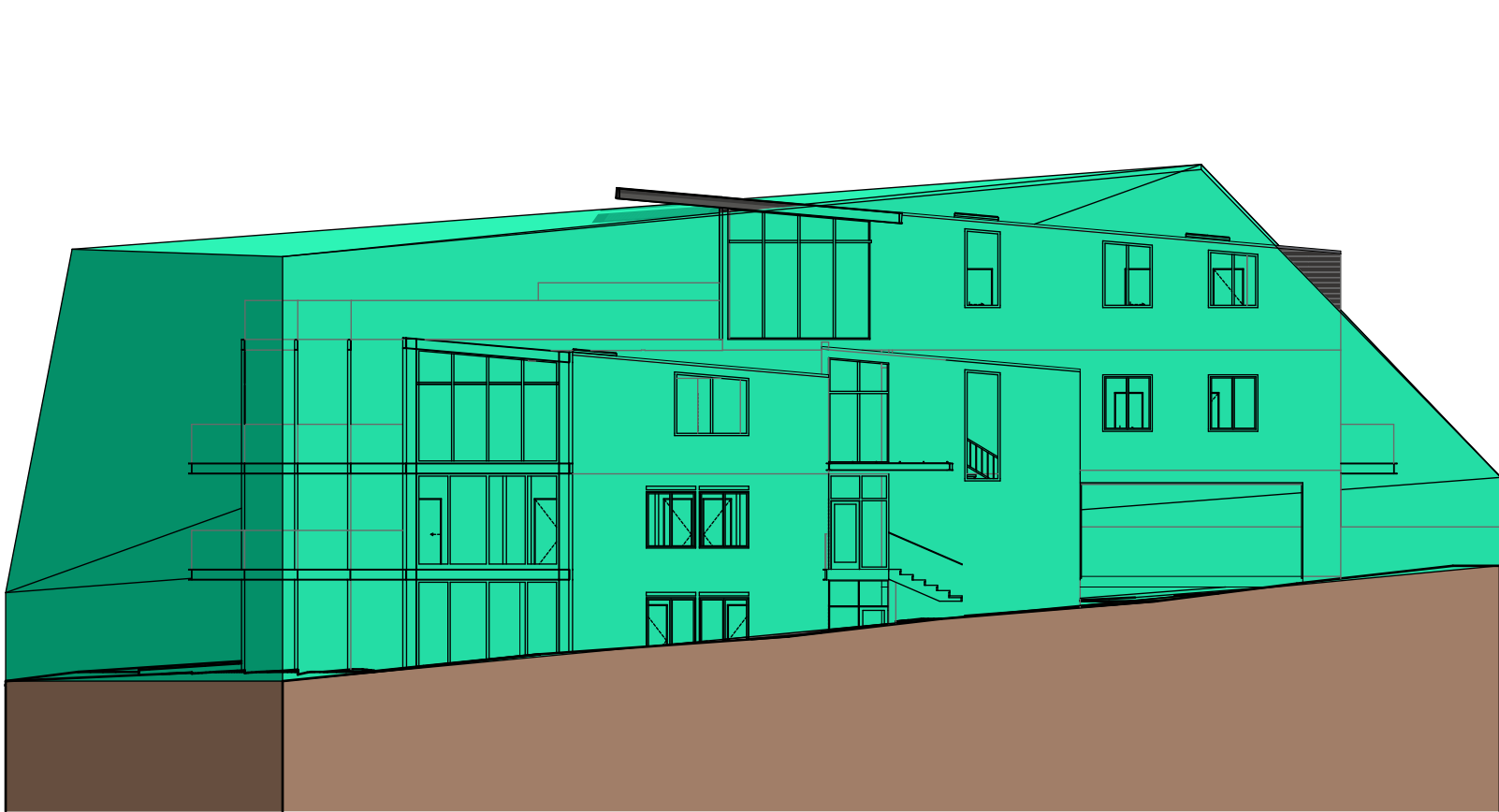
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12m Height Limit      Generic Perspective DA02

