

ARCHITECTURAL DESIGN STATEMENT

INTRODUCTION

The Grand Earnslaw Hotel proposal comprises the design of a hotel with associated accommodation and ancillary buildings including a new food and beverage precinct on the land bounded by Mull Street, Benmore Street and Islay Street in the Glenorchy township.

This architectural design statement is intended to be read subsequent to the Urban Design Statement prepared by Boffa Miskell Ltd. RTA Studio have worked collaboratively with Boffa Miskell to develop the bulk and location and detailed building placements on the site. The urban design has informed the architecture and the architecture has informed the urban design. This statement does not intend to repeat the urban analysis of the Boffa Miskell statement but will build upon it to clarify the generation of the architectural elements of the proposal.

THE PROPOSAL

As introduced by the Urban Design Statement (UDS), the proposal seeks to carefully compose a collection of buildings that respect and build upon the past and present settlement patterns of the Glenorchy township.

The original 'Mt Earnslaw Hotel', comprising of the 2-storey veranda hotel and double bayed villa (pictured adjacent) that existed on the site provided the primary context for the generation of this design proposal and anchor it in the historical context of the site. The aspiration of this approach is that the proposal when complete feels like it is a building that belongs as a part of the townscape and the social history of the town and community.

The main commercial street of the town – Mull Street, over time, has evolved as a collection of small scaled single-storey commercial buildings and houses that form a finely-grained and porous street edge. The proposal continues this grain of buildings lakeward, to firmly edge the site to Mull Street providing food and beverage offering in support of the hotel function but also the town's amenity.

Islay Street leads to the lake edge and the iconic Glenorchy wharf shed and jetty that serviced the lake transportation to and from the town throughout the history of the town. Today, this street is primarily residential. The proposal envisages a series of boatshed scaled accommodation units whose form is borrowed from the historic one at the lake edge. This forms a residential scale and edge to the south side of the site.



The Mt Earnslaw Hotel in 1959 prior to destruction by fire (Eric Livingstone; 1959 eHive).

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BULK LOCATION + FORM

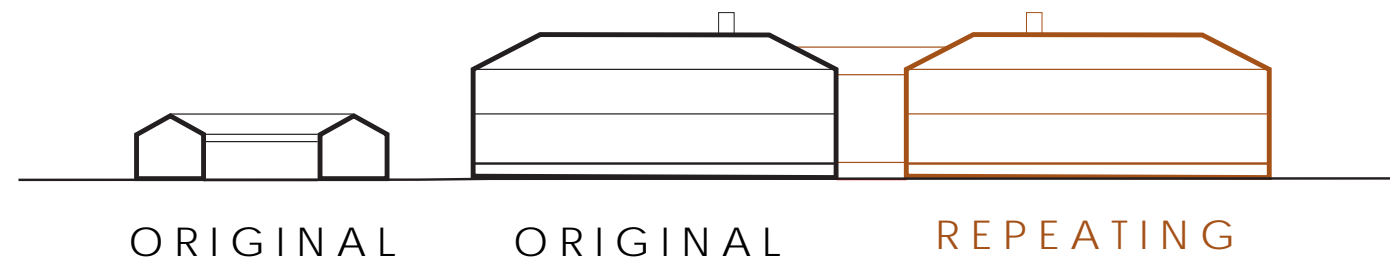
The formal approach to the bulk and location has been to make a nostalgic connection to the original placement and massing of the original hotel and villa complex.

The original villa was built first serving as the original hotel until its popularity outgrew its size and the 2-storey veranda hotel was built to increase capacity to contain 23 small rooms and a dining room. The villa then became a bar and service building. The requirements of a modern hotel to service current tourism requirements ask for a larger footprint and capacity than the original hotel could offer. The architectural response to this is to offer a concept of a 'twin' silhouette of the hotel (pictured adjacent) so that the resultant form is a double hipped roof 2-storey form sitting centrally on the site with the servant single-storey villa form sitting adjacent in a similar relationship to the original development.

