

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM180584

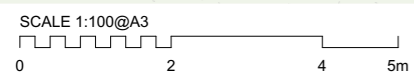
Wednesday, 13 March 2019

5,750 9,800

4,871

pergola over deck area
as per landscape architect

INDICATIVE LANDSCAPING ONLY
Refer R+M Documentation



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Revisions:
16.04.2018 A for Resource Consent Application

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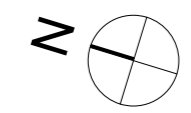
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WATERFALL PARK HOTEL

Waterfall Park Developments Ltd

at Waterfall Park, Arrowtown



FOR RESOURCE CONSENT

Building F - Level 00 (Ground)

Scale: 1:100 Orig. Size: A3

Drawing No. Job No.: **2294**

RC18-03 Revision: **A**

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM180584
Wednesday, 13 March 2019

Apex
 RL +368,200

max. 700

7,260

+360,940

SOUTH ELEVATION

pergola over deck area
 as per landscape architect

Apex
 RL +368,200

max. 700

1,760

3,600

1,900

+360,940

GF

WEST ELEVATION

pergola over deck area
 as per landscape architect

Apex
 RL +368,200

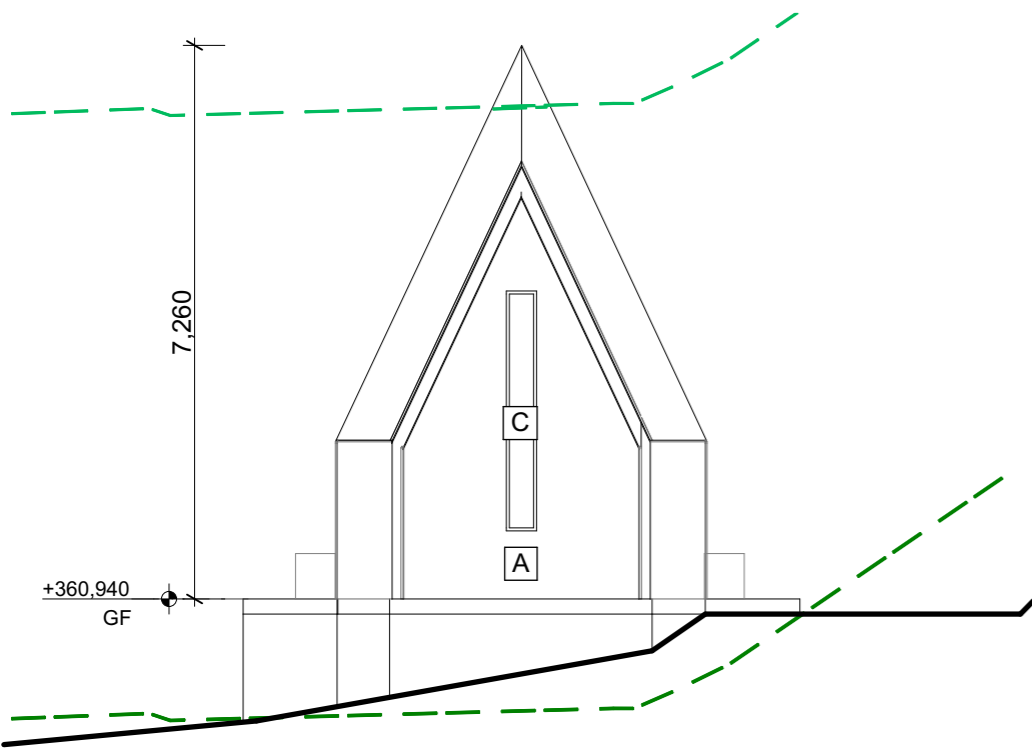
max. 700

1,760

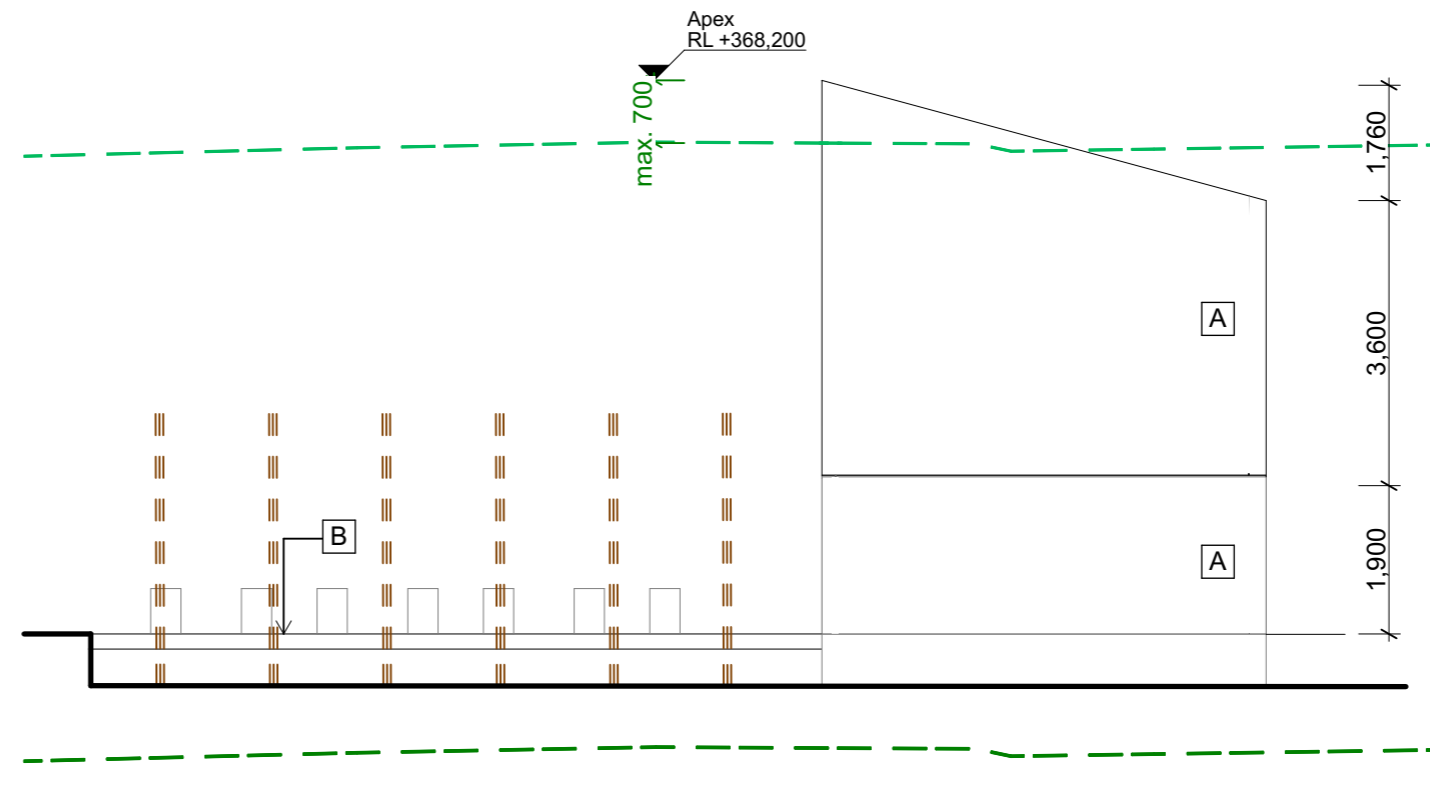
3,600

1,900

EAST ELEVATION



NORTH ELEVATION



**BUILDING F
 MATERIAL PALETTE**



A Metal Screen
 Core-Ten or Mild Steel with
 weathered finish and protective
 coating to interior



B Timber
 Timber decking & pergola



C Glazing
 Glazed picture window

LINETYPE KEY

--- 8m Height Plane

--- Original Ground Level

— Proposed Ground

The height limits detailed in these plans are based upon information available to date. Final detailed building design may result in height variation of +/-300mm.

FOR RESOURCE CONSENT

Building F - Elevations

Scale: 1:100, 1:250 Orig. Size: A3

Drawing No. Job No.: **2294**

RC18-04 Revision: **A**

Printed: 5/07/18, 3:57 PM CAD Ref: 2294.91 WP_Masterplan_V02



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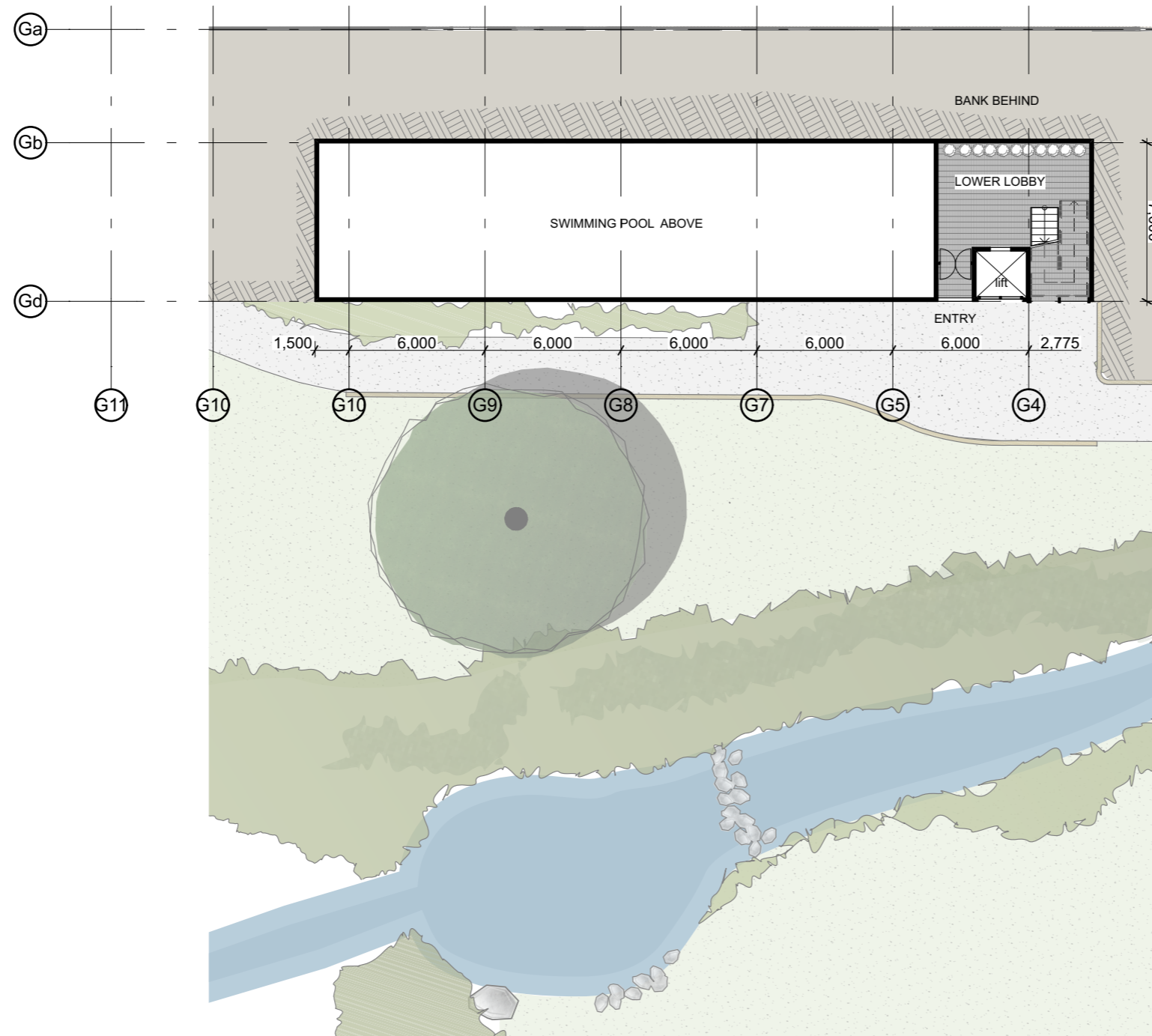
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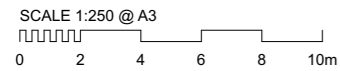
WATERFALL PARK HOTEL
 Waterfall Park Developments Ltd
 at Waterfall Park, Arrowtown

