



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

Applicant:	Varina Pty Limited
RM reference:	RM180622
Location:	45 Dungavon Street, Wanaka
Proposal:	Undertake visitor accommodation for up to 300 nights per year from four residential units and four flats.
Type of Consents:	Land Use
Legal Description:	Section 1, Block XXXI Town of Pembroke
Zoning:	Low Density Residential (ODP) Medium Density Residential (PDP)
Activity Status:	Restricted Discretionary
Public Notification:	20 September – 18 October 2018
Commissioner:	Wendy Baker
Date:	6 March 2019
Decision:	CONSENT IS GRANTED, SUBJECT TO CONDITIONS

UNDER THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER OF an application by Varina Pty Limited to use four residential units and four residential flats for visitor accommodation.

Council File: RM180622

The Hearing and Appearances

Hearing:

19 February 2019, Wanaka

Appearances for the Applicant:

Mr Michael Walker: Legal Counsel

Mr Andrew Carr: Transport Engineer

Mr Daniel Curley: Planner

Appearances for the Queenstown Lakes District Council:

Mr Hamish Anderson: Planner

Mr Cameron Jones, Engineer (by phone)

Appearances for Submitters:

None

Abbreviations

The following abbreviations are used in this decision:

Varina Pty Ltd	‘the Applicant’
Queenstown Lakes District Council	‘the Council’
The Operative Queenstown Lakes District Plan	‘the ODP’
The Proposed Queenstown Lakes District Plan	‘the PDP’
Assessment of Environmental Effects	‘AEE’
Resource Management Act 1991	‘RMA’

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

The hearing was closed on 4 March 2019, following receipt of the applicant's right of reply.

**DECISION OF QUEENSTOWN LAKES DISTRICT COUNCIL HEARING
COMMISSIONER WENDY BAKER, APPOINTED PURSUANT TO SECTION 34A OF THE RMA**

INTRODUCTION, BACKGROUND, PROPOSAL AND PRELIMINARY MATTERS

1. I 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 Varina Pty Ltd ('the Applicant'), determine any preliminary matters, and, if granted, to impose conditions of consent.
2. The application site is located at 45 Dungarvon Street, Wanaka on the corner with Upton Street. It is legally described as Section 1, Block XXXI Town of Pembroke.
3. I undertook a site visit on the morning of 19 February 2019 during which I walked around the site and the exterior of the buildings. I also visited the surrounding streets.
4. The site and the surrounds have been set out in Section 4.1 of the AEE and also in Section 2 of Mr Anderson's s42A, relying in part on the AEE. There was no disagreement between the parties over the site and location description and therefore Mr Anderson's description is adopted for this decision.
5. At this point, I pause to address a matter I raised as a preliminary point being that the floor plans included in the AEE for Unit and Flat B showed a flat of 96m² and a unit of 170m². My concern here was that under the ODP provisions of the day, these would not qualify as a flat and a unit due to the percentage of floor area of the flat being 36% of the total. I queried whether on this basis the activity as consented by RM141029 (upon which the current consent relies to prove legal establishment) applied to this built form. Mr Walker in his reply advised that as built these numbers were incorrect and that the correct floor area for the flat was 101.15m² and 189.72m² for the unit. This is still different to the values consented by RM141029, but given the flat is less than 35% of the total floor area, the activity could qualify as a unit and a flat. Given this, it appears that this matter could be remedied by an application pursuant to s127 to vary condition 1 of RM141029. I do not consider this is of further consequence to this decision noting that this decision is premised on the flats and units being legally established.
6. During the course of the hearing, the Applicant removed the car parking space shown within a carport between the northern units from the proposal, reducing the total number of parking spaces to thirteen.
7. Subject to the amendments above, being a change to the floor areas of Unit and Flat B and a reduction in car parking spaces, a description of the proposal is set out within the AEE and the 42A report. There was no disagreement between the parties at the hearing as to the description, and this description, as amended, is adopted for this decision.
8. In reaching this decision I 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;
 - (iv) The written submissions from the submitters to the application;

- (v) The submission from the applicant's Legal Counsel and evidence provided at the hearing;
- (vi) The responses to my questions during the hearing process;
- (vii) The Applicant's right of reply;
- (viii) The site visit; and
- (ix) The relevant provisions of the Queenstown Lakes District Plan (ODP and PDP).

NOTIFICATION AND SUBMISSIONS

9. The application was publicly notified on 20 September 2018 with submissions closing on 18 October 2018. A summary of submissions is set out in Mr Anderson's 42A report. In summary, the following issues were raised in these submissions:
 - a. Insufficient car parking ;
 - b. Change from residential to visitor accommodation was not clear in the original consent RM141029;
 - c. Integrity of the Plan and precedent concerns;
 - d. Change to the residential character, amenity and privacy;
 - e. Reduction of the residential accommodation available in Wanaka;
 - f. Insufficient roading and drainage;
 - g. Arrivals by bus/coach will affect amenity;
 - h. Contention whether visitor accommodation is the lifeblood of the district;
 - i. Unsure if conditions e.g noise/parking, will be adhered to by future owners;
 - j. Off site manager is not acceptable;
 - k. Other regulations might not be met;
 - l. Property values will be affected; and
 - m. Entrance should be on Brownston Street (sic means Upton Street).
10. No submitters appeared at the hearing. Following adjournment of the hearing on 19 February for the Applicant's reply, the Council received an email from a submitter that they wished to have included. Given the time in proceedings, I declined to accept this email.
11. Submission point b above is not of relevance, any party may apply for a consent in accordance with the relevant provisions. Submission point i is a compliance matter and assuming any conditions imposed are valid, there is no ability for a future owner not to adhere to them. Submission point k relates to matters outside the jurisdiction of this application and cannot be considered. Submission point l is a result of effects on nearby properties and is therefore considered in that context rather than as an independent issue. Submission point h is a matter which can (or cannot) be supported by evidence and then followed through in the assessment of the objectives and policies of the plan. For these reasons those submission points are not considered further. The other points are addressed as relevant within this decision.