As demonstrated in the adjacent west to east section diagram, this location strategy maintains the building being generously set back from the internal eastern and western lakeward boundary allowing the proposal to offer an internalised vehicle accessway with centred hotel access, along with the publicly accessible open space facing the lake – The Grand Lawn. The hotel and villa building, together with the Mull Street and Islay Street Buildings offer a careful and considered urban approach to building size and placement. While the townplanning rules offer significant site coverage opportunity, this design approach prioritises sensitive and contextual thinking.

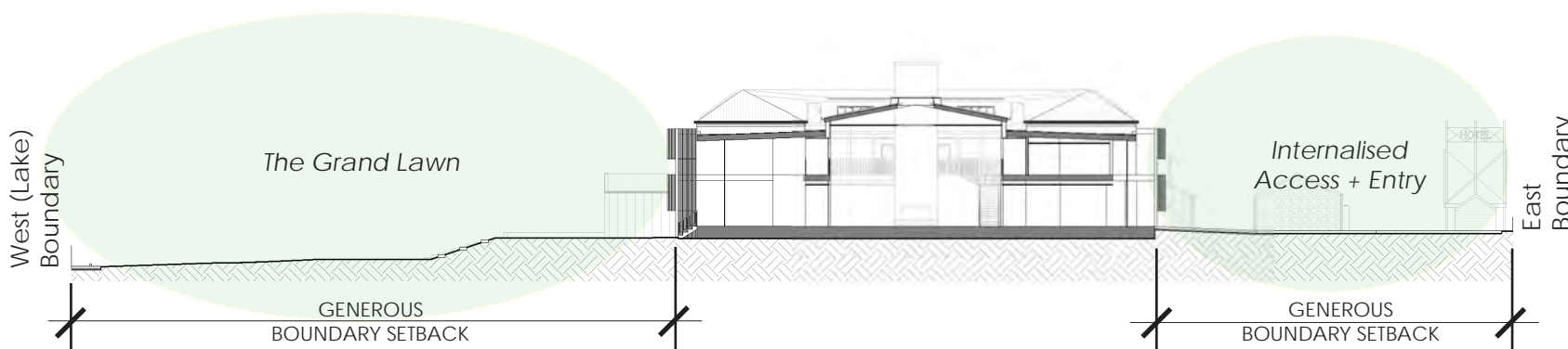
The Mull Street precinct includes 4 small buildings that combine with the villa to make a carefully considered cluster of ancillary buildings forming a finely grained food and beverage precinct on the Mull Street edge of the proposal. Taking its cue from the existing settlement pattern, building scale, proportion and materiality of the main street, we have placed the buildings to form an attractively occupiable and commercially viable environment for food and beverage as support to the hotel. The collective building form contextually responds to the local vernacular of the region with simple shed-like forms, pitched roofs, large and simple openings that respond to the function of the buildings and offer good activation and visibility to the street.

There are a series of 8 'boatsheds' bordering the southern boundary of the site addressing Islay Street. These house guest accommodation and provide an alternative offering to the hotel building. The form, scale and proportion of these boat sheds are based on the historic Glenorchy shed on the lake edge at the end of Islay Street.