Printed: 5/07/18, 3:57 PM CAD Ref: 2294.91 WP_Masterplan_V02



LOWER ENTRY (-02) LEVEL PLAN

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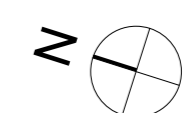
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WATERFALL PARK

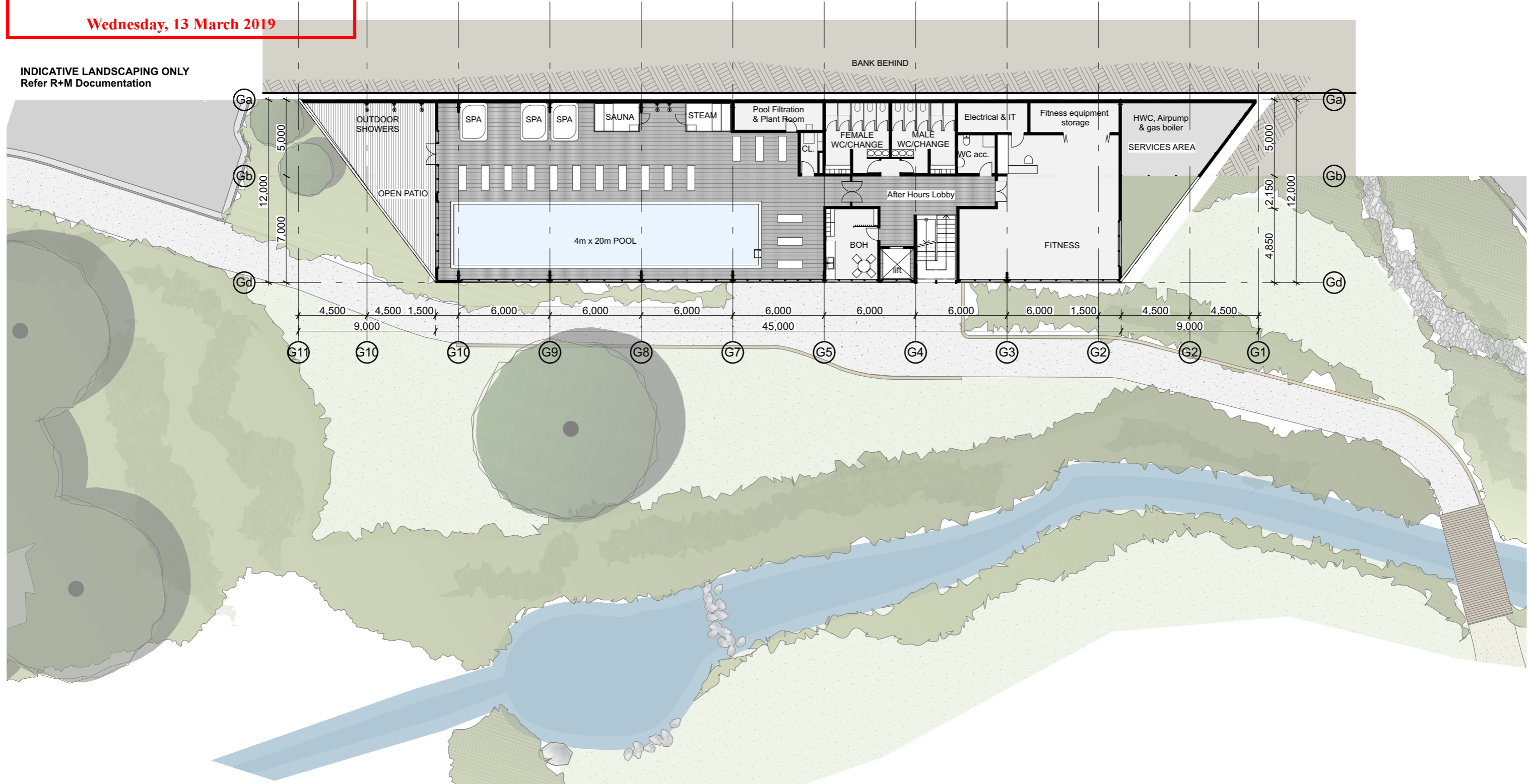
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 at Waterfall Park, Arrowtown

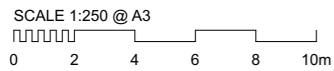


FOR RESOURCE CONSENT
Building G - Level -02 (Lower Entry)
 Scale: 1:250 Orig. Size: A3
 Drawing No. Job No.: **2294**
RC19-04 Revision: **A**

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LOWER (-01) LEVEL PLAN



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WATERFALL PARK

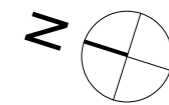
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at Waterfall Park, Arrowtown



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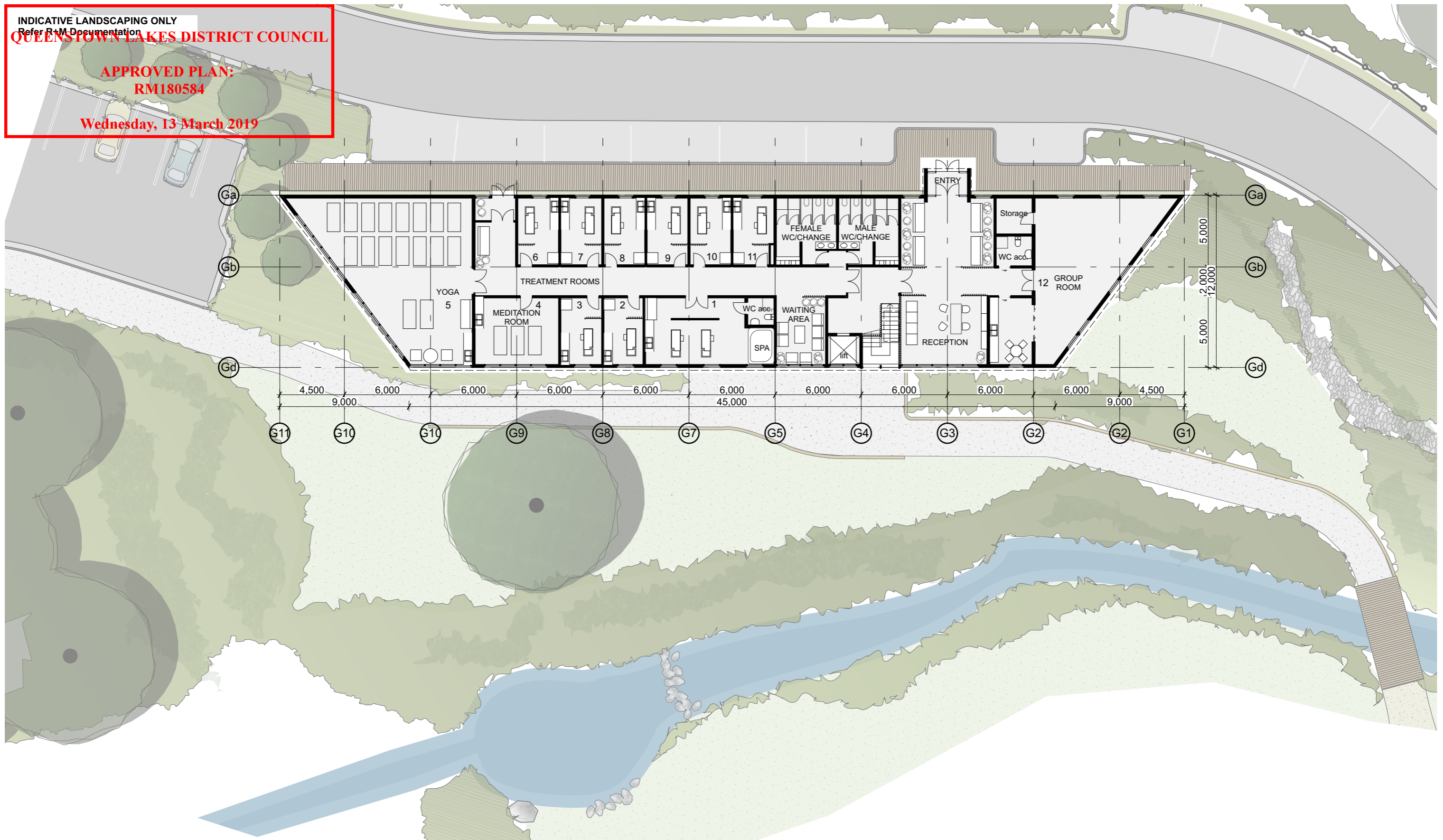
Building G - Level -01

Scale: 1:250 Orig. Size: A3

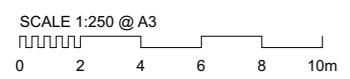
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RC19-05 Revision: **A**

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Wednesday, 13 March 2019



UPPER ENTRY (GROUND) LEVEL PLAN



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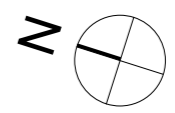
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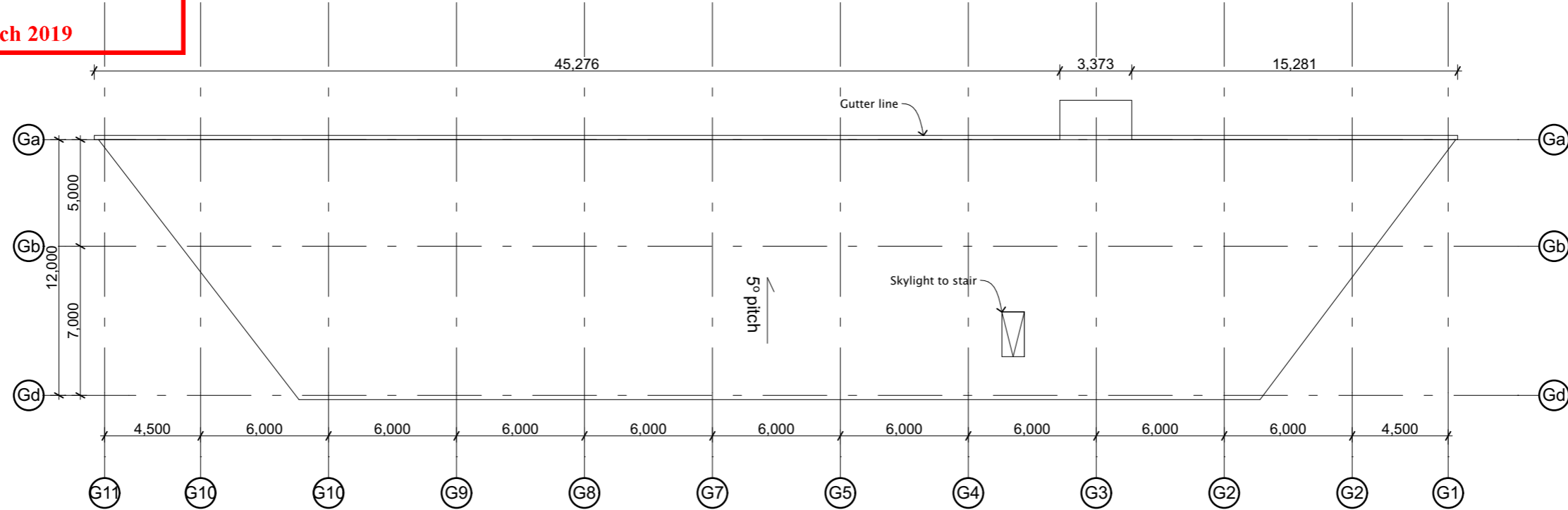
at
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FOR RESOURCE CONSENT