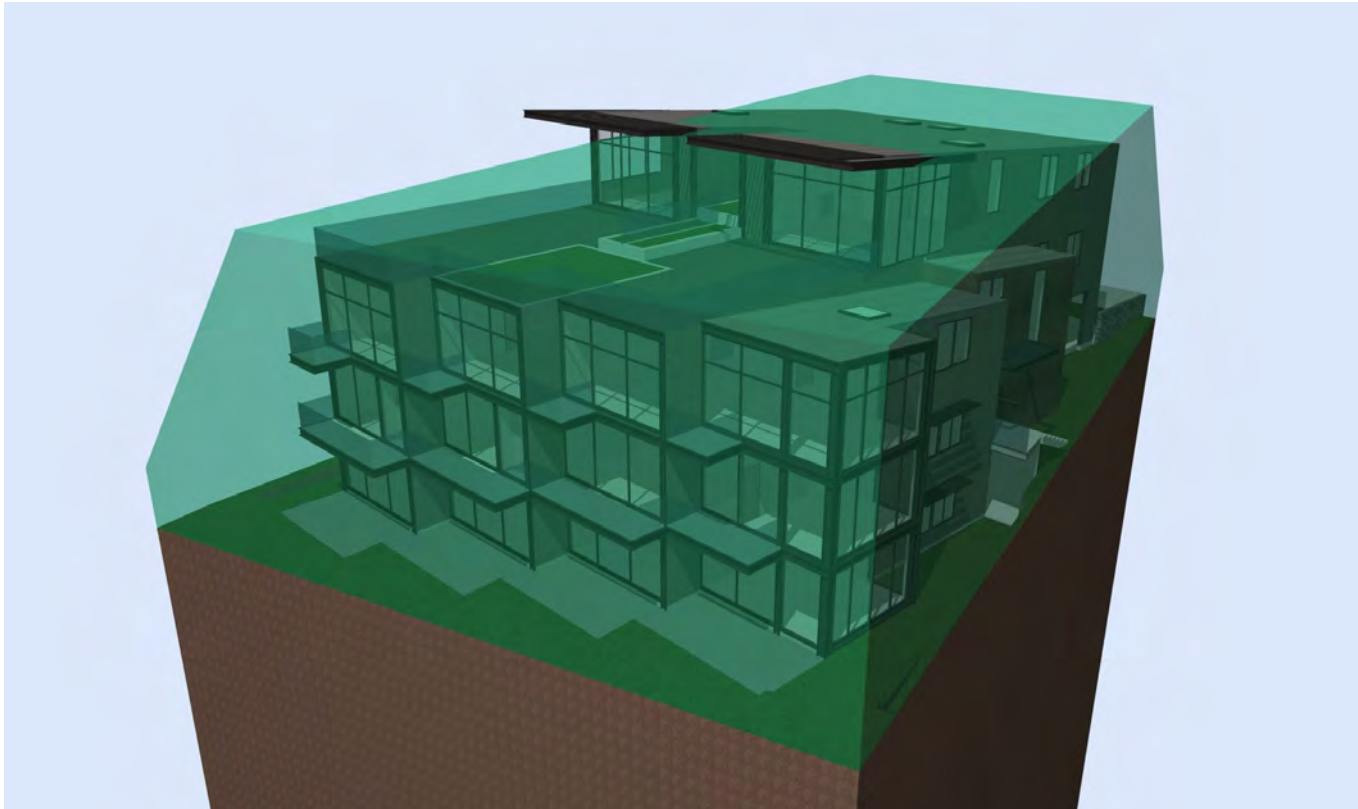


12m Height Limit      Elevation      1:200

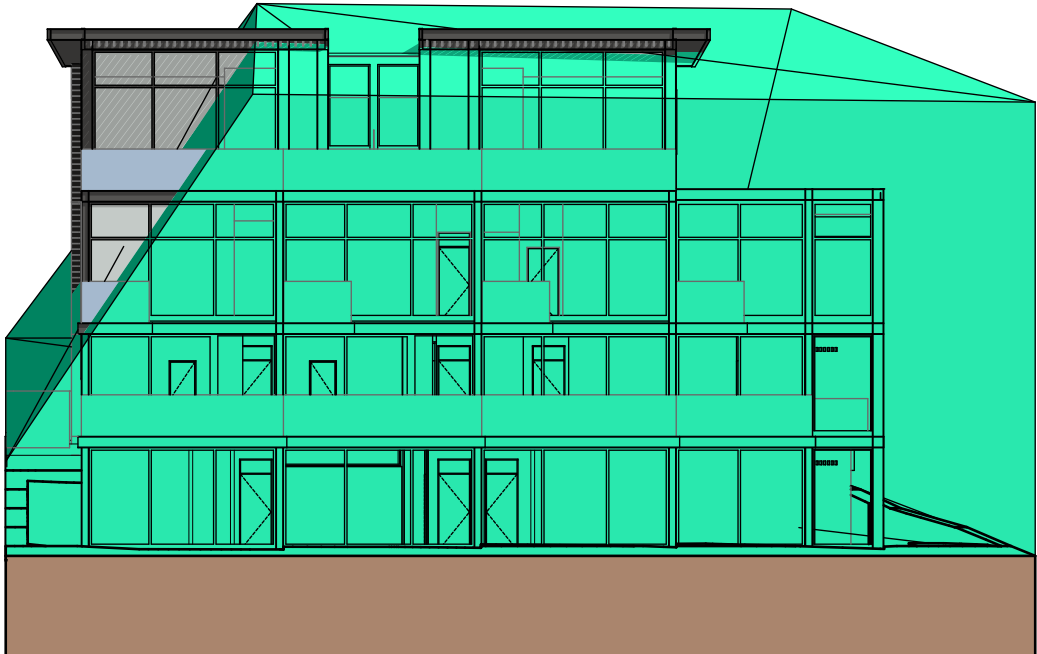
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**21 December 2018**