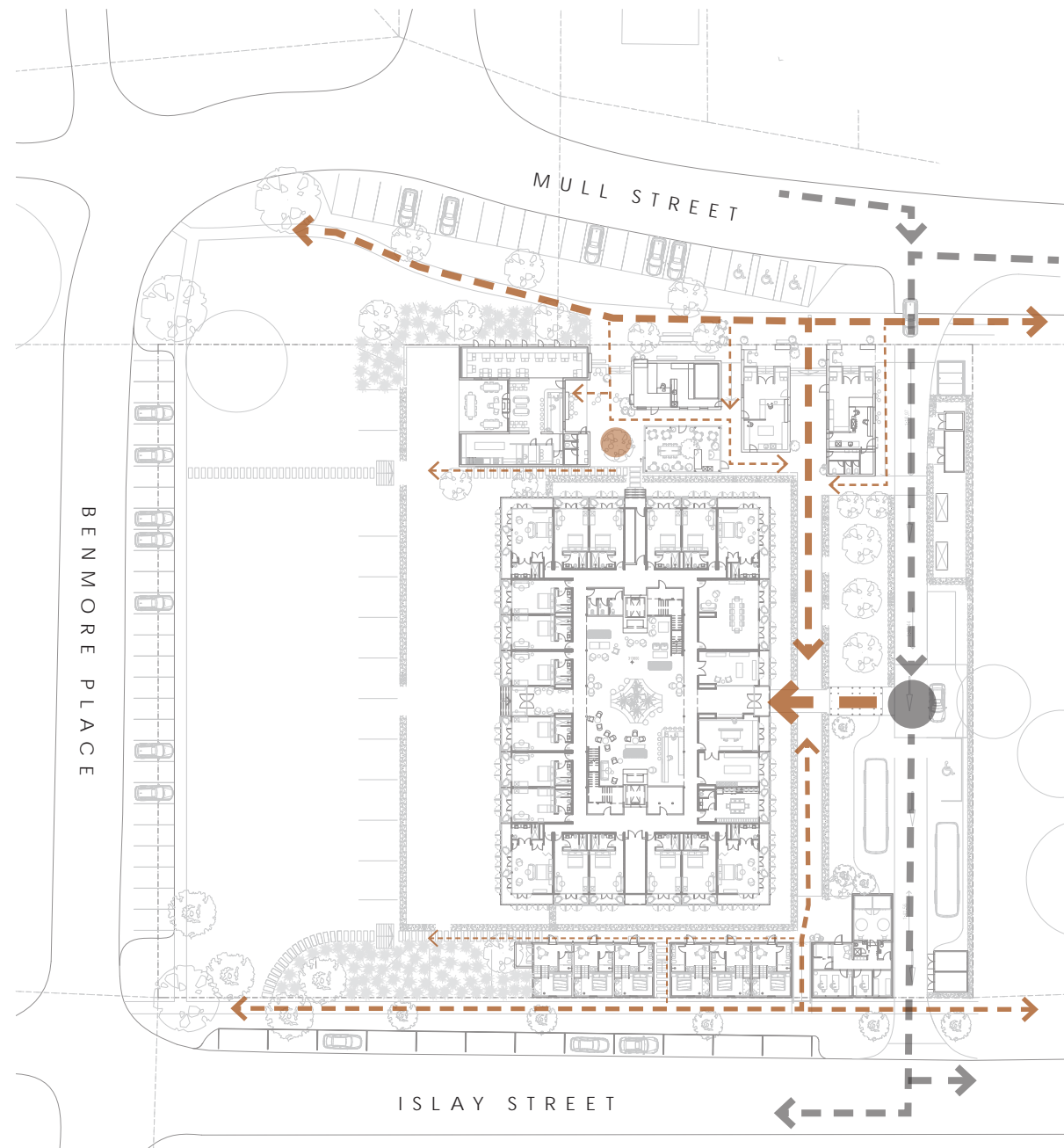
ORIGINAL ORIGINAL REPEATING

'Twin' Silhouette Diagram

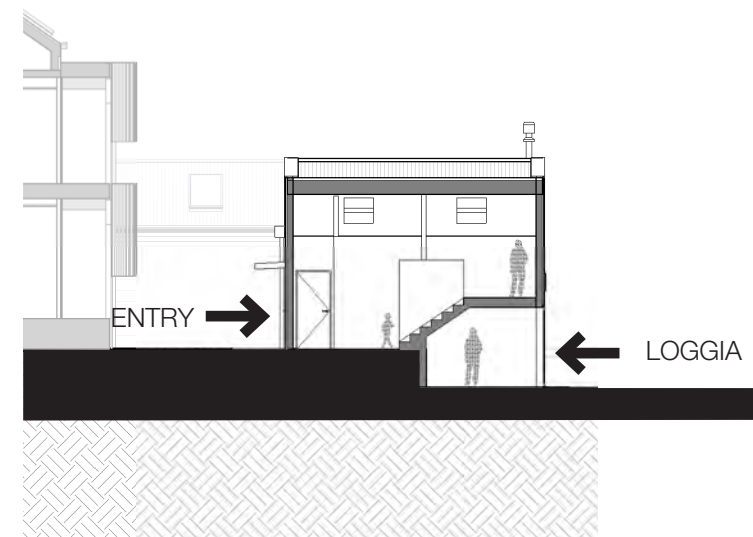


West - East Section Diagram

ARCHITECTURAL DESIGN STATEMENT



Vehicle and Pedestrian Circulation Diagram



Boatshed Section

PLANNING

The planning of the hotel locates all of the guest rooms around the edge of the built form to take advantage of the mountain and lake views in all directions. This means a four-sided elevation is presented externally with no “back” elevation and allows the interior of the building to form a double height atrium space that becomes The Grand Room. The Grand Room serves as a dramatic entry experience providing hospitality spaces, circulation, reception, lounge space and dramatic views over The Great Lawn toward the lake. This interior experience offers the hotel the opportunity to link guest experience with the history of the region.

As illustrated in the adjacent circulation diagram, the placement of the Mull Street buildings has been carefully considered with several intentions in mind. Forming a strong urban edge to Mull Street, forming a clear and strong pedestrian entrance with street address for the hotel arrival and lastly, but equally, forming a series of outdoor lanes and spaces with activated edges for public to enjoy and occupy while resting, shopping, eating and drinking. It is envisioned that the buildings will provide food and beverage spaces to provide amenity and offering to the hotel but also trade to the public. Each building is designed to have the ability to function individually as a standalone operation. Servicing has been considered on this basis. The Mull Street buildings are generally on a raised platform above the flood plain with street level access to the two stone buildings adjacent the hotel entry axis via an external loggia spaces in order to provide targeted pedestrian activation at this important junction on the site.

As shown in the adjacent section drawing, the Islay Street Boatsheds also use this method to address the flood plain requirements. The shed doors allow access to loggia spaces from the lower Islay Street level that form outdoor rooms for guests to enjoy, much like the private balconies will in the hotel building. The loggia's have internal access to the split-level guest rooms above, which are set above the flood level. The main entrance to each unit is from the higher ground level between the hotel and the row of boat sheds. Rooms have inter-connecting keyed doors to allow larger families or groups to combine rooms.

The Islay Street Boatsheds are arranged in 2 sets of 3 and 1 set of 2 and sit hard on the boundary of the site to form a strong built edge to the site. In the manner that a row of utilitarian sheds would provide direct access to the street. The intention is that they read as sheds and reference the context of sheds, but in this case, they are accommodation units so they function differently.