STATUTORY MATTERS

12. The site is zoned Low Density Residential Zone under the ODP. Mr Anderson has set out the purpose of this zone at Section 5.1 of his report. Stage 1 of the PDP rezoned this area to Medium Density Residential.

13. I was advised by Mr Anderson and Mr Curley that rules regarding visitor accommodation were withdrawn from the Stage 1 notified version of the PDP and Mr Curley advised that the Council had issued a practice note stating that only the ODP rules trigger consent for the visitor accommodation. I was not provided with a copy of this practice note. I am however familiar with it.
14. There was no disagreement between the parties that there were no relevant rules with legal effect contained within the PDP Stage 2. Mr Curley and Mr Walker advised that the recommendations on Stage 2 were now publicly available and that these were expected to be decided on by Council on 7 March 2019. I had asked Mr Walker to address me in his reply on any weighting that should be given to the recommendations. He did not include this in his reply commenting only more generally on the ODP v. PDP weighting. It is my understanding that the recommendations do not formally change the Plan and therefore the relevant PDP provisions remain those of the notified version of the PDP Stage 1. Under s104(1)(c) "any other matter" I can however consider the provisions of the recommendations.
15. There was no disagreement between the parties and this approach is adopted for my decision.
16. The reasons for consent were specified in detail within part 5.1 of Mr Anderson's s.42A report, including matters of discretion. Again, there was no disagreement between the parties and these are adopted for my decision.

LEGAL SUBMISSIONS AND EVIDENCE

17. Expert evidence from the applicant was pre circulated and read before the hearing. 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.
18. Mr Anderson's s.42a report was circulated prior to the hearing and was taken as read. He recommended consent be granted subject to conditions.

For the Applicant

19. **Mr Walker** provided pre circulated legal submissions which he read out. He stressed that this application was supported by expert evidence from the Applicant and the Council and that the matters raised by submitters were not supported by expert evidence. For these reasons Mr Walker considered that more weight should be given to the position of the applicant and the Council.
20. Mr Walker also advised that given the PDP is still subject to decisions and appeals, the ODP must be given greater weight. In any event he advised, the evidence submitted is that the proposal is not contrary to the objectives and policies of either plan.
21. Mr Walker concluded that on the basis of the evidence, a decision to grant consent can and should be reached.

22. **Mr Curley** put to us that the only change in effects related to the ongoing operational/visitor management associated with the proposed activity, rather than effects related to the form and function of existing built form¹. He opined that the character of a permanent resident can take many forms especially in a resort town and that there are permitted alternatives to permanent occupancy such as intermittent use by owner, family, friend, friend of friend. In Mr Curley's opinion this would have similar effects to the proposal, particularly in regards to privacy.
23. With regards to the noise, operation and management proposed, Mr Curley stated that the proposed noise and operations management plan would deal with adverse effects such that they will be no more than minor.
24. Mr Curley considers that the proposal is consistent with the objectives and policies of both District Plans and with the purpose and principles of the Act.
25. I questioned Mr Curley on the relevance of objectives and policies relating to affordable housing. He opined that given the location and high specifications of the units/flats, he considered it unlikely that, if used for residential accommodation, they would contribute to either the affordable rental or owner market. On this basis he advised that he did not consider that use of the units for visitor accommodation would have any effect on affordable housing.
26. When asked, Mr Curley confirmed to me that he had set out an erroneous permitted baseline in the AEE on page 9. Visitor accommodation is permitted for either the unit or the flat for 90 days of the year, not for both.
27. Mr Curley advised that he concurred with the conditions of consent recommended by Mr Anderson. However, on questioning he concurred that the wording of some conditions may need to be amended to ensure enforceability and reasonableness particularly in relation to parking and coach access. The right of reply included an amended set of conditions agreed between Mr Curley and Mr Anderson which addressed these concerns.
28. **Mr Carr** advised that his brief was to look at parking numbers. He did not consider the manoeuvrability on site. Mr Carr considered that 13 parking spaces was adequate. When questioned on the suitability of tandem parking, Mr Carr advised that he considered this to be sufficient.

For The Council

29. **Mr Jones** assessed the proposed parking and access arrangements. He recommended the inclusion of conditions to ensure that the parking spaces and access to be formed from Upton Street were constructed in accordance with Council standards.
30. Mr Jones was not present at the hearing, but was telephoned in on speakerphone for me to query whether he had assessed manoeuvrability within the site for unfamiliar users. He advised that he had not. He had considered the tandem parking arrangement and considered this appropriate as it would be used by occupants of one unit. He also confirmed that he considered that 13 parking spaces (as amended) is adequate for the development.

¹ Paragraph 25 Evidence Daniel Curley, undated

31. **Mr Anderson** advised that in his opinion the adverse effects would be no more than minor. Particularly those relating to vehicle movements and design of outdoor areas which are internal to the site rather than facing toward or exposed to neighbouring properties. He anticipated there would be sufficient car parking, even at the reduced rate of 13 parks, on site to accommodate the demand. He considered the proposal consistent with the relevant objectives and policies and promoting the overall purpose of the RMA.
32. I questioned Mr Anderson about effects on affordable housing and he concurred with Mr Curley that the location and design of this property was generally prohibitive of it being affordable.

Right of Reply

33. **Mr Walker** provided us with his right of reply which addressed three matters, all of which are covered earlier in this decision being the residential unit and residential flat ratio and whether the proposal is compliant with the terms of RM141029, the weighting of the objectives and policies of the PDP and agreed conditions.