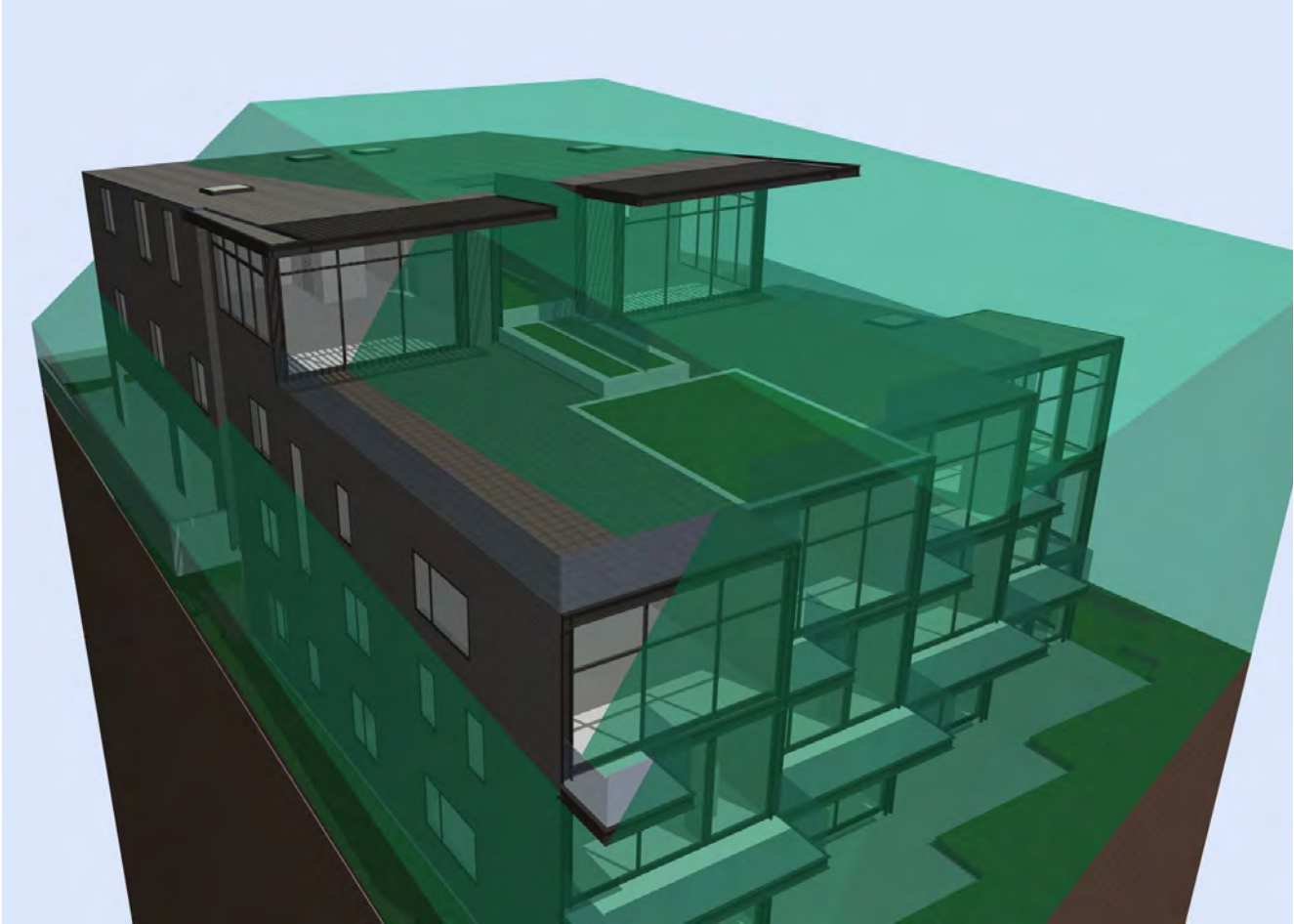
12m Height Limit      Generic Perspective DA01



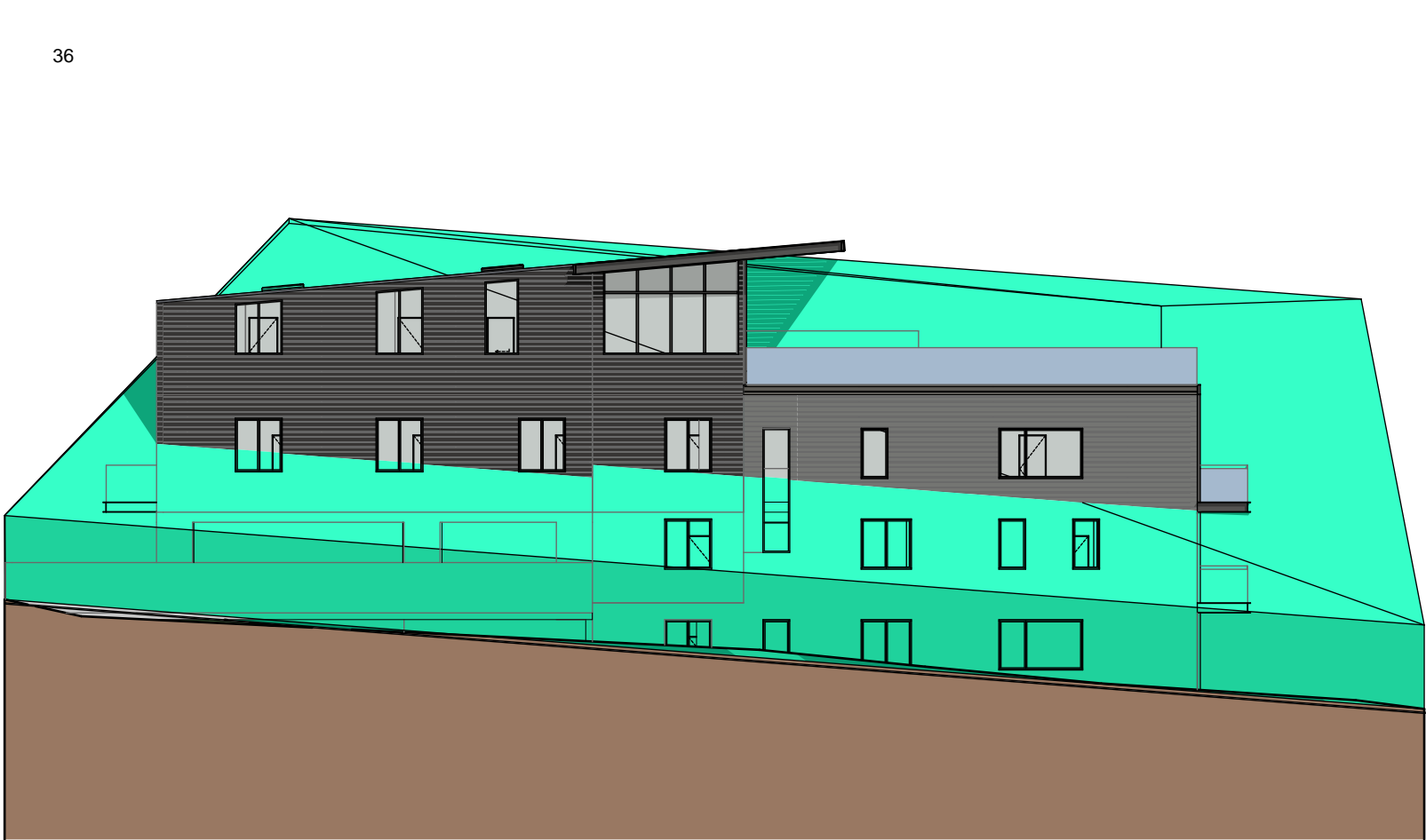
12m Height Limit      Elevation      1:200