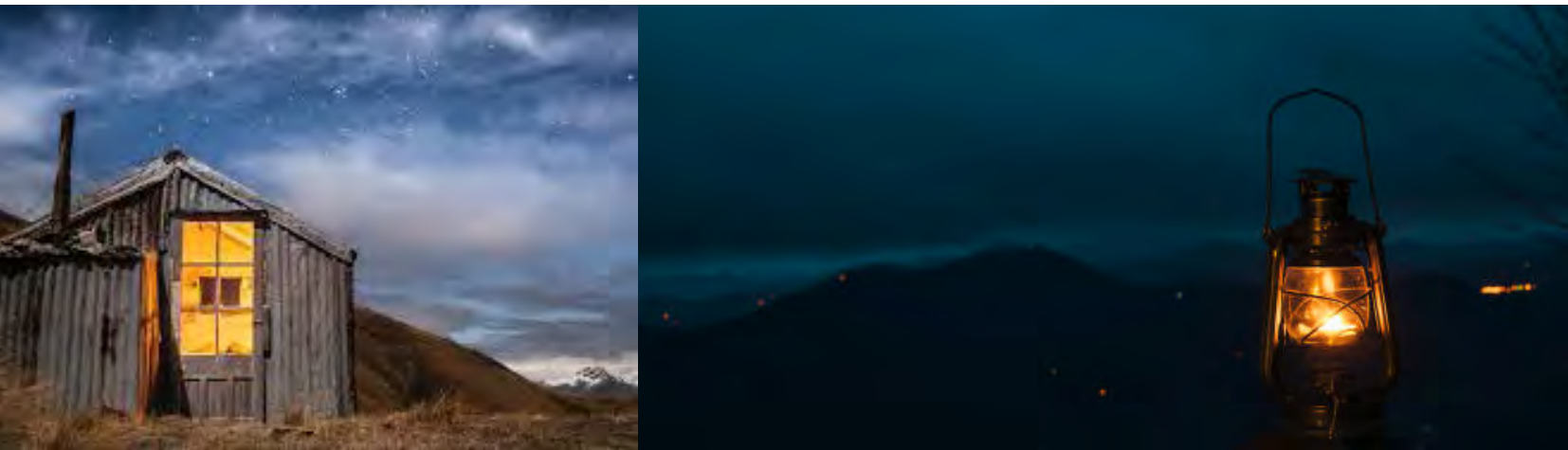
ARCHITECTURAL DESIGN STATEMENT

EXTERIOR MATERIALS + APPEARANCE

Much like the original Mt Earnslaw Hotel, the guest rooms all access the veranda zone which is occupied by private balcony spaces. Each balcony becomes a private outdoor room providing an exterior compliment to the interior space. The exterior layer of the hotel has a carefully considered timber screen that provides an operable screen to control privacy, views and sun shading to the layered spaces within. In the tradition of the New Zealand colonial provincial veranda hotel, the outer layer is finely crafted timber responding to the context of filigree, balustrades and veranda posts of these magnificent hotels. The detail of this screen, however, is a more contemporary response to this tradition using naturally finished square profiled timber battens but with a dimension, scale and proportion that is sympathetic and contextually referential to the original hotel. The Screens can be opened and closed individually by guests. Each bay has a combination of fixed and operable panels so that when occupied the hotel façade takes on a randomly composed appearance of open and closed panels.

Materials for the Mull Street buildings have been chosen from the town and the wider region. Three buildings are clad in local schist, one in timber weatherboards and one as a glasshouse. Moving from east to west down Mull Street, the first 2 buildings are stone clad and face their gables to the street to form a clear gateway to the pedestrian approach to the hotel entry. The next building, with its long elevation to the street, is also schist providing a continuity of materiality to the laneways and courtyards. The villa is timber weatherboard, referencing the original villa but also reinforcing its relationship with the timber hotel building. The glass house provides a foil to the heavier buildings and offers lighter aesthetic on the inner edge of the courtyard.

The durability, permanence and local quality of materiality hint at the sustainable initiatives of the design. In addition to recyclable and low embodied energy materials, the proposal also includes passive solar design to minimise the carbon footprint over the lifecycle of the development. High R values to wall and roof insulation help to stabilise the interior thermal environment and strategically positioned window openings with high mass floors are utilised in each building to allow slow heat release during the winter months. Excessive solar gain and glare is controlled with the use of shading devices, including the timber screens of the hotel, which reduce the building's heat load during summer without restricting light entry during the winter, allowing certain buildings to operate passively for longer periods of the year. Careful use of glazing maximises use of natural lighting and is coupled with low energy active lighting throughout the proposal with certain rooms linked to timers or motion sensors to conserve energy when not in use. Collectively, these initiatives lead to a reduction in the building's running costs and a reduction the buildings environmental footprint.



The primary concept for the building is that the hotel glows like a lantern in the evening alluding to the warmth and protection of a welcoming alpine hotel or even a high-country hut at the end of a long day's walk.