Building G - Level GF (Upper Entry)

Scale: 1:250 Orig. Size: A3
 Drawing No. Job No.: **2294**
RC19-06 Revision: **A**



ROOF LEVEL PLAN

SCALE 1:250 @ A3



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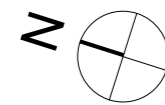
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at Waterfall Park, Arrowtown



FOR RESOURCE CONSENT

Building G - Level 01 (Roof)

Scale: 1:250 Orig. Size: A3

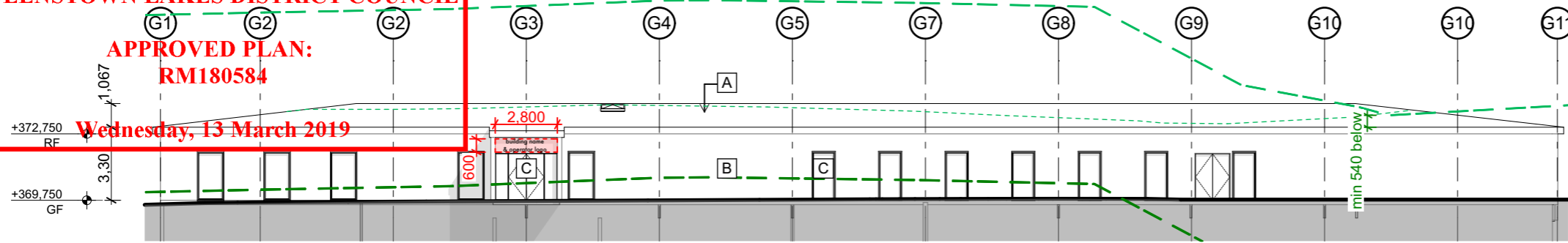
Drawing No. Job No.: 2294

RC19-07 Revision: A

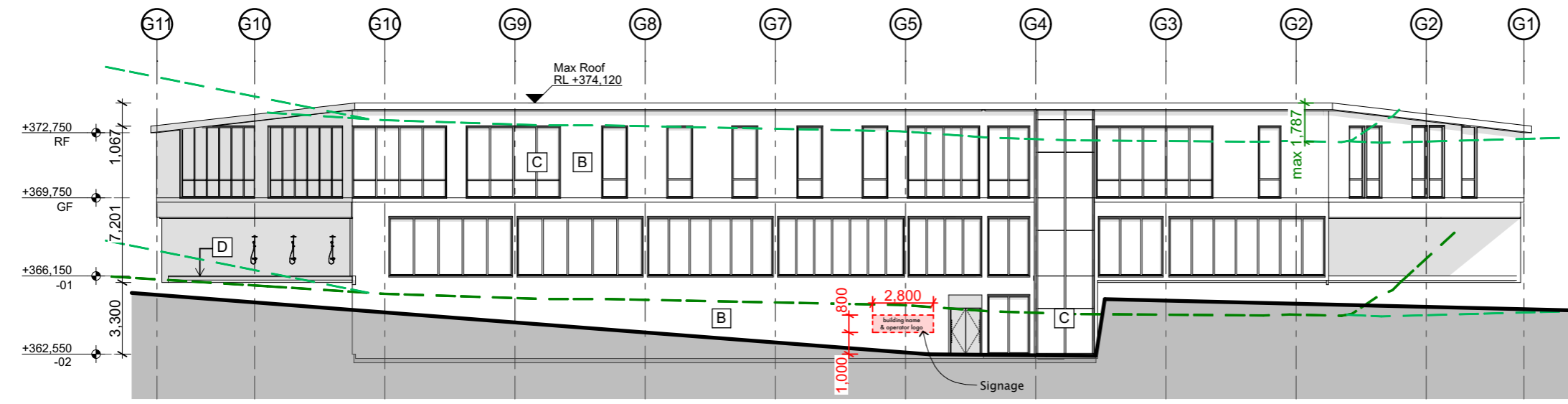
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**APPROVED PLAN:
RM180584**

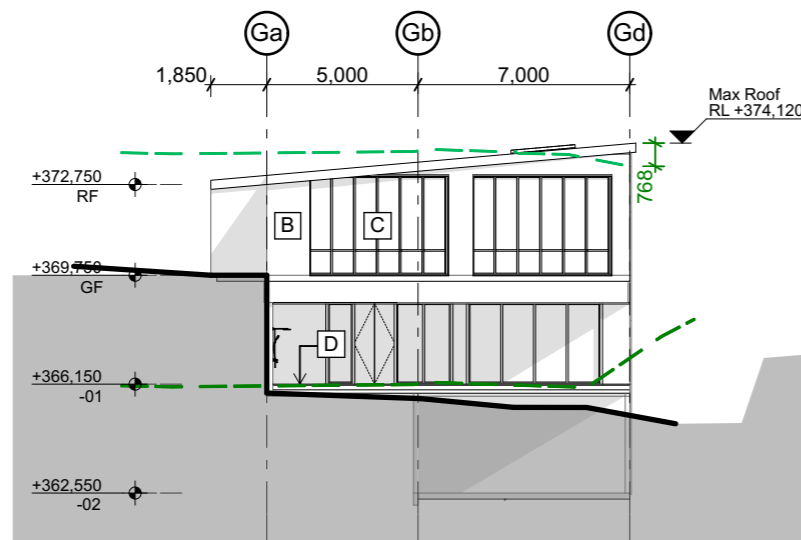
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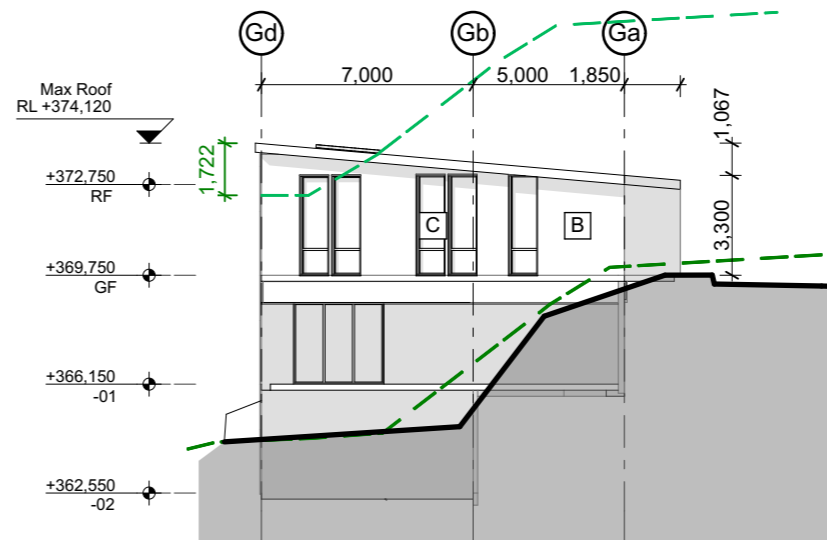
EAST ELEVATION



WEST ELEVATION



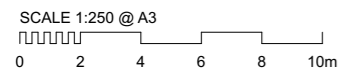
NORTH ELEVATION



SOUTH ELEVATION

LINETYPE KEY

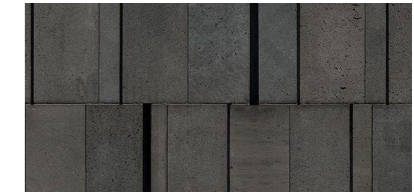
- 8m Height Plane
- Original Ground Level
- Proposed Ground



**BUILDING G
MATERIAL PALETTE**



A Membrane Roof
Torch-on Ceramic Chip Cap Sheet



B Stone Cladding
Honed Stone Cladding



C Glazing
Window & Door Glazing in powdercoat aluminium frame, inset from cladding face and fitted with timber interior reveals



D Timber
Timber decking

The height limits detailed in these plans are based upon information available to date. Final detailed building design may result in height variation of +/-300mm.

FOR RESOURCE CONSENT

Building G - Elevations	
Scale: 1:250	Orig. Size: A3
Drawing No. RC19-08	Job No.: 2294
	Revision: A

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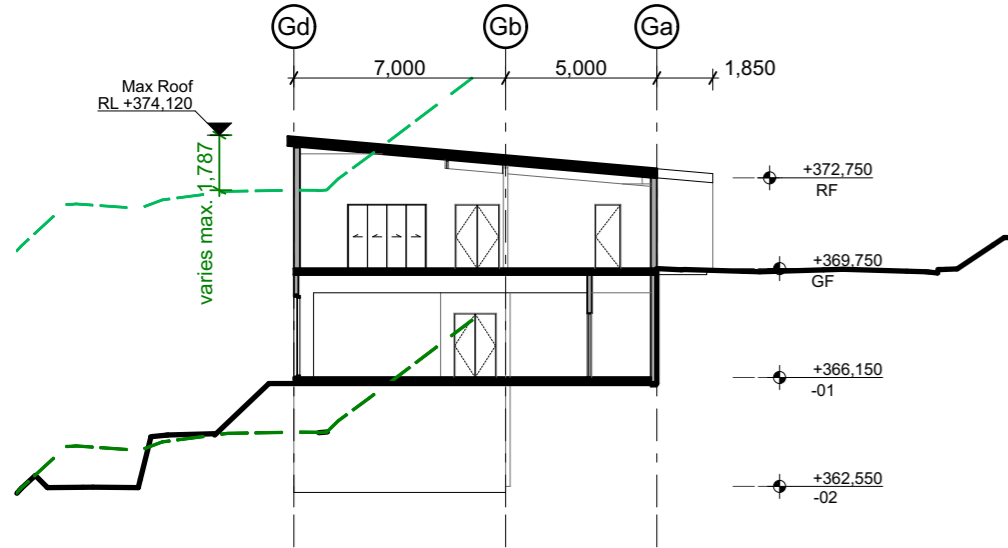
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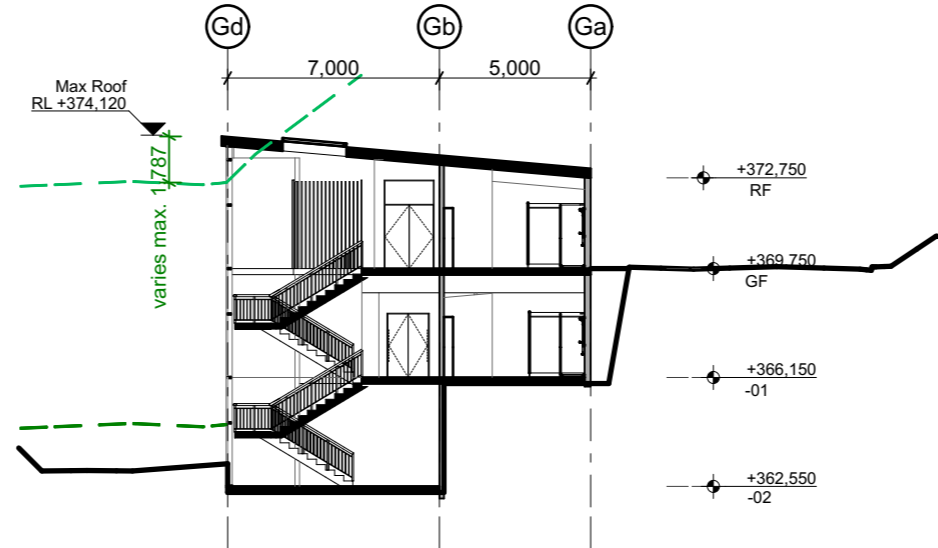
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Waterfall Park Developments Ltd