26/06/18	PowerBox Suggested Relocation Site - SK02	13
20/06/18	PowerBox Relocation Note - Refer SK02	12
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11/05/18	Daylight Angle amendments - Refer SK15	07
05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
<b>TRANS OCEAN</b> 20 Suburb St, Queenstown		
Scale: 1:200 @ A3	Drawing Title: Daylight Angles 12m - 3D & Elevations	Drawing No: SK16a
 architects		
PO Box 172, Queenstown      (03) 442-8709 chris@wyattgrayarchitects.nz      www.wyattgrayarchitects.nz		
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12m Height Limit      Generic Perspective DA04

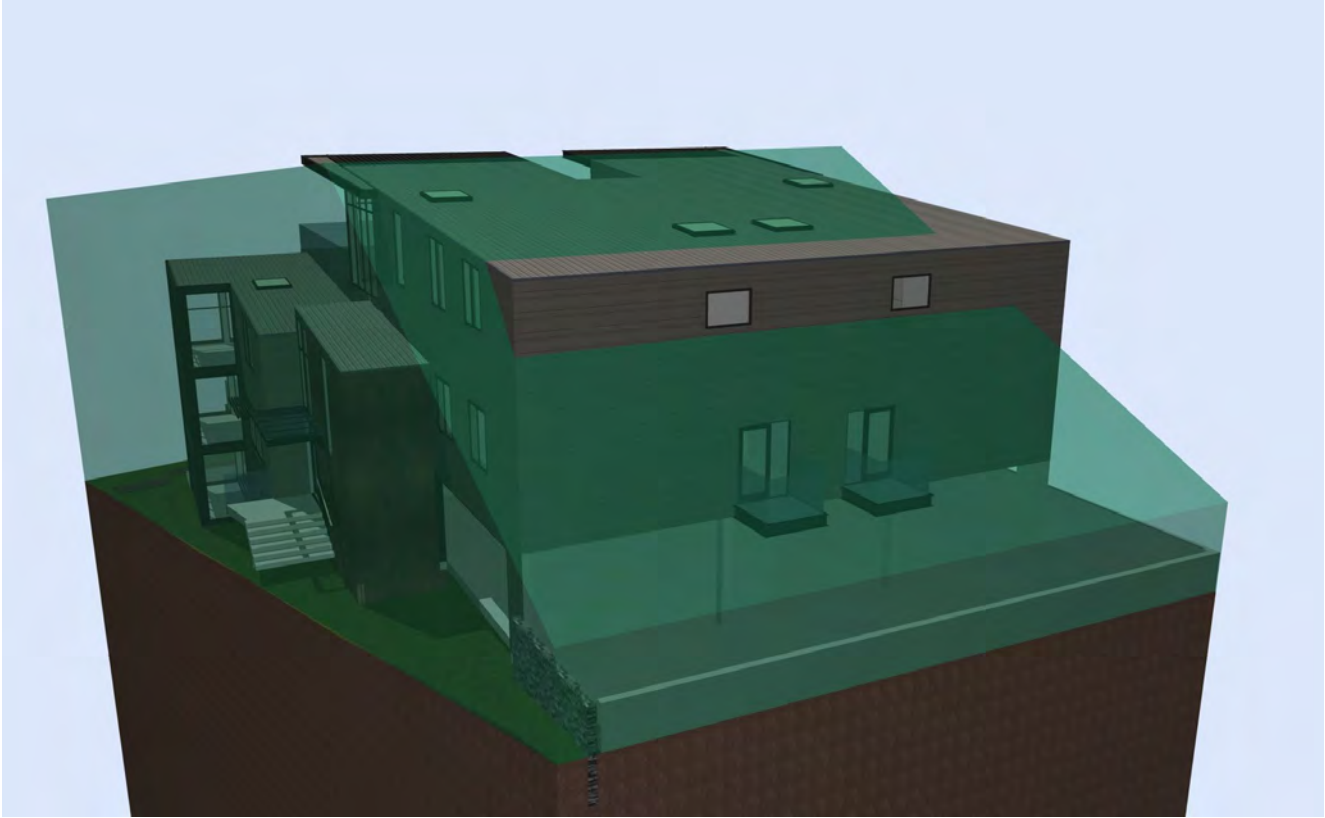


12m Height Limit      Elevation      1:200

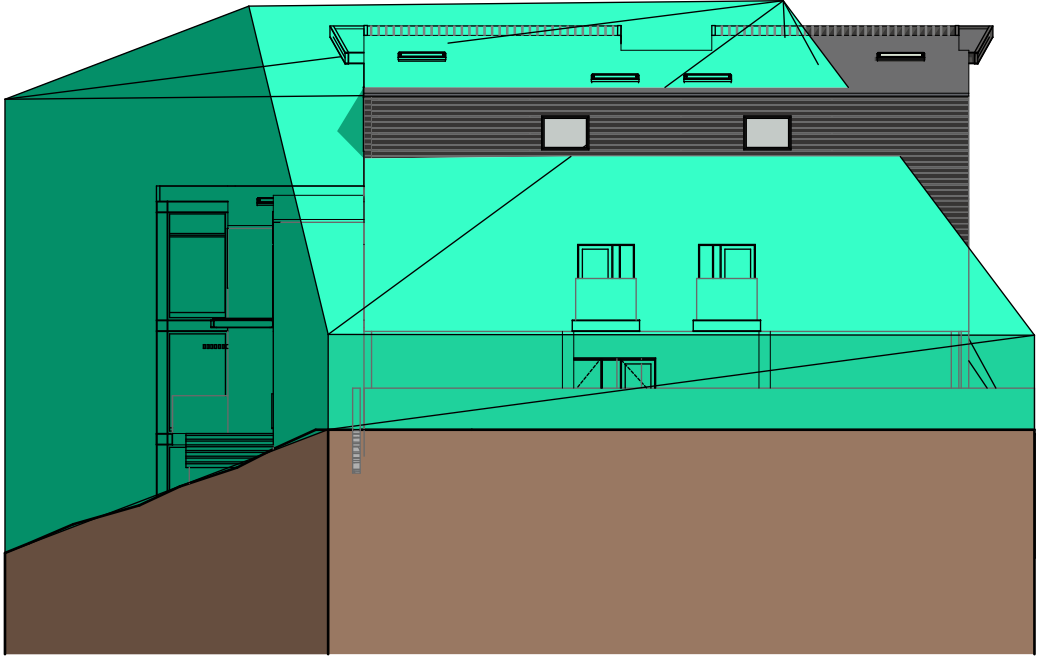
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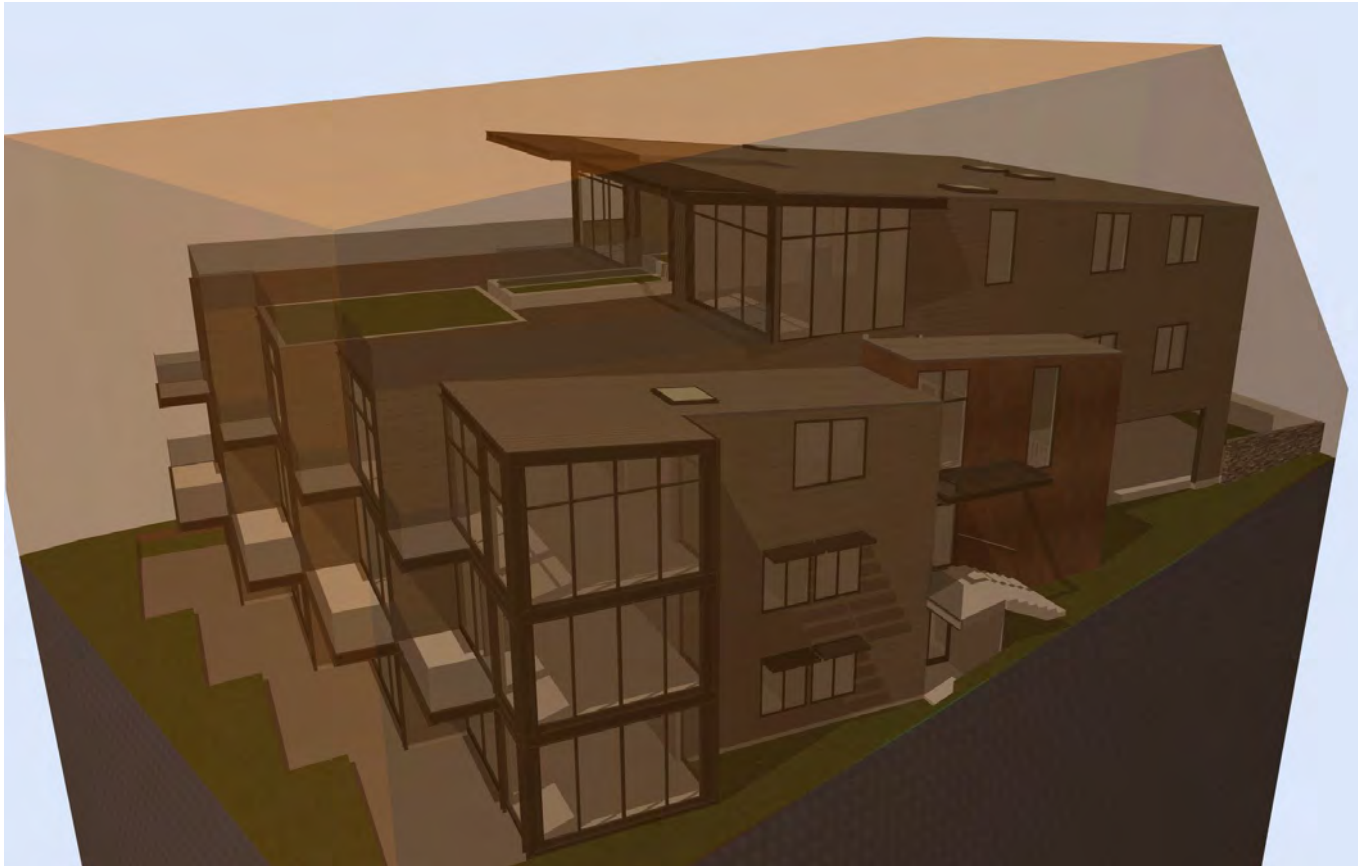
12m Height Limit      Generic Perspective DA03



12m Height Limit      Elevation      1:200

26/06/18	PowerBox Suggested Relocation Site - SK02	13
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05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
<b>TRANSOCEAN</b> 20 Suburb St, Queenstown		
Scale: 1:200 @ A3	Drawing Title: Daylight Angles 12m - 3D & Elevations	Drawing No: SK16b
Drawn: CH		
		