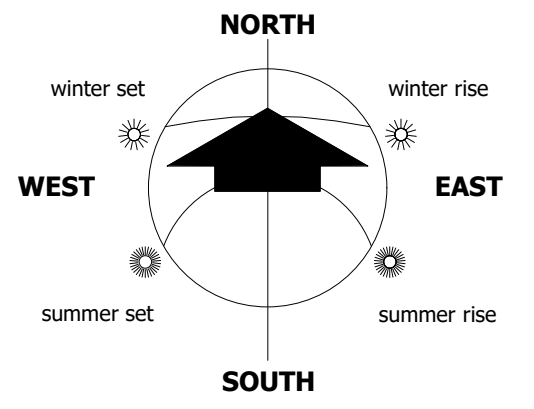
10.1 *RTA STUDIO*: ARCHITECTURAL DRAWINGS



INDICATIVE 3D IMAGE FROM BENMORE PLACE



LOCATION MAP



SITE LOCATION
NTS

SHEET LIST RESOURCE CONSENT			
SHEET NUMBER	SHEET NAME	Current Revision Date	Current Revision
RC - 001	RC - COVER SHEET	15.11.2019	A
RC - 010	RC - EXISTING SITE SURVEY	15.11.2019	A
RC - 020	RC - PROPOSED SITE PLAN	15.11.2019	A
RC - 030	SITE SECTIONS	15.11.2019	A
RC - 031	SITE SECTIONS	15.11.2019	A
RC - 040	SITE ELEVATIONS	15.11.2019	A
RC - 200	RC - HOTEL - FLOOR PLAN - GROUND FLOOR	15.11.2019	A
RC - 201	RC - HOTEL - FLOOR PLAN - LEVEL 1	15.11.2019	A
RC - 202	RC - HOTEL - FLOOR PLAN - LEVEL 2	15.11.2019	A
RC - 203	RC - HOTEL - ROOF PLAN	15.11.2019	A
RC - 204	RC - HOTEL - ROOM TYPES PLANS	15.11.2019	A
RC - 205	RC - HOTEL - ROOM TYPES PLANS	15.11.2019	A
RC - 210	RC - HOTEL - SECTIONS	15.11.2019	A
RC - 211	RC - HOTEL - SECTIONS	15.11.2019	A
RC - 221	RC - HOTEL - ELEVATIONS	15.11.2019	A
RC - 222	RC - HOTEL - ELEVATIONS	15.11.2019	A
RC - 300	RC - MULL ST - FLOOR PLAN	15.11.2019	A
RC - 301	RC - MULL ST - ROOF PLAN	15.11.2019	A
RC - 310	RC - MULL ST - SECTIONS	15.11.2019	A
RC - 311	RC - MULL ST - SECTIONS	15.11.2019	A
RC - 321	RC - MULL ST - ELEVATIONS	15.11.2019	A
RC - 400	RC - ISLAY ST - FLOOR PLAN	15.11.2019	A
RC - 401	RC - ISLAY ST - ROOF PLAN	15.11.2019	A
RC - 402	RC - ISLAY ST - DETAIL FLOOR PLANS	15.11.2019	A
RC - 410	RC - ISLAY ST - SECTIONS	15.11.2019	A
RC - 411	RC - ISLAY ST - SECTIONS	15.11.2019	A
RC - 421	RC - ISLAY ST - ELEVATIONS	15.11.2019	A
Grand total: 27			