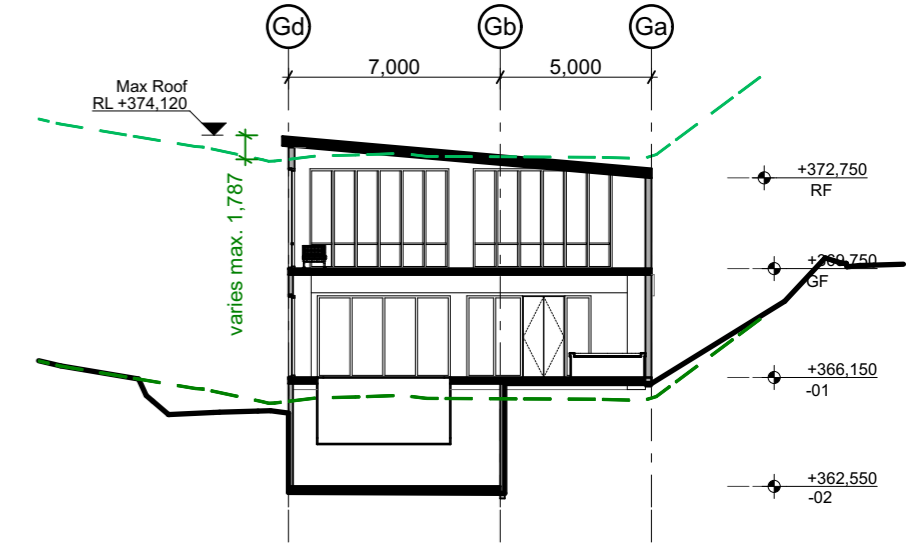
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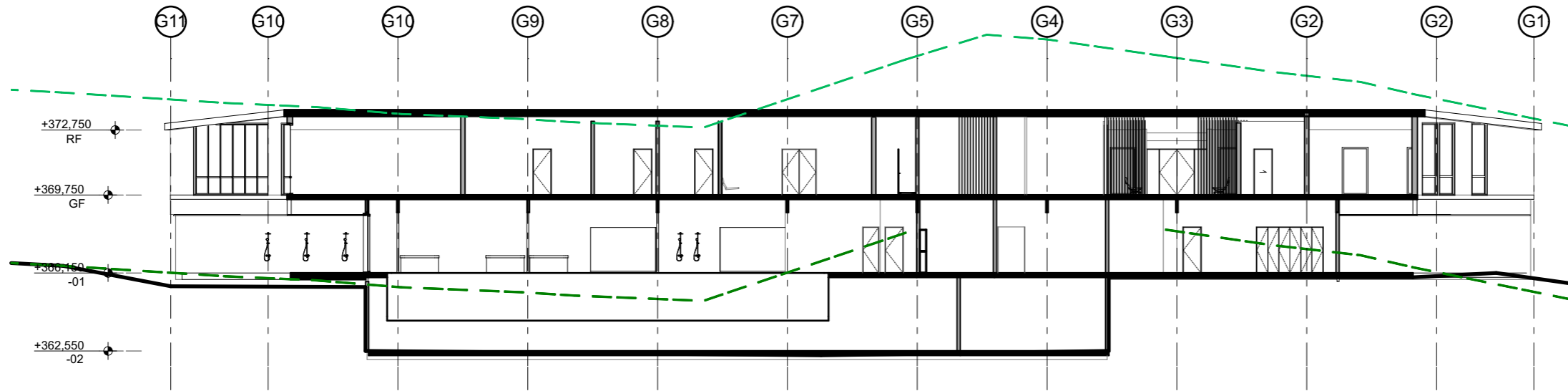
SECTION G1



SECTION G2



SECTION G3

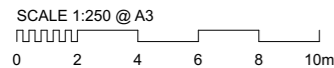
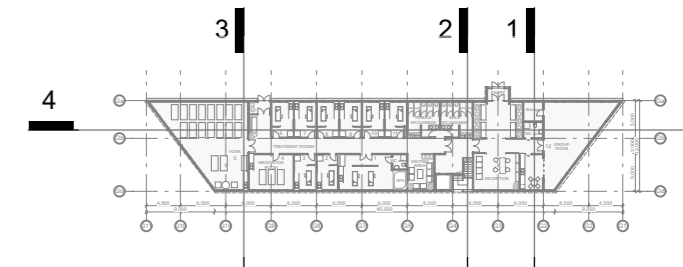


SECTION G4

LINETYPE KEY

- 8m Height Plane
- Original Ground Level
- Proposed Ground

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WATERFALL PARK HOTEL
 Waterfall Park Developments Ltd
 at Waterfall Park, Arrowtown

FOR RESOURCE CONSENT

Building G - Sections
 Scale: 1:250 Orig. Size: A3
 Drawing No. Job No.: **2294**
RC19-09 Revision: **A**

QUEENSTOWN LAKES DISTRICT COUNCIL

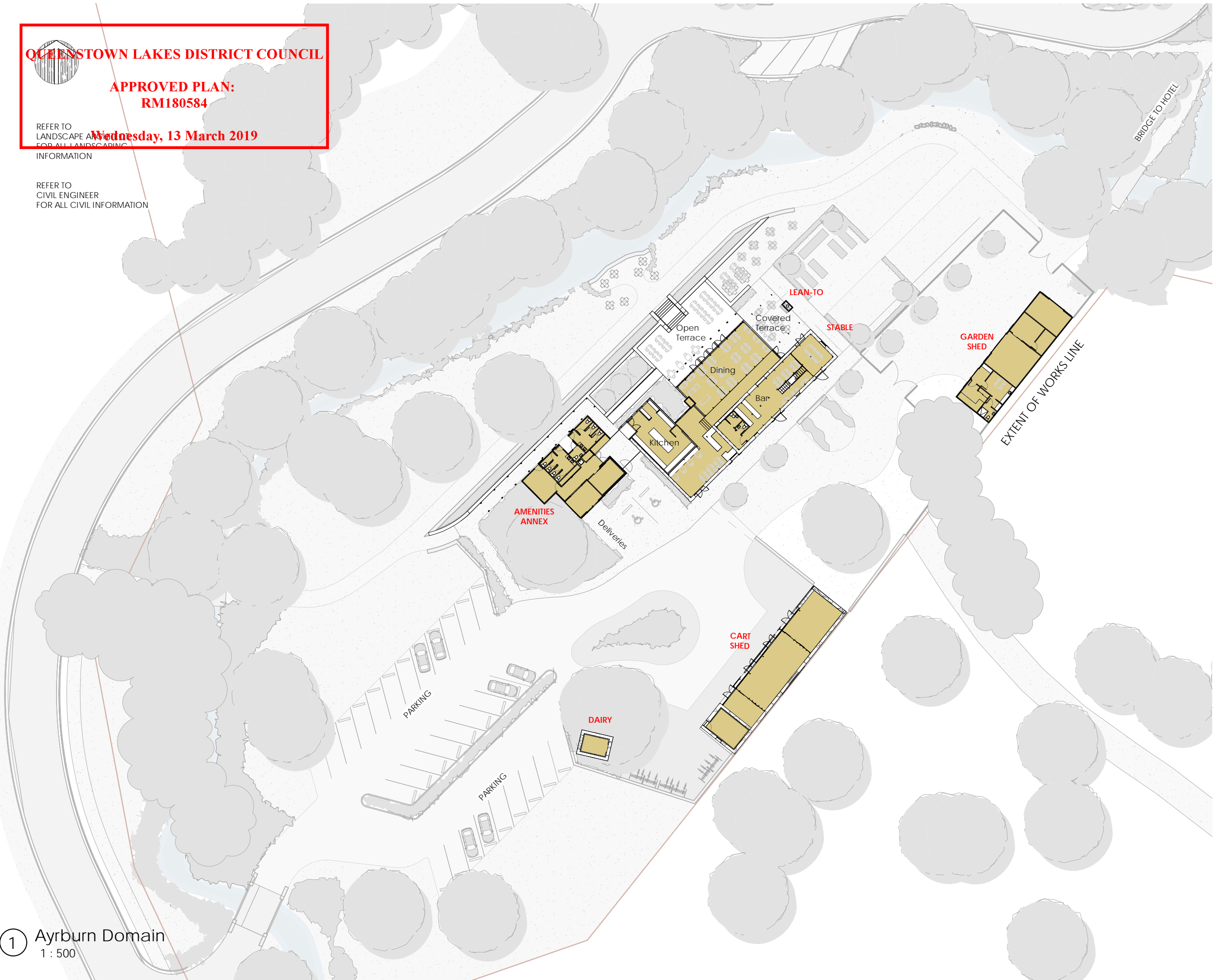
**APPROVED PLAN:
RM180584**

Wednesday, 13 March 2019

REFER TO
LANDSCAPE ARCHITECT
FOR ALL LANDSCAPING
INFORMATION

REFER TO
CIVIL ENGINEER
FOR ALL CIVIL INFORMATION

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C	For Resource Consent RFI	01.06.2018
B	For Resource Consent	16.04.2018
A	Final Draft: For Coordination	30.03.2018
REV	ISSUE	DATE