PRINCIPAL AREAS IN CONTENTION

34. Having read and heard the evidence and submissions presented, I find myself in the position where all areas of contention between the Applicant and the Council have been addressed either through the amendments to the application before the hearing or during the hearing process itself. The only potential issues that remain are issues raised by the submitters as set out below, which I address under the effects heading:

- Insufficient car parking ;
- Arrivals by bus/coach will affect amenity;
- Change to the residential character, amenity and privacy;
- Reduction of the residential accommodation available in Wanaka;
- Insufficient roading and drainage;
- Entrance should be on Brownston Street (sic means Upton Street); and
- Off site manager is not acceptable;

EFFECTS

Permitted baseline.

35. During the hearing both planners agreed that the permitted baseline allowed for up to four of the units/flats to be used for visitor accommodation for up to 24 persons, where each let was a minimum of three nights and the total number of nights for each unit or flat does not exceed 90.
36. Both planners also concurred that residential use included non commercial use of the unit for holiday accommodation both by the owner and by other parties.
37. I consider this relevant and therefore consider only effects above and beyond these permitted ones.

Parking and coaches

38. Both Mr Carr and Mr Jones were of the opinion that thirteen car parks is sufficient for eight self contained visitor accommodation units comprised of 2 x 4-bedroom, 2 x 3-bedroom and 4 x 2-bedroom (total 22 bedrooms). Mr Anderson and Mr Curley consider that conditions requiring management of parking will assist in ensuring parking occurs on site with minimal to no use of street parking by guests, which is a principal concern of submitters. I concur with the Council and Applicant's expert advice on the grounds that guests are likely to travel in groups and use only one or two vehicles per unit; they will generally not have boats or trailers; management of the parking spaces will allow for efficient use of the parks available.
39. Conditions have been agreed to which manage coach access, requiring that bookings are not taken from coach parties and that any coach access, for example pick up for an activity, are directed to the public coach park down Dungarvon Street towards the town centre.

Change to residential character, amenity and privacy.

40. Both Mr Anderson and Mr Curley have noted that permanent residential use takes on many forms, however I accept the submitter's point that the use of the property for visitor accommodation is a different activity and will result in changes to character and amenity which would not necessarily result from residential activity. There will be no opportunity for regular neighbours and establishing the kinship and fellowship which can be associated with this. This is an adverse effect on persons residing permanently in the vicinity in terms of residential amenity. I consider this to be a minor adverse effect in this location close to the town centre where holiday home use is likely to be high and permanent accommodation relatively low.
41. In terms of the residential character of the site as perceived from the public roads, it will appear as a residential property and I do not consider that the residential character will be affected in a general sense.
42. In this case the property is an internally focussed design with no overlooking of neighbours from outdoor living areas.

Reduction of accommodation

43. I was not presented with any evidence on this matter. Anecdotally there is a shortage of affordable housing in the Wanaka area. Neither planner considered it likely that if not used for visitor accommodation, this location would contribute to the affordable housing pool. I have no evidence before me that there is a shortage of residential accommodation at the less affordable levels and I form the view that this proposal will not reduce a scarce resource to any significant extent.

Insufficient roading and drainage

44. The submitter states that Queenstown and Wanaka at this stage do not have sufficient roading, drainage etc. Another submission seeks to relocate access to the site. Servicing of this development was considered at the time RM141029 was granted. Whilst the floor area of unit B is not in accordance with RM141029 and a variation is required, this will not affect roading, access or drainage.

45. Mr Jones reassessed the proposal in terms of access for unfamiliar users and found it to be acceptable.

Off site management

46. The applicant has provided a comprehensive management plan which deals with, in particular parking and access, but also noise and complaints. I concur with Mr Curley that the management does not need to be on site to be effective.

Conclusion on effects

47. Whilst I accept that there will be potential adverse effects in relation to residential amenity and character on the neighbours, I favour the evidence of Mr Curley and Mr Anderson and find that the effects on parking, coach use, privacy and residential amenity will not be significantly affected.

OBJECTIVES AND POLICIES

48. The applicant assessed the objectives and policies of the ODP in Section 7.0 of the AEE. Mr Anderson addressed them in Section 8.3.1 of the 42A report. They are essentially similar assessments and I do not repeat that exercise for a third time here. I adopt both Mr Curley's and Mr Anderson's assessments for the purposes of this decision and conclude that the proposal is consistent with the relevant objectives and policies.
49. In Section 8.0 of the AEE the Applicant assesses the objectives and policies of the PDP, Mr Anderson does so at Section 8.3.1 of the s42A and Mr Curley in his evidence concurs with Mr Anderson. It appears there is some confusion here as both refer to Chapter 7 of the PDP which relates to Lower Density Residential. At the hearing both parties confirmed that the site was rezoned to Medium Density Residential in Stage 1 and that there were no appeals in respect of zoning. Medium Density Residential is addressed in Chapter 8 of the PDP.
50. In addition, the panel hearing issued Stage 2 recommendations on which no decision is yet made.
51. As a consequence, I have no evidence before me on the identification and assessment of the relevant objectives and policies in the PDP or in the recommendations. I considered carefully whether I should reopen the hearing and invite the parties to address this matter.
52. In the circumstances, I have decided this is not necessary as the proposal is for a restricted discretionary activity; the proposal is consistent with the objectives and policies in the ODP; and Mr Walker, Mr Anderson and Mr Curley all concur that less weight should be afforded to the PDP provisions than to the ODP provisions.
53. I conclude that on balance the proposal achieves the objectives and policies of the relevant plans.

PART 2 OF THE RMA

54. For the avoidance of doubt I have considered Part 2 in its entirety. Given my findings, I consider that this proposal achieves the purpose of the Act.

PLAN INTEGRITY AND PRECEDENT

55. Given the proposal is for a restricted discretionary activity, I consider precedent is not particularly relevant. In my view, this proposal is in accordance with the expectations of the zone, and will not set an undesirable precedence, nor will it undermine plan integrity.