THE GRAND MOUNT EARNSLAW HOTEL

1 BENMORE PLACE, GLENORCHY

LEGAL DESCRIPTION: LOT 1 DP 12016

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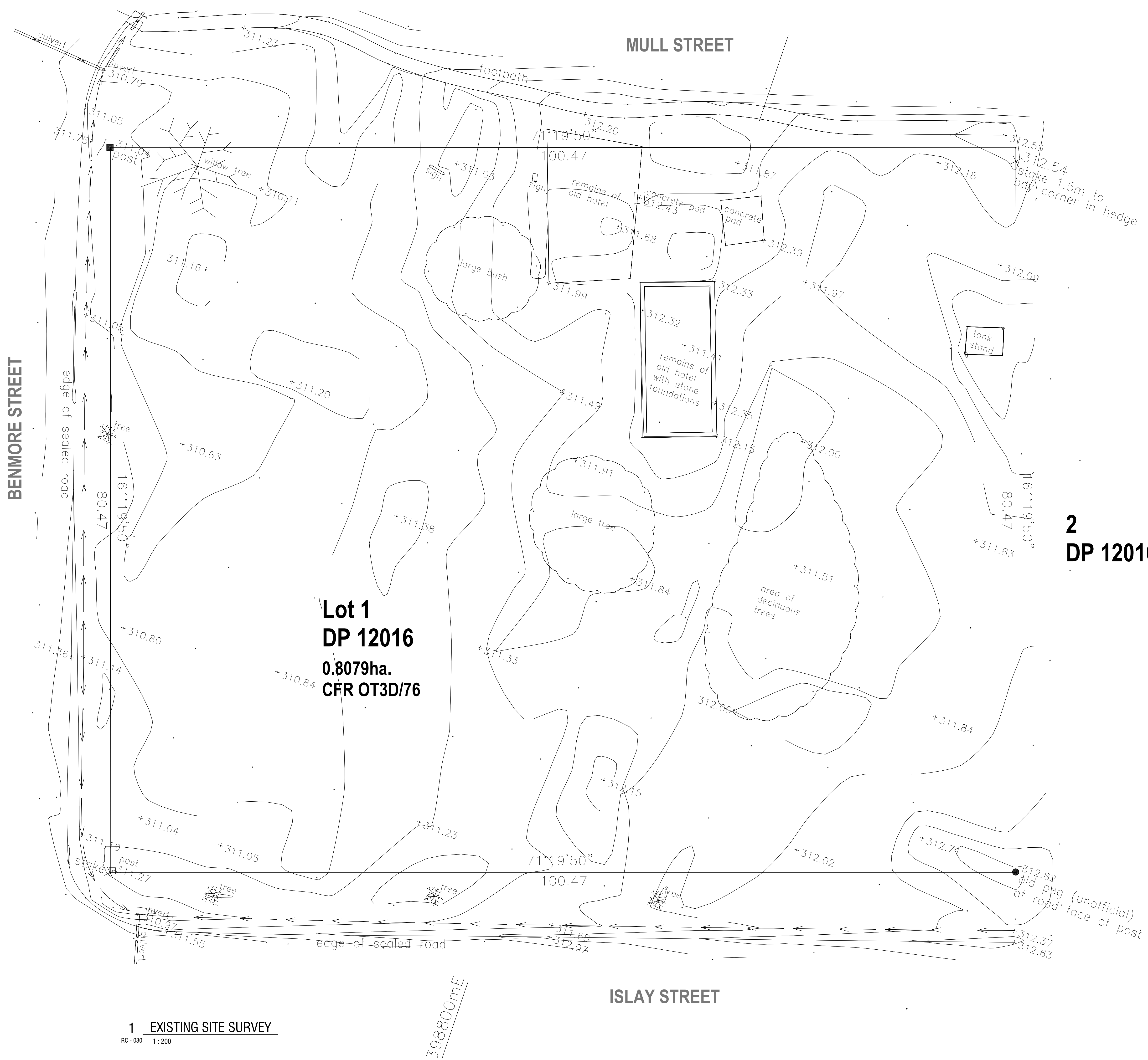
Boffa Miskell - Urban and Landscape Design	
Address:	Level 3, 82 Wyndham St, Auckland 1010
Phone:	09 358 2528
e-mail:	Rachel.delambert@boffamiskell.co.nz
Bureaux - Interior Architecture	
Address:	4A/47 High St, Auckland 1010
Phone:	09 550 0945
e-mail:	jessica@bureaux.co.nz
Cue Environmental - Town Planning	
Address:	Queenstown, NZ
Phone:	021 767 622
e-mail:	ben@cuee.nz
Origin Consultants - Archaeology and Heritage	
Address:	9 Arrow Lane, Arrowtown, NZ
Phone:	03 442 0300
e-mail:	robin@originteam.co.nz
GWE Consulting Engineers - Geotechnical and Civils	
Address:	Ground Floor Oceanbridge House, 25 Anzac St, Takapuna, Auckland 0622
Phone:	09 445 8338
e-mail:	colin.cranfield@gwe.co.nz
John Alexander Surveying - Surveyor	
Address:	3A Caernarvon St, Arrowtown
Phone:	03 442 1988
e-mail:	jasurveying@extra.co.nz
Cuesko - Quantity Surveyor	
Address:	L1, 17/25 Corban Ave, Albany, Auckland
Phone:	09 477 4882
e-mail:	john.giles@cuesko.co.nz
Carnageway - Traffic Consultant	
Address:	PO Box 29623, Christchurch, 8540
Phone:	03 377 7010
e-mail:	andy.carr@carnageway.co.nz