S A STUDIO

CLIENT

Waterfall Park Developments Ltd

PROJECT

Ayrburn Domain

DRAWING TITLE

Proposed Ayrburn Domain

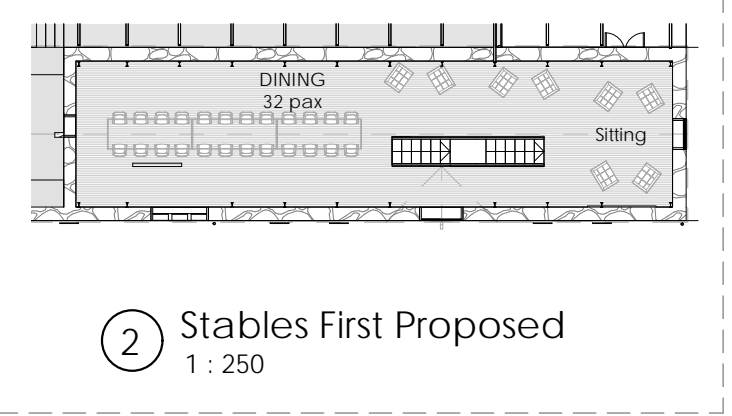
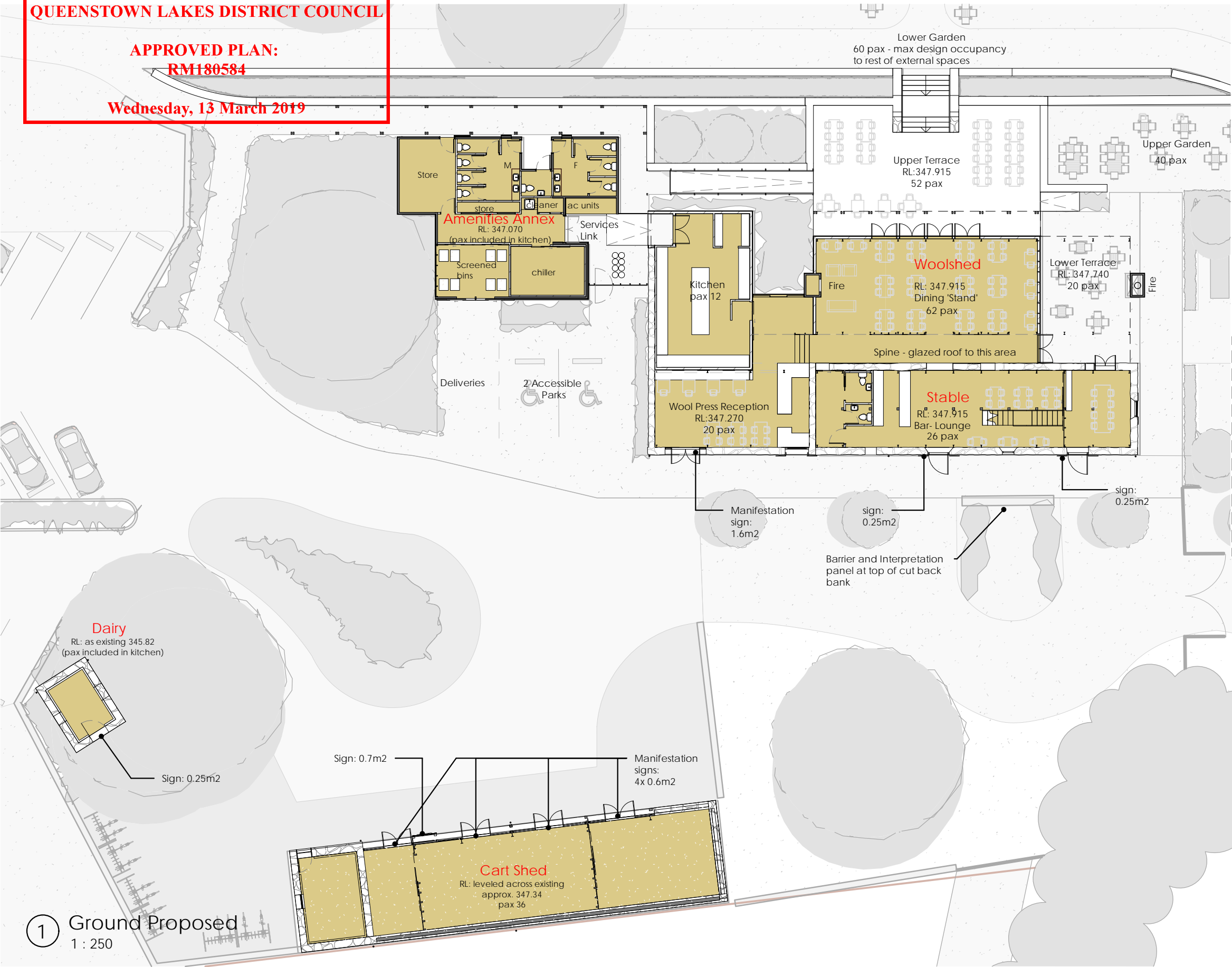
DRAWN	CHECK	SCALE @ A3
JS	JS	1 : 500
FILE	SHEET	REV
1801	RC_008	c

① Ayrburn Domain
1 : 500



SIGNAGE	
Location	Area m2
Stable + Annex	2.1
Cart Shed	3.1
Dairy	0.25
Garden Shed	0.5
TOTAL	5.95

Refer to Landscape Architect for all landscape details and signage in the landscape



1 Ground Proposed
1 : 250

2 Stables First Proposed
1 : 250

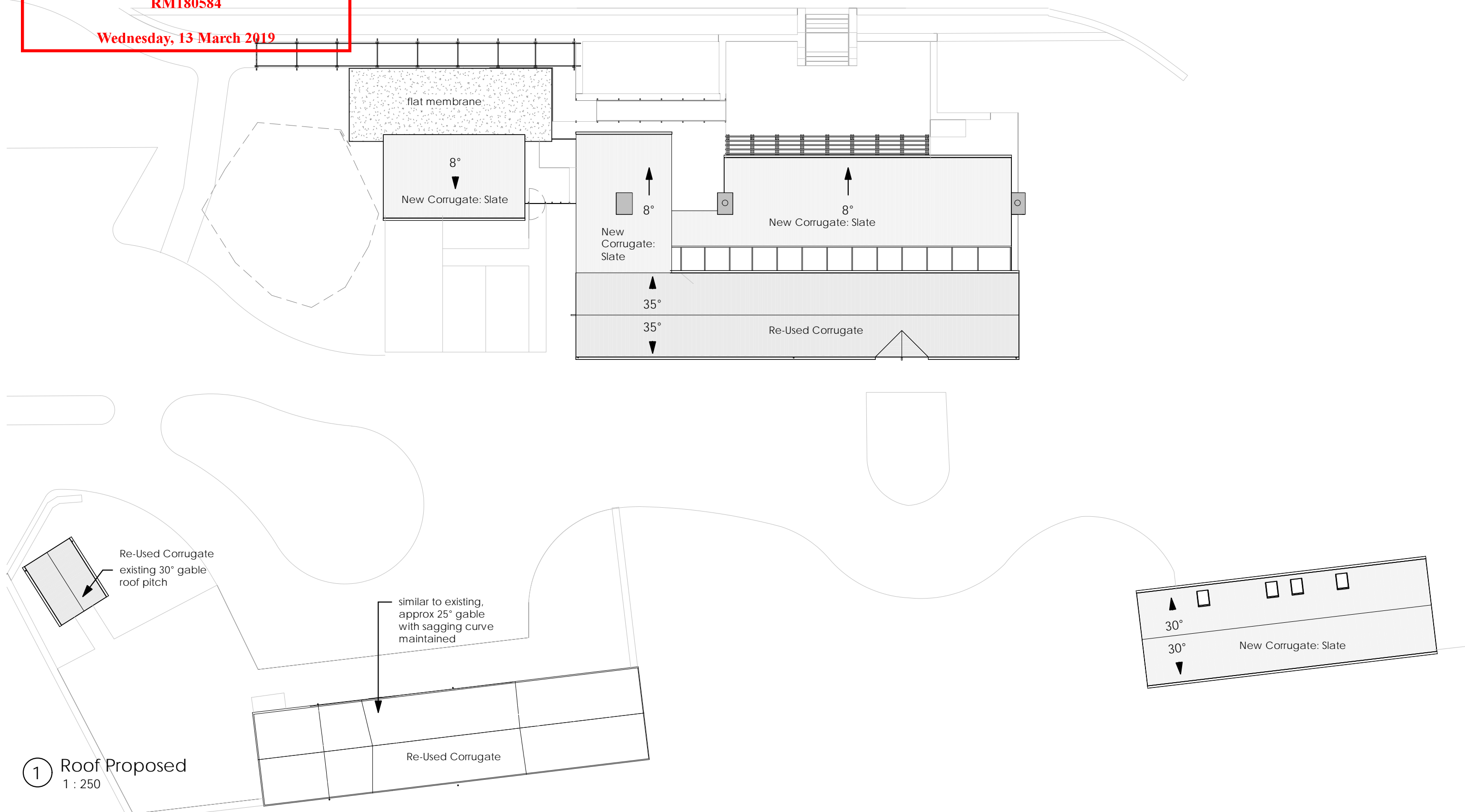
<p>S A STUDIO</p>	<p>NOTES This documentation is for Resource Consent purposes only, and has been documented with preliminary investigations and input from other consultants. All work subject to design development required to comply with current NZBC and relevant codes and standards. All dimensions to be verified on site before making any shop drawings or commencing any work. Do not measure off these printed drawings. The copyright of this drawing is jointly held between the Client and Sutherland Architecture Studio Limited. If in doubt - ASK</p>	<p>WATERFALL PARK</p>	REV	ISSUE	DATE	PROJECT	DRAWN	DRAWING TITLE		SCALE @ A3
			A	Final Draft: Coordination	30.03.2018	Ayrburn Domain	JS	Proposed Site Plan		1 : 250
			B	For Resource Consent	16.04.2018					
			C	For Resource Consent RFI	01.06.2018					
			CLIENT	CHECK	FILE	SHEET	REV			
			Waterfall Park Developments Ltd	JS	1801	RC_011	C			



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① Roof Proposed
1 : 250

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REV	ISSUE	DATE	PROJECT	DRAWN	DRAWING TITLE		SCALE @ A3
A	Final Draft: Coordination	30.03.2018	Ayrburn Domain	JS	Site Roof Plan		1 : 250
B	For Resource Consent	16.04.2018					
			CLIENT	CHECK	FILE	SHEET	REV
			Waterfall Park Developments Ltd	JS	1801	RC_012	B

S A STUDIO

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Wednesday, 13 March 2019



WATERFALL PARK: AYRBURN DOMAIN GROSS FLOOR AREA SCHEDULE				
Building	Level	Function	Area m2	Occupancy
RESTAURANT				
Stable (east side)	Ground	Restaurant/Bar/WC	175.8	46
	First	Restaurant/Bar	118	32
Woolshed (west side)	Ground	Restaurant/Bar	130	62
	Ground	Kitchen	64.6	12
Outdoor Seating	Ground External (Upper + Lower Terraces)	Restaurant/Bar (Area not including stairs, stone walls or grass/gravel areas)	176.5	172
Subtotal			664.9	324
Amenities Annex	Ground	Amenities (WC's + storage areas)	110.1	Combined with kitchen as staff areas
Restaurant Subtotal			775	324
OTHER BUILDINGS				
Cart Shed	Ground	Bike/Ski hire	171.7	36
Dairy	Ground	Store	17.5	Combined with kitchen as staff areas
Garden Shed	Ground	Workshop/Store	124.2	7
Subtotal			313.4	
TOTAL			1088.4	367

*areas measured to external side of framing

WATERFALL PARK: AYRBURN DOMAIN FOOTPRINT COVERAGE	
Building	Area m2
Restaurant	558.90
Amenities Annex	123.79
Cart Shed	175.85
Dairy	17.70
Garden Shed	131.13
TOTAL	1007.37

*areas measured to external extents of roofing, not including spouting, fascia or pergolas

*area includes upper terrace deck

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	B For Resource Consent 16.04.2018		
	CLIENT CHECK FILE SHEET REV		
			Waterfall Park Developments Ltd JS 1801 RC_013 B