DECISION

56. In exercising my delegation under sections 34 and 34A of the RMA and having regard to the foregoing matters, sections 104 and 108 of the RMA, I determine that resource consent is granted to use the four residential flats and four units as granted consent by RM141029 for visitor accommodation for up to 300 days per year subject to the conditions of consent set out in Appendix 1.
57. The reasons for my decision have been set out in the sections above.



Commissioner: Wendy Baker

Date: 6 March 2019

Appendix 1 – Consent Conditions

APPENDIX 1 – CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - ‘Proposed Townhouses 45 Dungarvon St, Wanaka: Site Plan’ prepared by Sarah Scott Architecture Ltd
 - ‘Proposed Townhouses 45 Dungarvon St, Wanaka: Floor Plans Type A’ prepared by Sarah Scott Architecture Ltd
 - ‘Proposed Townhouses 45 Dungarvon St, Wanaka: Floor Plans Type B’ prepared by Sarah Scott Architecture Ltd
 - ‘Parking Plan’

stamped as approved on 6 March 2019

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

- 2a. 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.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991.
3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council’s policies and standards, being QLDC’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 when works finish and before occupation of any unit for visitor accommodation

4. Prior to the use of any unit for visitor accommodation, the consent holder shall complete the following:
 - a) The provision of a sealed vehicle crossing that shall be constructed to the development from Upton Street to Council’s standards.
 - b) The construction and sealing of the car parking area accessed from Upton Street to Council’s standards. Provision shall be made for stormwater disposal.

Operational Conditions

5. Prior to the use of the site for visitor accommodation, the consent holder shall provide an updated site management plan to the Council’s Monitoring Department for certification. The

approved site management plan must be implemented in perpetuity for the visitor accommodation activity on the site.

The objective of the site management plan is to outline the management techniques that will be used to ensure conditions (4-12) are met, and shall include the contact details of the property manager available for any complaints.

6. Each residential unit and residential flat shall be rented to a maximum of one (1) group at any one time.
7. Each unit may be used for visitor accommodation for no more than 300 nights per calendar year.
8. The maximum number of persons on site in association with the visitor accommodation use shall be restricted to:
 - Unit Type A ground floor: six (6) persons at any one time
 - Unit Type A first floor: four (4) persons at any one time
 - Unit Type B ground floor: four (4) persons at any one time
 - Unit Type B first floor: eight (8) persons at any one time
9. Regarding the use of outdoor space:
 - a) The use of outdoor areas is prohibited between the hours of 10.00pm to 7.00am.
 - b) For each of the units on the site, two (2) signs (minimum A4 size) shall be erected for each residential unit and flat on-site to remind guests that they are in a residential area, and 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.
10. The site management plan shall stipulate that guests being accommodated on the site are to park all vehicles (fully) on the site, within the car parks allocated to them by management.
11. The site management plan shall stipulate that guests shall not order/arrange or use the services of coach transport at/from the location of 45 Dungarvon Street. The site management plan shall contain a map illustrating the nearest coach stop/pick-up/drop-off area.
12. 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.

13. 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.
14. Each of the car park spaces shall be clearly marked. Each of the three and four bedroom units shall be allocated two car park spaces, two of the two bedroom units shall be allocated two car park spaces and two of the two bedroom units shall be allocated one car park space. Guests shall be clearly instructed at the time of check-in, what car parks they have been allocated for the duration of their stay.

Review

15. At any time, within ten working days the Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent for any of the following purposes:
 - a) To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage.
 - b) To deal with any adverse effects on the environment which may arise from the exercise of the consent and which could not be properly assessed at the time the application was considered.
 - c) To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.
 - d) The purpose of this review is in relation to effects on any person in relation to nuisance (including but not limited to noise and rubbish/recycling).

Advice Notes:

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 Council.

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 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 with our monitoring planner added to the email at 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/>

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM180622

Wednesday, 6 March 2019

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM141029

Monday, 16 March 2015

House A

Proposed Residential Flat	81m ² (35%)
Proposed Residential Unit	150m ² (65%)
Total	231m ² (100%)
Residential Flat ≤ 35% dwelling area	

General Notes

01. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.

02. All drawings to be read in conjunction with engineers drawings & report.

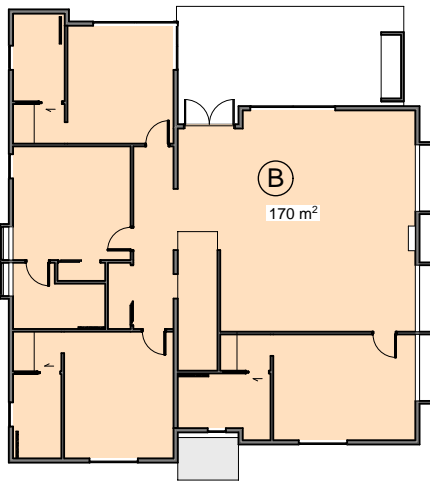
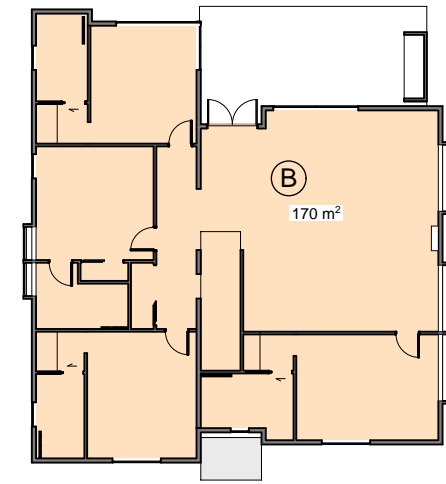
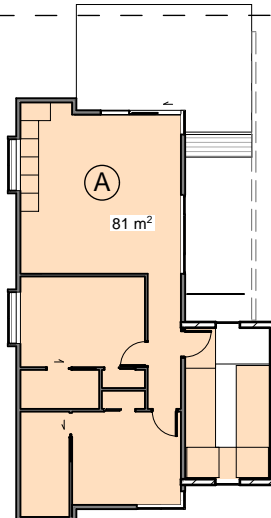
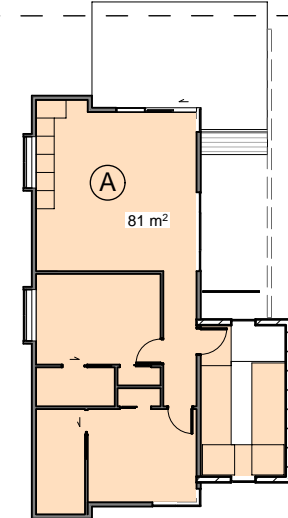
03. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building