PO Box 172, Queenstown      (03) 442-8709 chris@wyattgrayarchitects.nz      www.wyattgrayarchitects.nz		
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15m Height Limit      Generic Perspective DA06

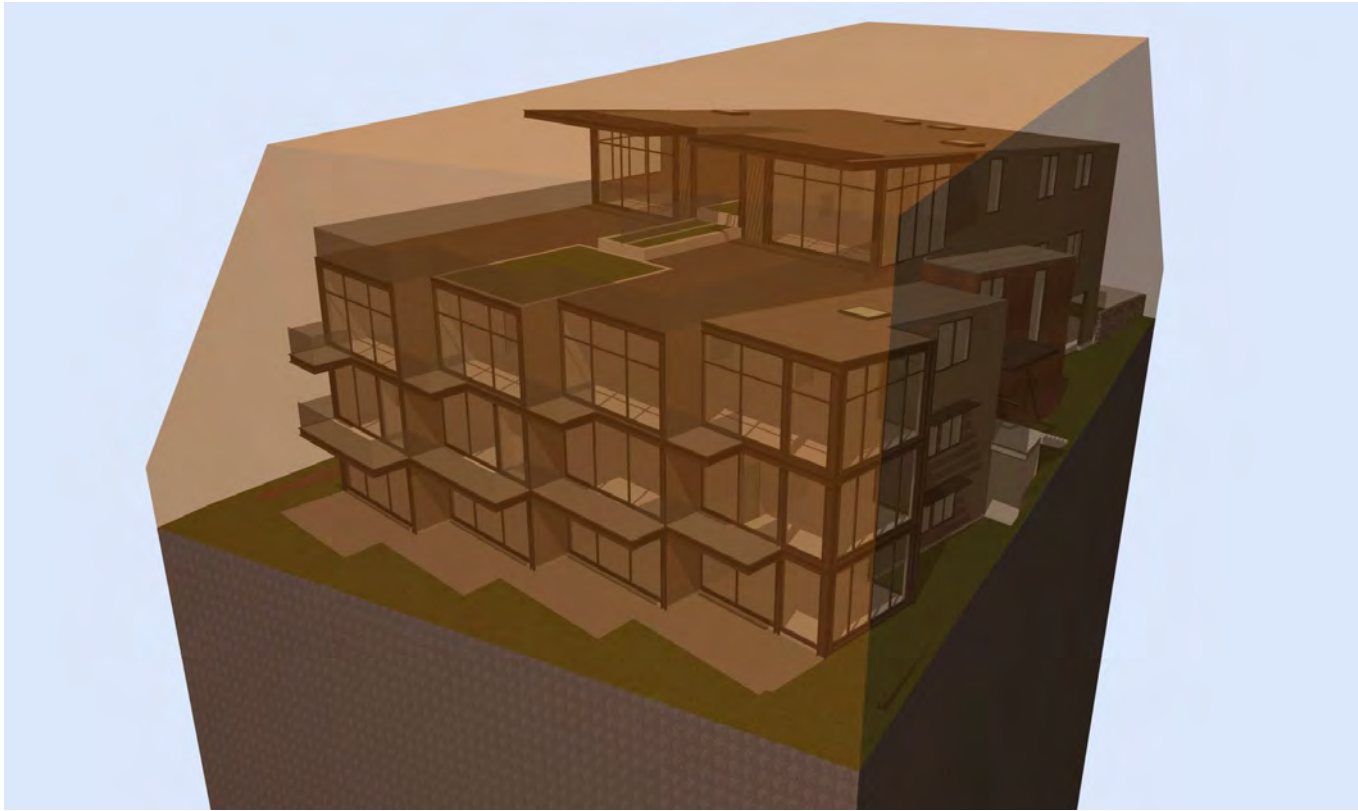


15m Height Limit      Elevation      1:200

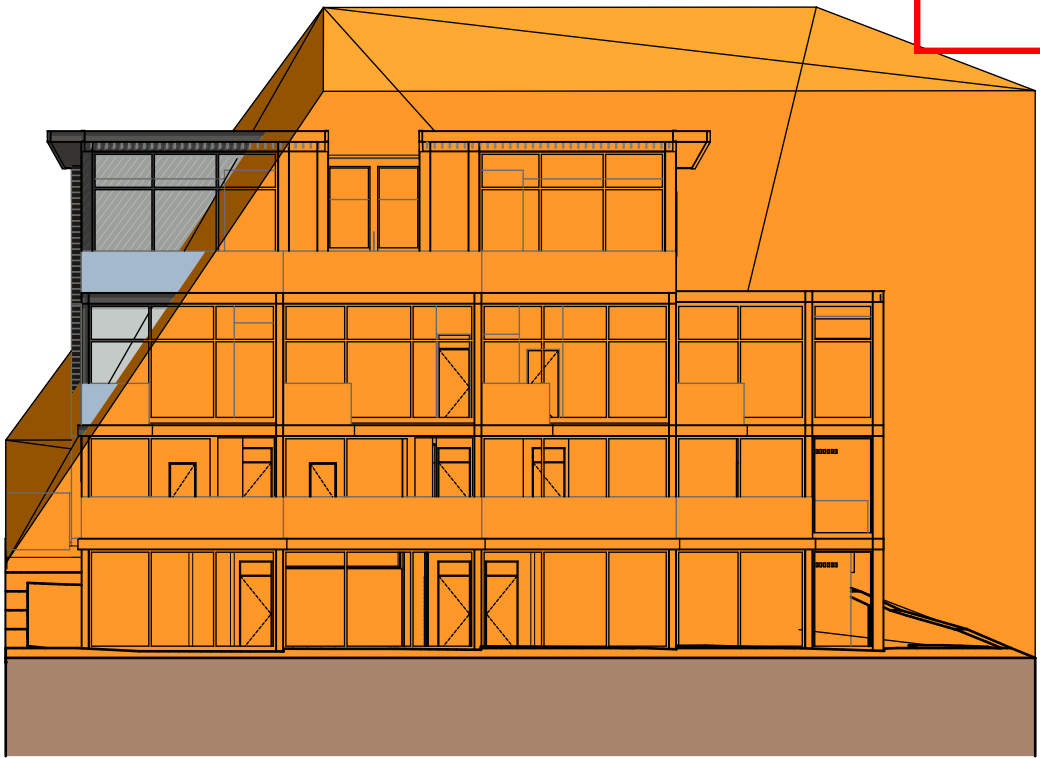
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**21 December 2018**