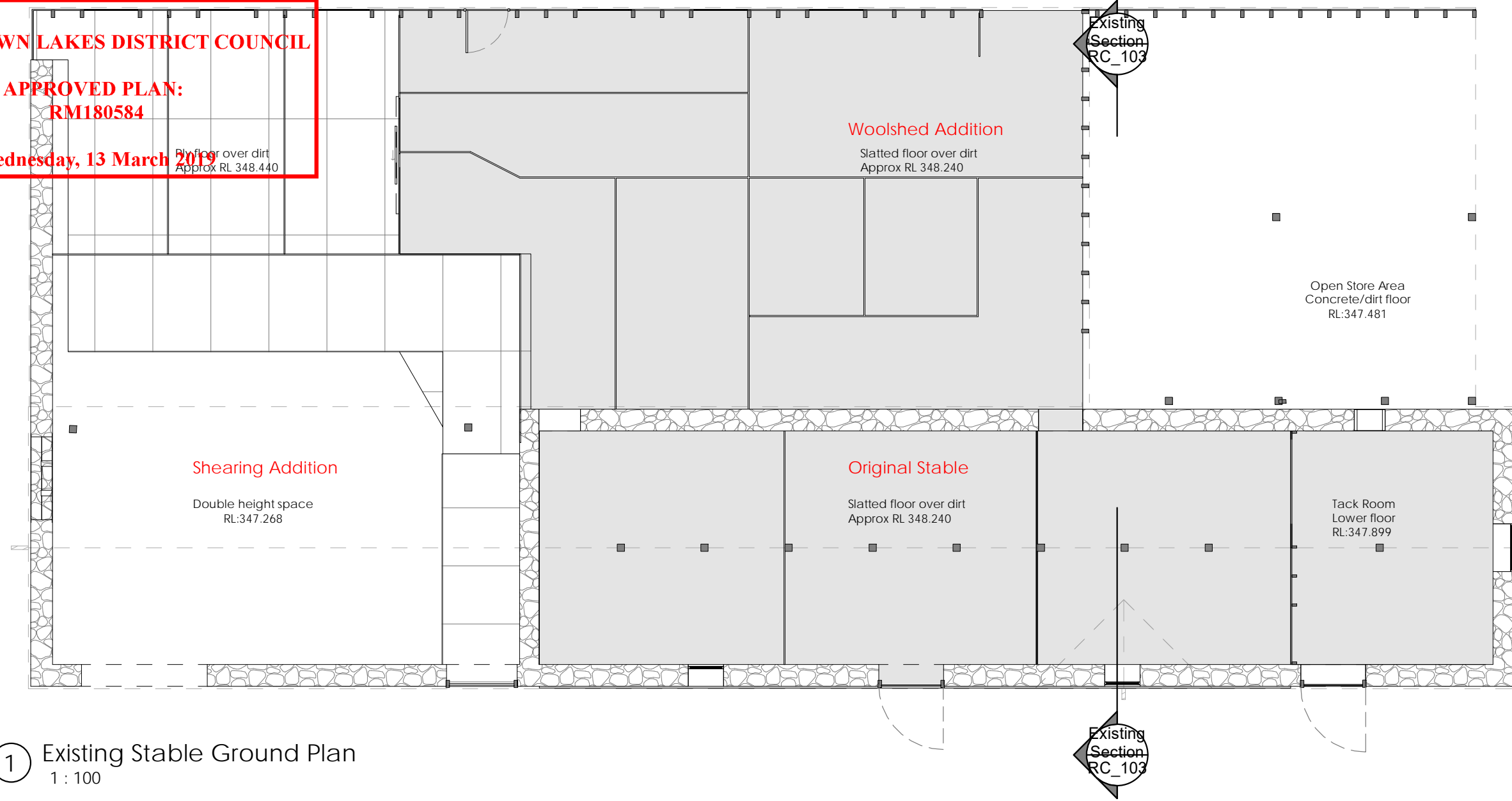


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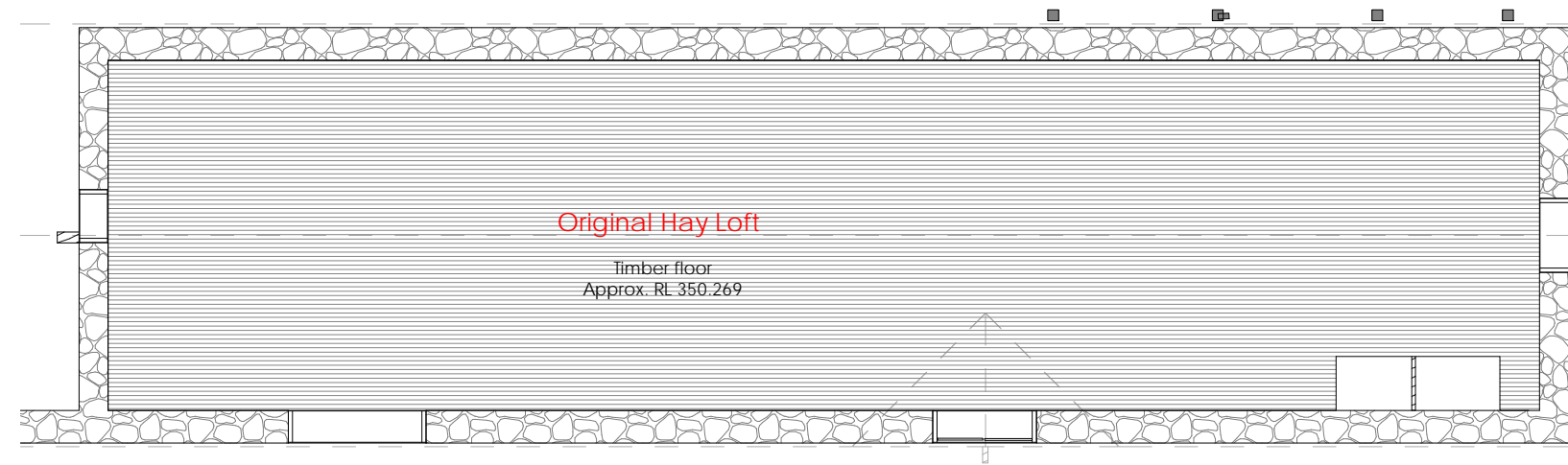
**APPROVED PLAN:
RM180584**

Wednesday, 13 March 2019

Ply floor over dirt
Approx RL 348.440



① Existing Stable Ground Plan
1 : 100



② Existing Stable First Floor Plan
1 : 100

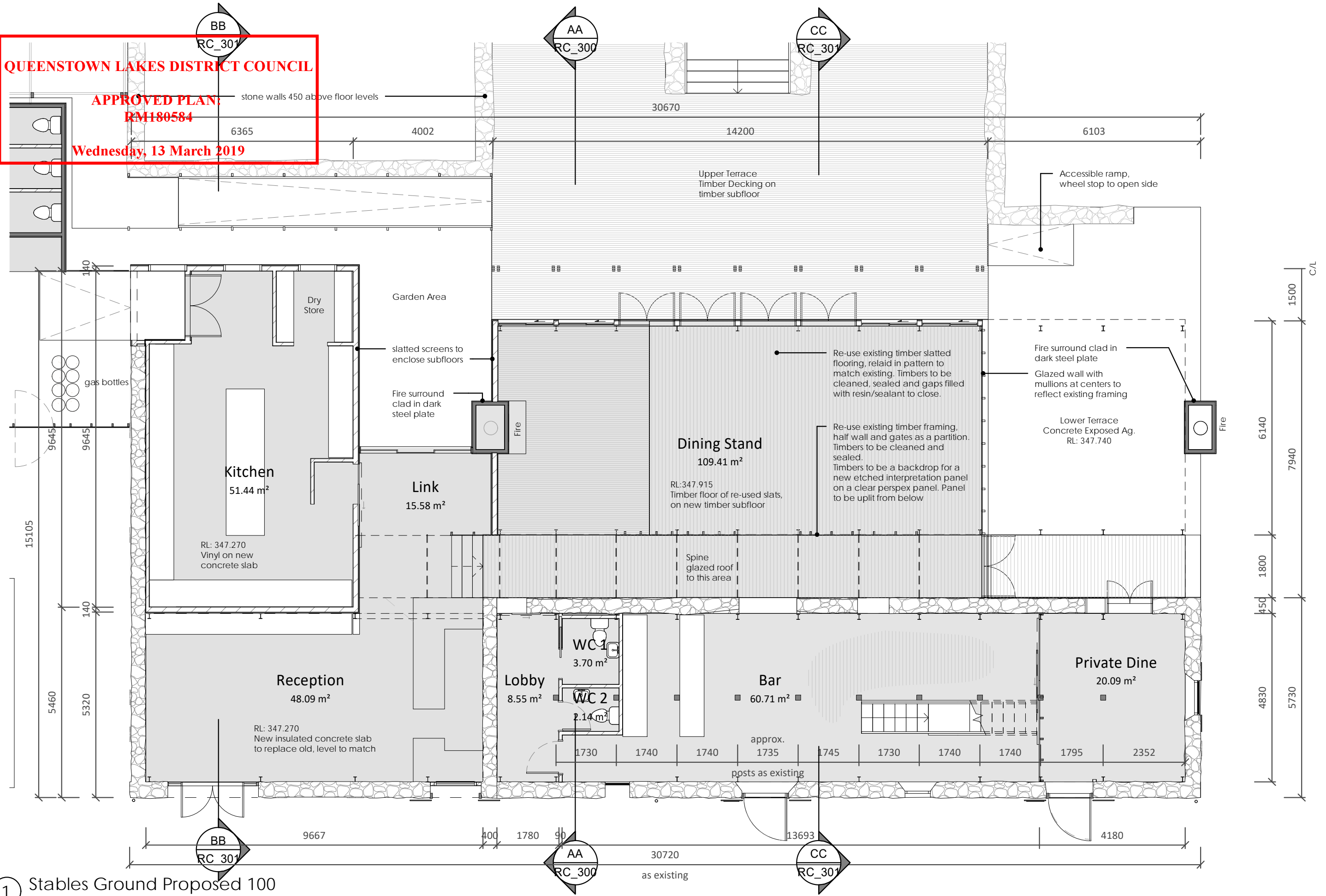
<p>S A STUDIO</p>	<p>NOTES This documentation is for Resource Consent purposes only, and has been documented with preliminary investigations and input from other consultants. All work subject to design development required to comply with current NZBC and relevant codes and standards. All dimensions to be verified on site before making any shop drawings or commencing any work. Do not measure off these printed drawings. The copyright of this drawing is jointly held between the Client and Sutherland Architecture Studio Limited. If in doubt - ASK</p>	<p>WATERFALL PARK</p>	REV	ISSUE	DATE	PROJECT	DRAWN	DRAWING TITLE		SCALE @ A3
			A	Final Draft: Coordination	30.03.2018	Ayrburn Domain	JS	Existing Stable Plan		1 : 100
			B	For Resource Consent	16.04.2018					
						CLIENT	CHECK	FILE	SHEET	REV
						Waterfall Park Developments Ltd	JS	1801	RC_101	B
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1 Stables Ground Proposed 100
1 : 100

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			A	Final Draft: Coordination	30.03.2018	Ayrburn Domain	JS	Stable Ground Plan 100		1 : 100
			B	For Resource Consent	16.04.2018					
						CLIENT	CHECK	FILE	SHEET	REV
			Waterfall Park Developments Ltd	JS	1801	RC_107	B			