04. Refer to written notations. Do not scale off drawings.



Site Plan / Lower Level

1:250 2



House B

Proposed Residential Flat	87m ² (35%)
Proposed Residential Unit	162m ² (65%)
Total	249m ² (100%)
Residential Flat ≤ 35% dwelling area	

Upper Level

1:250

CONTRACTOR TO CHECK ALL DIMENSIONS & VERIFY ALL LEVELS ON SITE BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES TO BE REPORTED TO SSA FOR CLARIFICATION.

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Consultants:

No.	Revision	Date
Design: BC	Drawn: BC	Checked: BC

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e: office@sarahscottarchitects.co.nz w: www.sarahscottarchitects.co.nz

Proposed Townhouses

45 Dungarvon St Wanaka

Client: Varina Pty Ltd

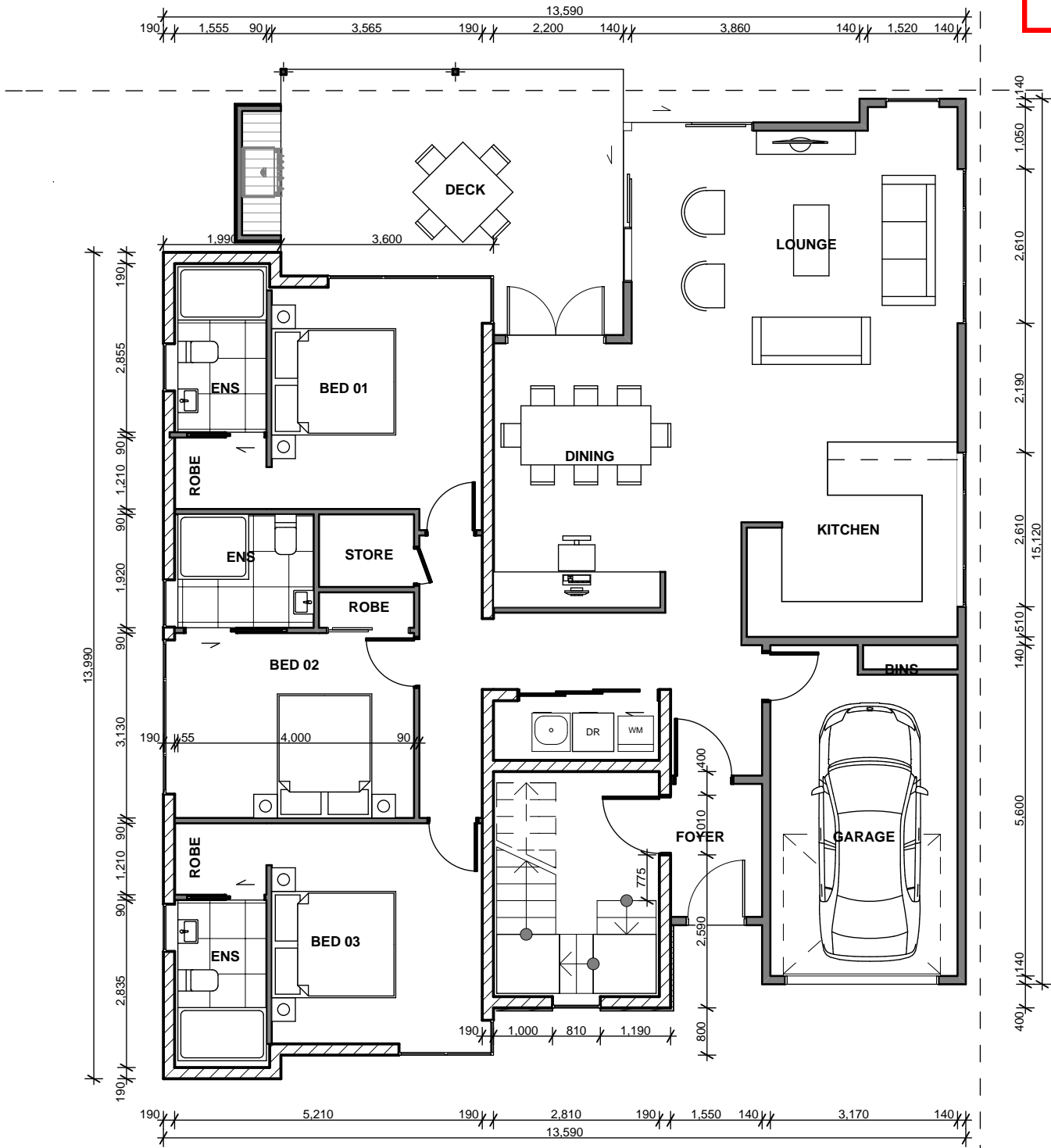
Project: 14 : 19

Resource Consent		
Drawing Title:		
Site Plan		
Print Date:	Drawing Number:	Revision
15/12/14	RC 02	