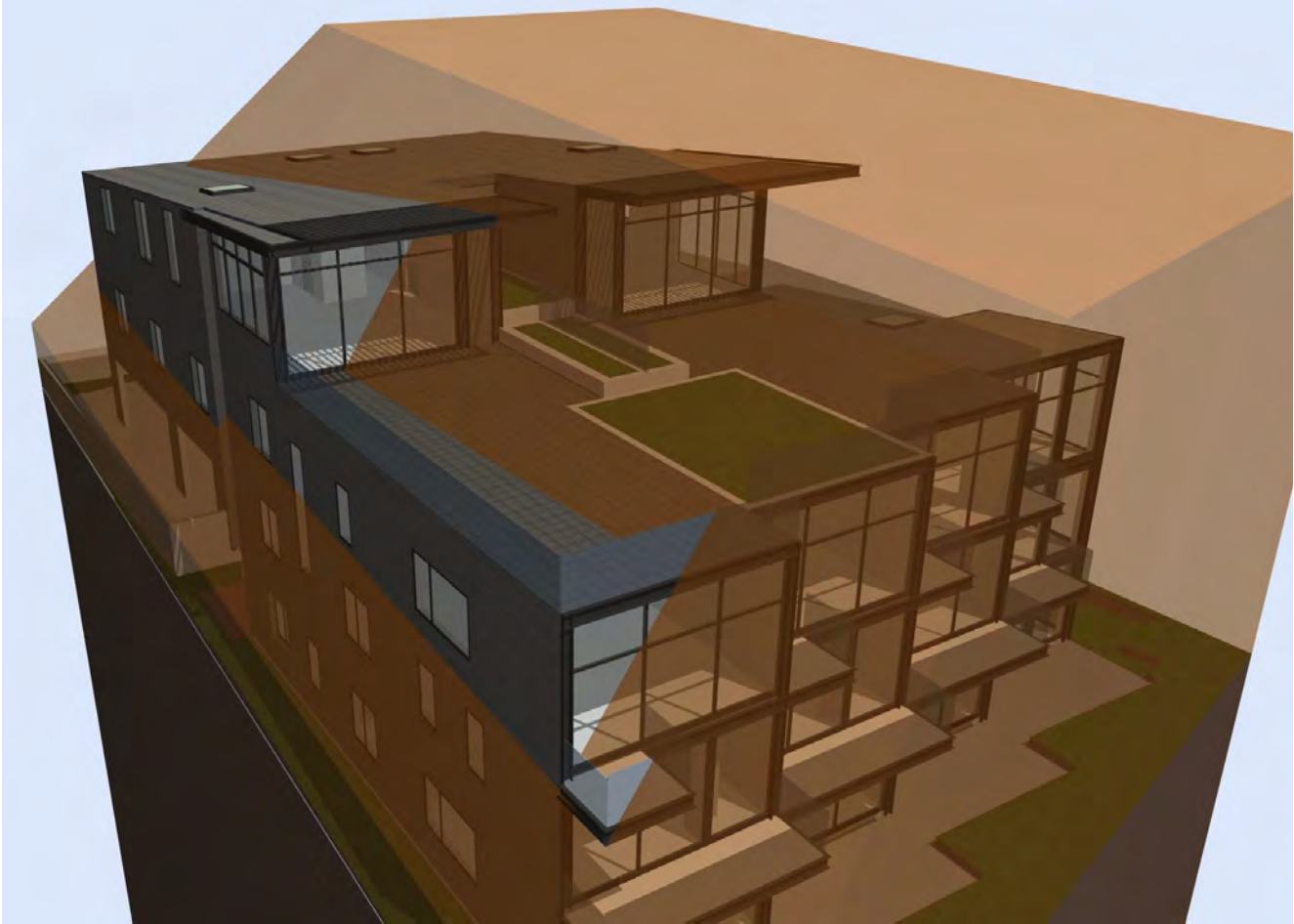


15m Height Limit      Generic Perspective DA05



15m Height Limit      Elevation      1:200

26/06/18	PowerBox Suggested Relocation Site - SK02	13
20/06/18	PowerBox Relocation Note - Refer SK02	12
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11/05/18	Daylight Angle amendments - Refer SK15	07
05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
<b>TRANS OCEAN</b> 20 Suburb St, Queenstown		
Scale: 1:200 @ A3	Drawing Title: Daylight Angles 15m - 3D & Elevations	Drawing No: SK17a
 architects		
PO Box 172, Queenstown      (03) 442-8709 chris@wyattgrayarchitects.nz      www.wyattgrayarchitects.nz		
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		