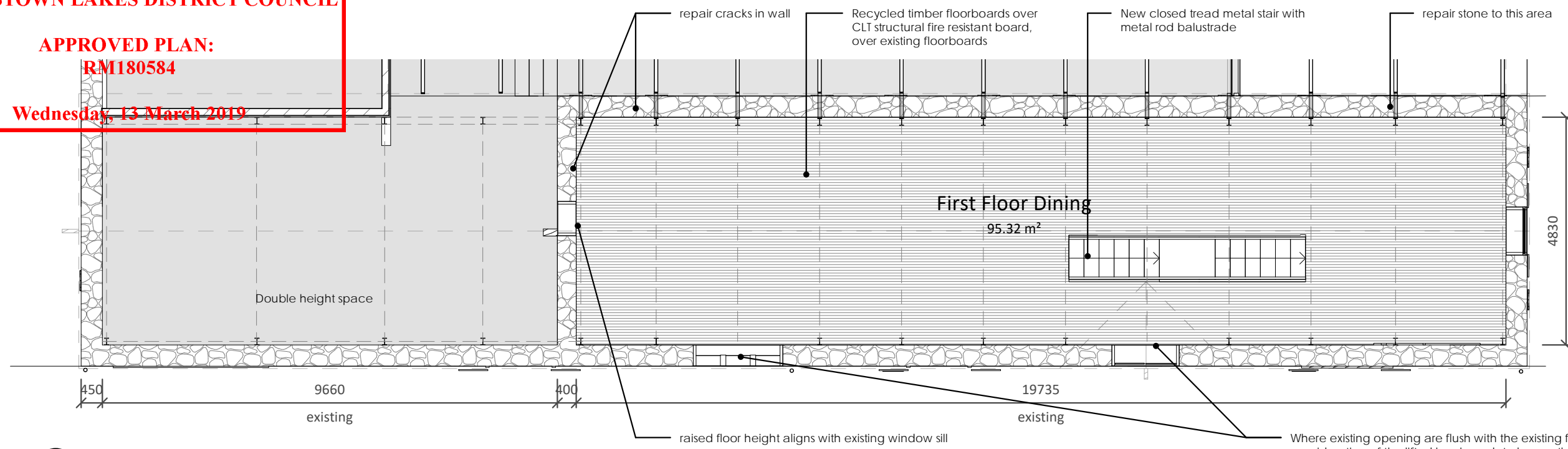


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① Stables First Proposed 100
1 : 100



Precedent Image for lighting to the first floor dining area.
Note uplighting to timber roof framing



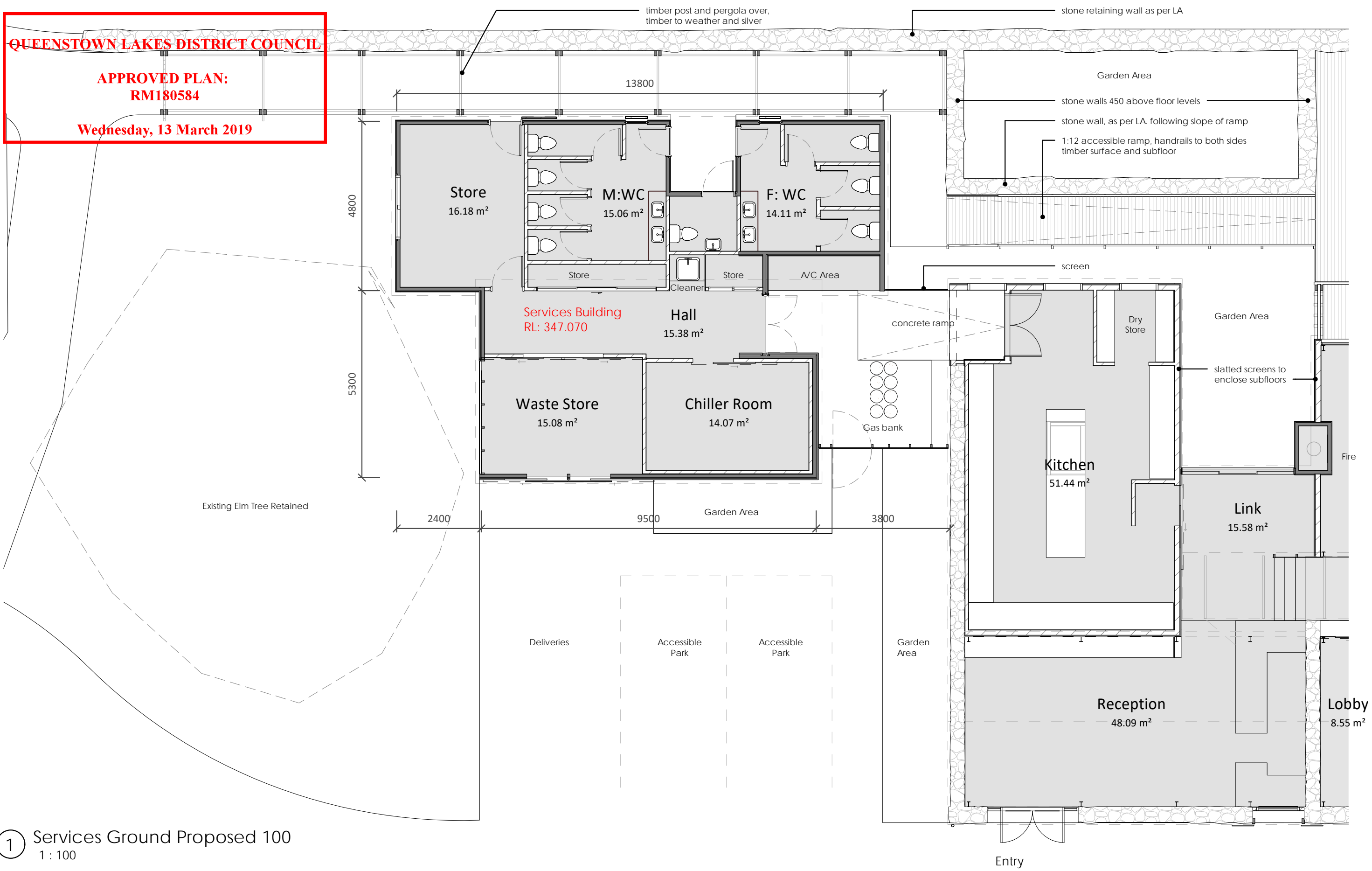
Precedent Image for stair.
Note handrails will be required



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			A	Final Draft: Coordination	30.03.2018	Ayrburn Domain	JS	Stable First 100		1 : 100
			B	For Resource Consent	16.04.2018					
			CLIENT	CHECK	FILE	SHEET	REV			
			Waterfall Park Developments Ltd	JS	1801	RC_108	B			



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1 Services Ground Proposed 100
 1 : 100

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	A Final Draft: Coordination 30.03.2018			Ayrburn Domain	JS	Amenity Annex Floor Plan		1 : 100	
	B For Resource Consent 16.04.2018								
	CLIENT				CHECK	FILE	SHEET	REV	
Waterfall Park Developments Ltd				JS	1801	RC_109	B		
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8m height plane

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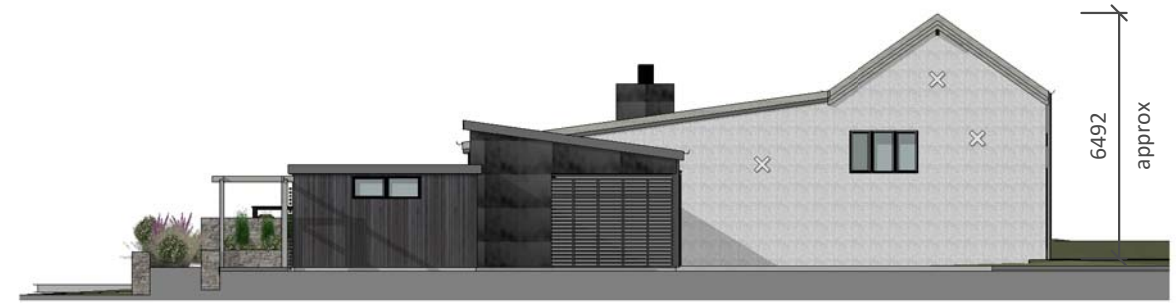
① Proposed West
1 : 200

8m height plane



② Proposed North
1 : 200

8m height plane



④ Proposed South
1 : 200



③ Proposed East
1 : 200

Manifestation Sign
1.6m²

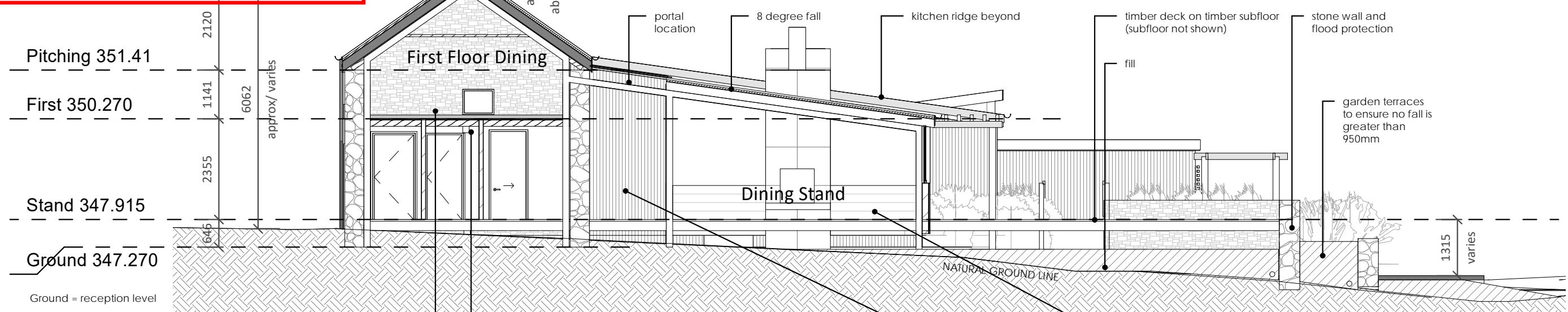
Plaque Sign
0.25m²

Plaque Sign
0.25m²

	<p>NOTES</p> <p>This documentation is for Resource Consent purposes only, and has been documented with preliminary investigations and input from other consultants.</p> <p>All work subject to design development required to comply with current NZBC and relevant codes and standards.</p> <p>All dimensions to be verified on site before making any shop drawings or commencing any work. Do not measure off these printed drawings.</p> <p>The copyright of this drawing is jointly held between the Client and Sutherland Architecture Studio Limited. If in doubt - ASK.</p> <p>LOWBURN, OTAGO 021 108 2764 www.sastudio.co.nz</p>		REV	ISSUE	DATE	PROJECT	DRAWN	DRAWING TITLE		SCALE @ A3
			A	Final Draft: Coordination	30.03.2018	Ayrburn Domain	JS	Proposed Stable Elevations		1 : 200
			B	For Resource Consent	16.04.2018					
						CLIENT	CHECK	FILE	SHEET	REV
			Waterfall Park Developments Ltd	JS	1801	RC_200	B			

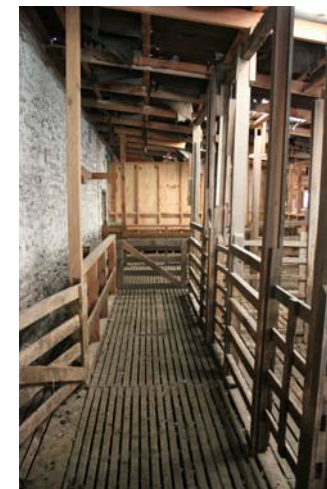
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RM180584

Ridge 353.53
existing level
Wednesday, 13 March 2019



Hay Loft remains as one open space. Ground Floor Stable, retain all posts, beams and joists. Divisions made on existing gates circulation spine Shearing stand, as proposed dining stand. Note horizontal slats to exterior wall

1 AA
1 : 100



This portion of the wall appears to be the earlier extent of the original woolshed. Propose to retain this wall located between the circulation spine and the dining area

INFORMATION FROM THE CONSERVATION PLAN AND SITE MEASURE

THE STABLES EXISTING

Roof:

The roof is galvanised corrugated iron over 100 x 50mm purlins over 100 x 50mm rafters at 950mm centres with 70 x 50mm collar ties. As with many such buildings the rafters are joined at a thin ridge board, with no ridge beam. The rafters are "birdsmouthed" over (cut around) a 100 x 100mm wall plate located at the outer edge of the stone wall. Joints in the wall plate are half-housed and nailed. Stone infill continues the inner face of the wall until it reaches the roof. The roof on the northern side of the double height area is supported on a recent 150 x 100mm steel "I" beam with timber infill above.