APPROVED PLAN:
RM180622

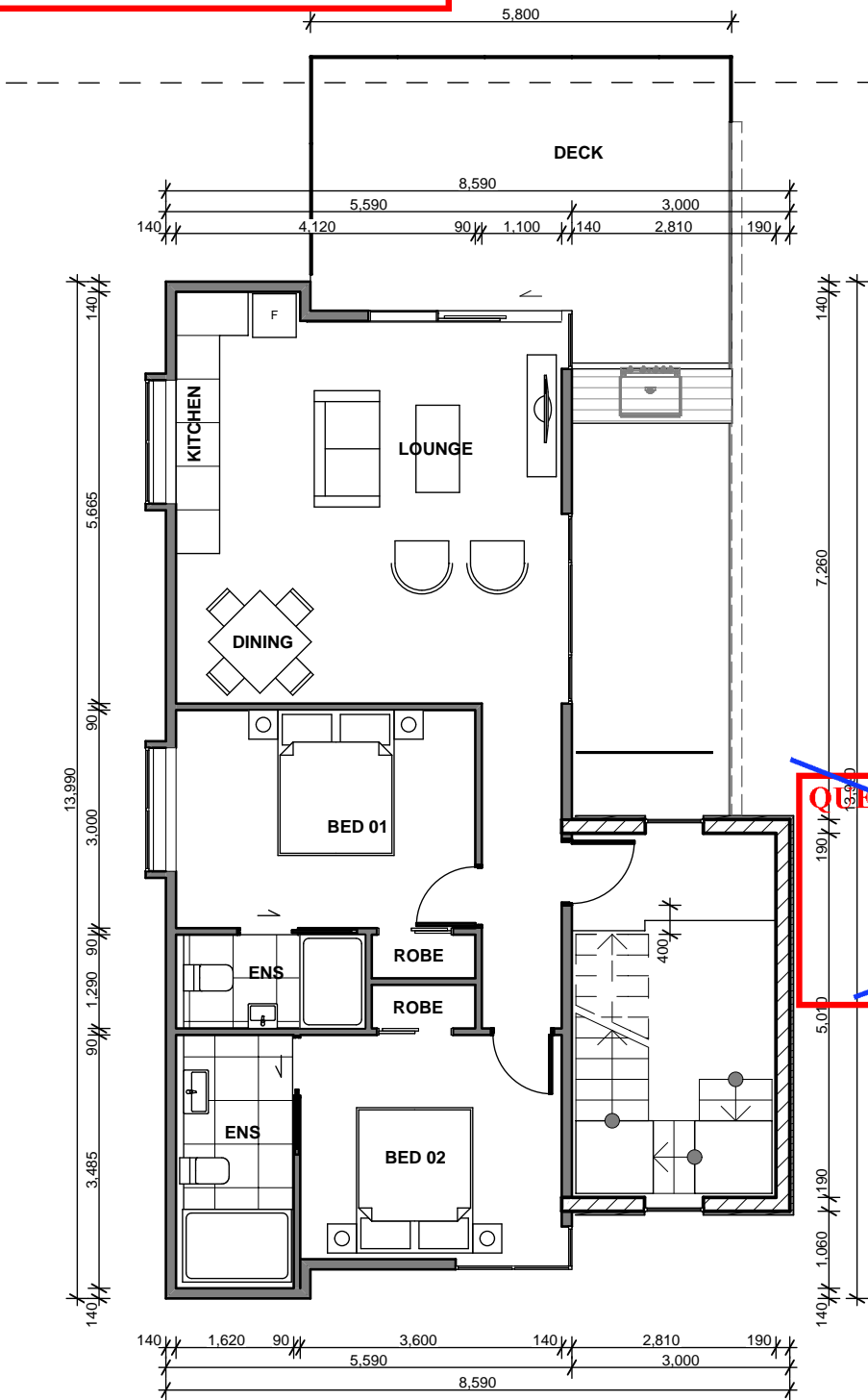
Wednesday, 6 March 2019

General Notes	
01.	All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
02.	All drawings to be read in conjunction with engineers drawings & report.
03.	Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
04.	Refer to written notations. Do not scale off drawings.



1 Ground Floor GA Plan

1:100



First Floor GA Plan

1:100

CONTRACTOR TO CHECK ALL DIMENSIONS & VERIFY ALL LEVELS ON SITE BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES TO BE REPORTED TO SSA FOR CLARIFICATION.

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Consultants:

No.	Revision	Date
Design: BC	Drawn: BC	Checked: BC

SARAH SCOTT
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Proposed Townhouses
45 Dungarvon St Wanaka

Client: Varina Pty Ltd

Project: 14:19

Resource Consent		
Drawing Title:		
Floor Plans Type A		
Print Date:	Drawing Number:	Revision
15/12/14	RC 07	