15m Height Limit      Generic Perspective DA08



15m Height Limit      Elevation      1:200

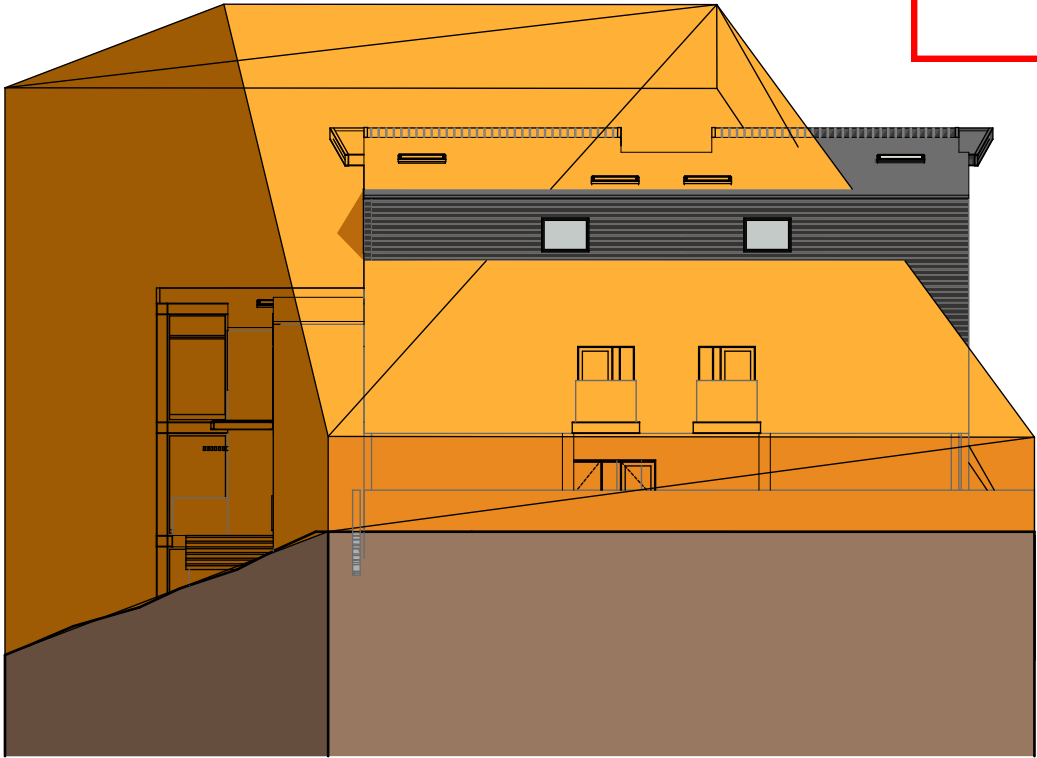
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15m Height Limit      Generic Perspective DA07



15m Height Limit      Elevation      1:200

26/06/18	PowerBox Suggested Relocation Site - SK02	13
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11/05/18	Daylight Angle amendments - Refer SK15	07
05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
<b>TRANSOCEAN</b> 20 Suburb St, Queenstown		
Scale: 1:200 @ A3	Drawing Title: Daylight Angles 15m - 3D & Elevations	Drawing No: SK17b
 <b>WYATT GRAY</b> architects		
PO Box 172, Queenstown      (03) 442-8709 chris@wyattgrayarchitects.nz      www.wyattgrayarchitects.nz		
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11/05/18	Daylight Angle amendments - Refer SK15	07
05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:

**TRANSOCEAN**  
20 Suburb St, Queenstown

Scale: nts	Drawing Title: Perspectives	Drawing No: SK18
Drawn: CH		

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chris@wyattgrayarchitects.nz www.wyattgrayarchitects.nz

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05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
TRANS OCEAN 20 Suburb St, Queenstown		
Scale: nts	Drawing Title: Perspectives	Drawing No: SK19
Drawn:CH		
		
PO Box 172, Queenstown (03) 442-8709 chris@wyattgrayarchitects.nz www.wyattgrayarchitects.nz		
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05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
TRANSOCEAN 20 Suburb St, Queenstown		
Scale: nts	Drawing Title: Perspectives	Drawing No: SK20
Drawn:CH		
 architects		
PO Box 172, Queenstown (03) 442-8709 chris@wyattgrayarchitects.nz www.wyattgrayarchitects.nz		
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11/05/18	Wheelie Bin & Bicycle Storage areas added	08
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05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
TRANS OCEAN 20 Suburb St, Queenstown		
Scale: nts	Drawing Title: Perspectives	Drawing No: SK21
Drawn:CH		
 architects		
PO Box 172, Queenstown (03) 442-8709 chris@wyattgrayarchitects.nz www.wyattgrayarchitects.nz		
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05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
TRANSOCEAN 20 Suburb St, Queenstown		
Scale: nts	Drawing Title: Perspectives	Drawing No: SK22
Drawn: CH		
		
PO Box 172, Queenstown (03) 442-8709 chris@wyattgrayarchitects.nz www.wyattgrayarchitects.nz		
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11/05/18	Daylight Angle amendments - Refer SK15	07
05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:

**TRANSOCEAN**  
20 Suburb St, Queenstown

Scale: nts	Drawing Title: Perspectives	Drawing No: SK23
Drawn:CH		

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11/05/18	Wheelie Bin & Bicycle Storage areas added	08
11/05/18	Daylight Angle amendments - Refer SK15	07
05/04/18	262mm to carpark	06
16/10/17	Planning Review Set	05
02/10/17	Design Review	04
Issue Date:	Issue:	No:
TRANSOCEAN 20 Suburb St, Queenstown		
Scale: nts	Drawing Title: Perspectives	Drawing No: SK24
Drawn:CH		
		
PO Box 172, Queenstown (03) 442-8709 chris@wyattgrayarchitects.nz www.wyattgrayarchitects.nz		
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