Walls:

The walls are constructed in approx. 450mm stacked schist as described above. Some of the stones have been laid with their bedding faces vertical.

Floor:

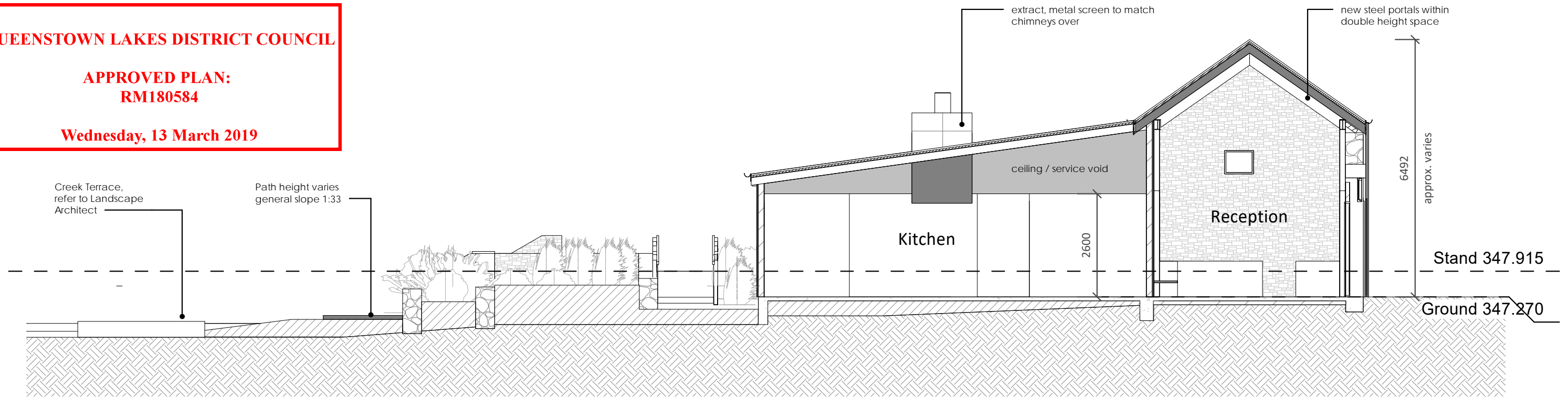
The floor of the upper storey is made of 150 x 25 tongue and groove floor boards laid over 160 x 55mm timber joists at 450mm centres. These are laid on 150 x 80mm wall plates laid flush with the inner face of the stonework. The upper floor is supported on a 150 x 150mm beam at its centre line which extends the full length of the building (excluding the western end) and is supported by 150 x 150mm posts at approximately 1.7 meter centres. These posts would have formed the end of each of the nine horse stalls that made up the original Stable.

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			A	Final Draft: Coordination	30.03.2018	Ayrburn Domain	JS	Stable Section		1 : 100
			B	For Resource Consent	16.04.2018					
						CLIENT	CHECK	FILE	SHEET	REV
			Waterfall Park Developments Ltd	JS	1801	RC_300	B			

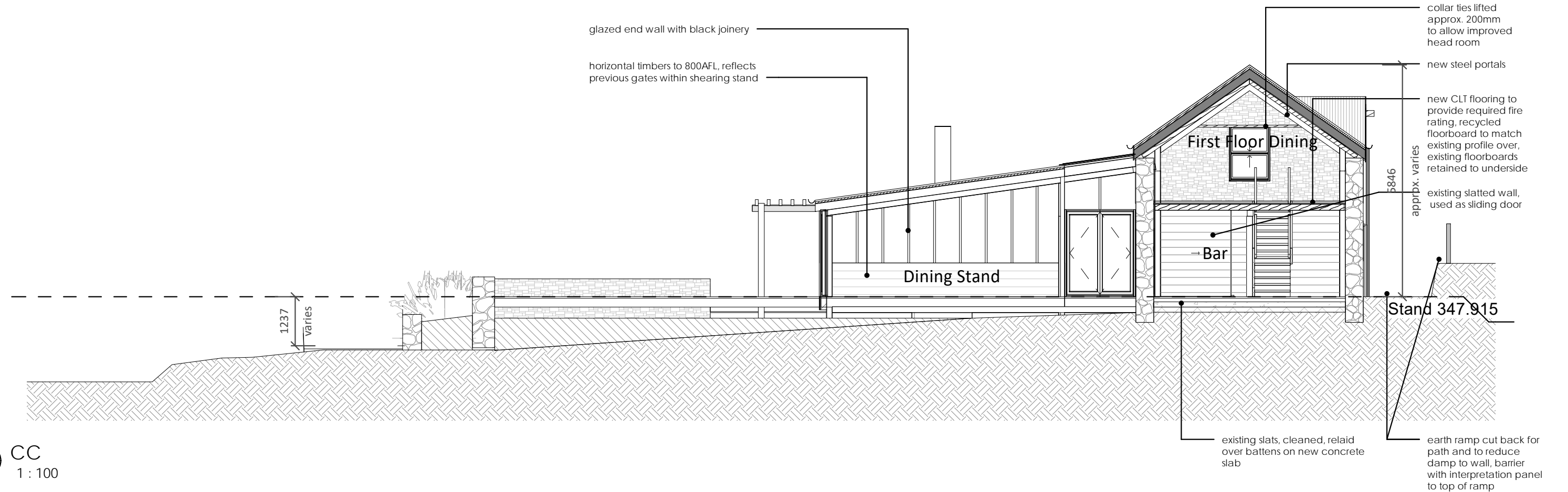
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**APPROVED PLAN:
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1 BB
1 : 100



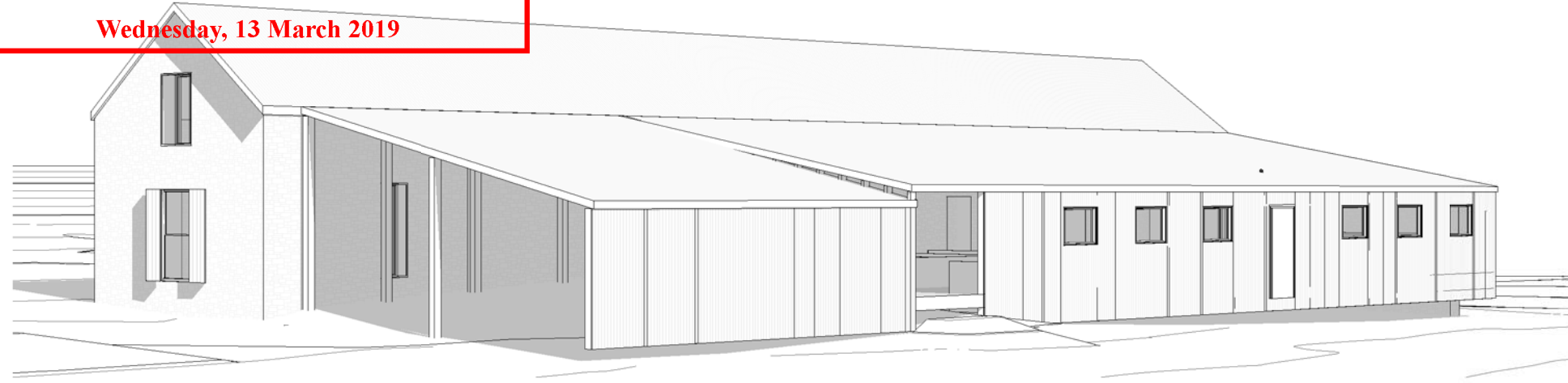
2 CC
1 : 100

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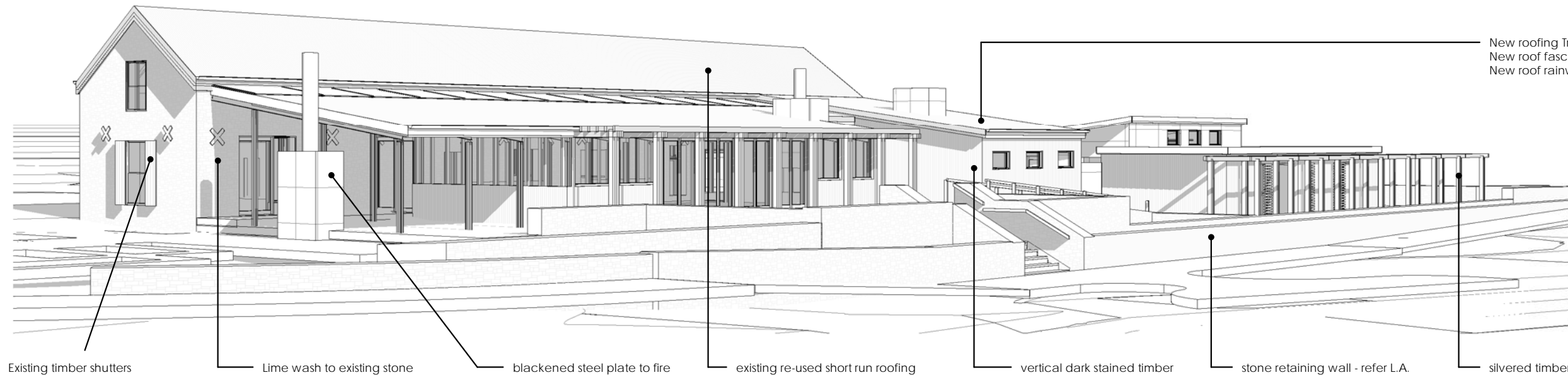
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① NORTH VIEW EXISTING
APPROVED PLAN:
RM180584

Wednesday, 13 March 2019



② NORTH VIEW PROPOSED



New roofing True Oak Corrugate: Colour Slate
 New roof fascia: dark stained cedar
 New roof rainwater goods: Colour Slate

Existing timber shutters repaired, painted to match

Lime wash to existing stone

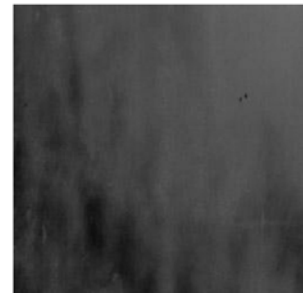
blackened steel plate to fire and Annex building

existing re-used short run roofing

vertical dark stained timber

stone retaining wall - refer L.A.

silvered timber pergolas with wires and climbers



STABLES MATERIALITY

NOTES

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A	Final Draft: Coordination	30.03.2018	Ayrburn Domain	JS	Stable Views + Materials	
B	For Resource Consent	16.04.2018				
			CLIENT	CHECK	FILE	SHEET
			Waterfall Park Developments Ltd	JS	1801	RC_800
						REV
						B

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