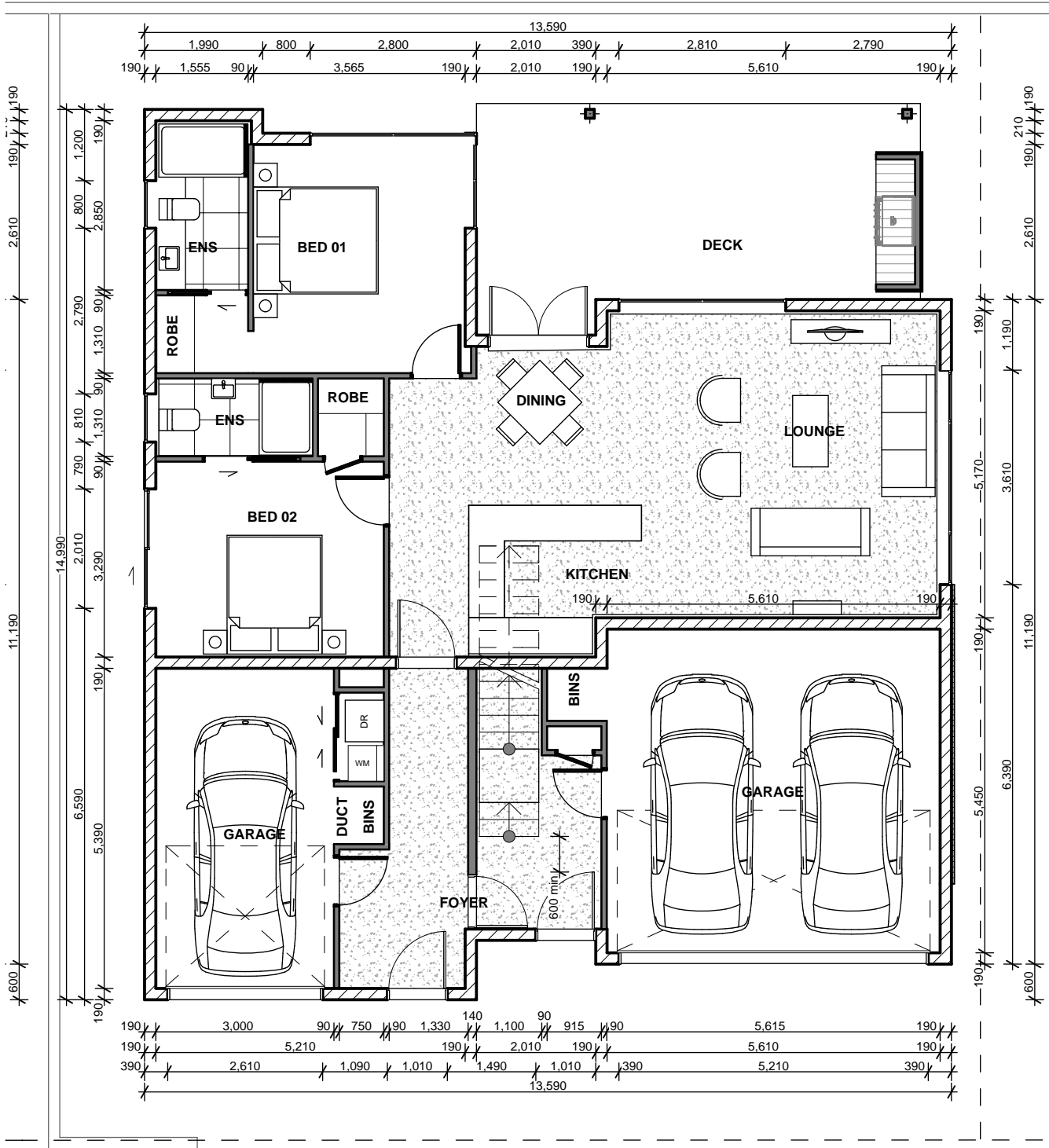
General Notes

01. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.

02. All drawings to be read in conjunction with engineers drawings & report.

03. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building

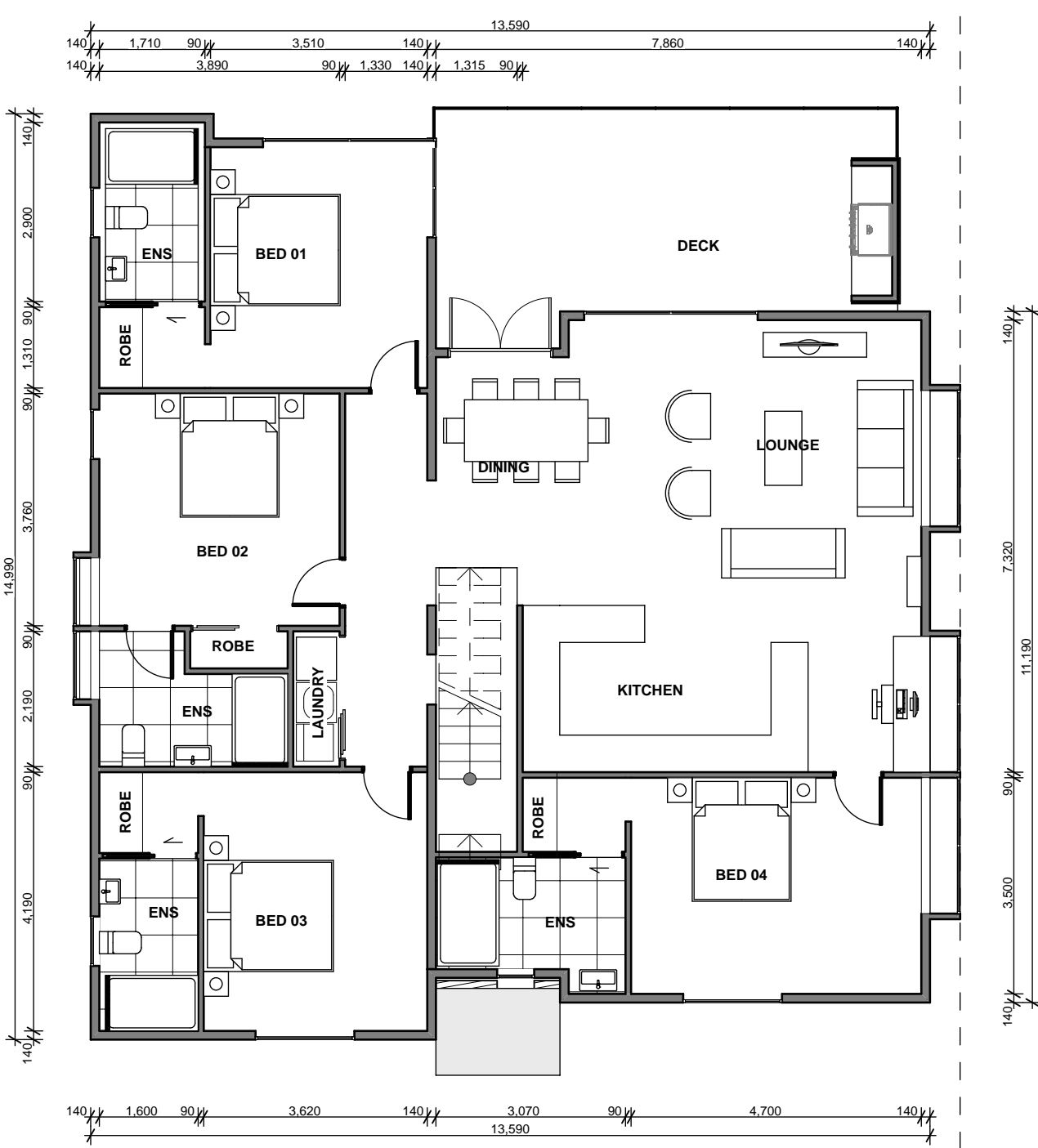
04. Refer to written notations. Do not scale off drawings.



1

Ground Floor GA Plan

1:100 2



First Floor GA Plan

1:100

CONTRACTOR TO CHECK ALL DIMENSIONS & VERIFY ALL LEVELS ON SITE BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES TO BE REPORTED TO SSA FOR CLARIFICATION.

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Consultants:

No.	Revision	Date
Design: BC	Drawn: BC	Checked: BC

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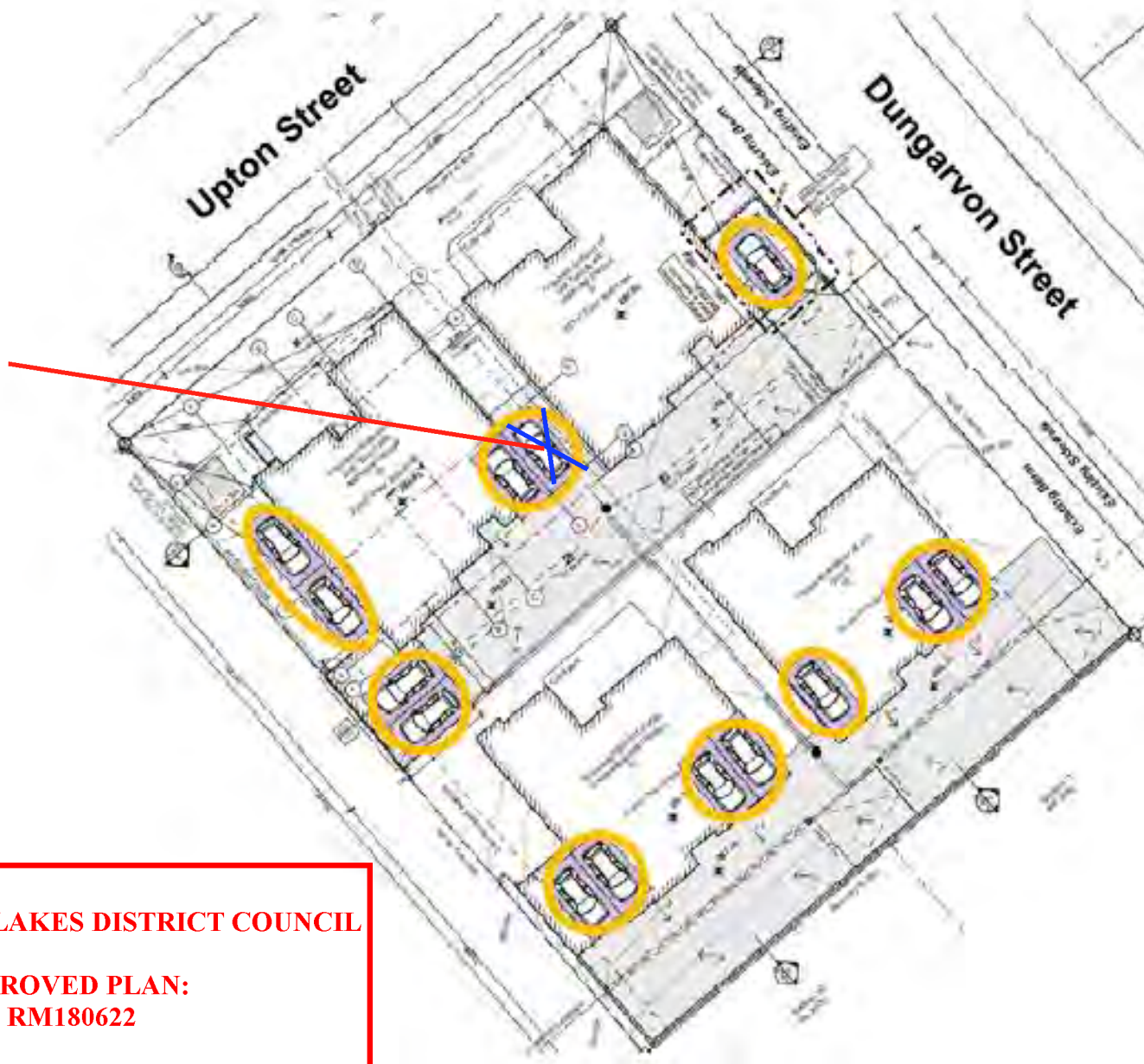
Client: Varina Pty Ltd

Project: 14 : 19

Resource Consent		
Drawing Title:		
Floor Plans Type B		
Print Date:	Drawing Number:	Revision
15/12/14	RC 08	

Parking Plan

Car park
removed



QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM180622**

Wednesday, 6 March 2019