ARCHITECTURAL DRAWINGS

ISSUE 15 NOVEMBER 2019

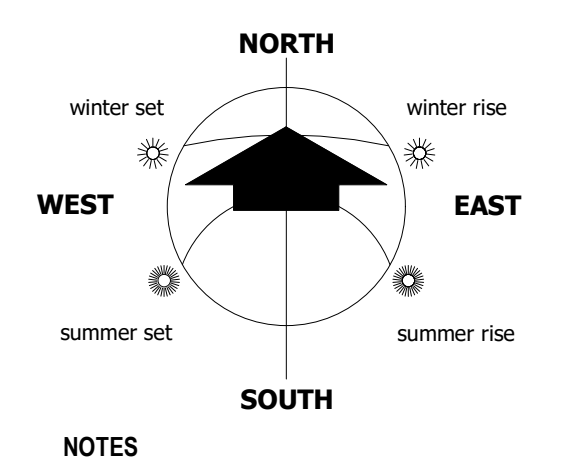
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**Lot 1
DP 12016
0.8079ha.
CFR OT3D/76**

**2
DP 12016**



TITLE INFO
LOCATION ADDRESS: 1 BENMORE PLACE, GLENORCHY, NEW ZEALAND
LEGAL DESCRIPTION
 LOT: LOT 1
 DP: DP 12016
 SITE AREA: 8.079m²
SITE DATA
 TA: QUEENSTOWN LAKES DISTRICT COUNCIL
 ZONE: VISITOR ACCOMMODATION SUB-ZONE - PRE-FEB 2012 TOWNSHIP ZONE, GLENORCHY

SURVEYOR: JOHN ALEXANDER SURVEYING

A No.	RESOURCE CONSENT DESCRIPTION	15.11.2019 DATE

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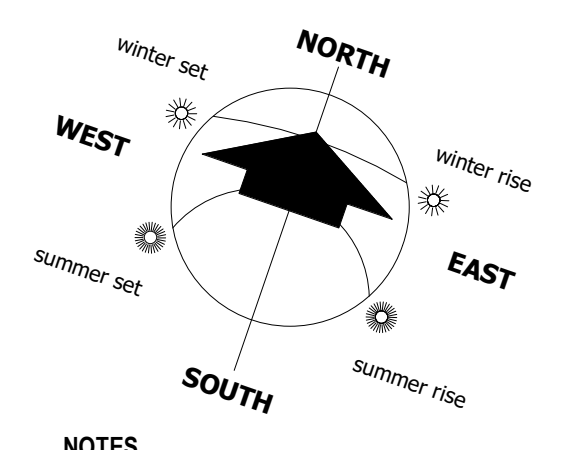
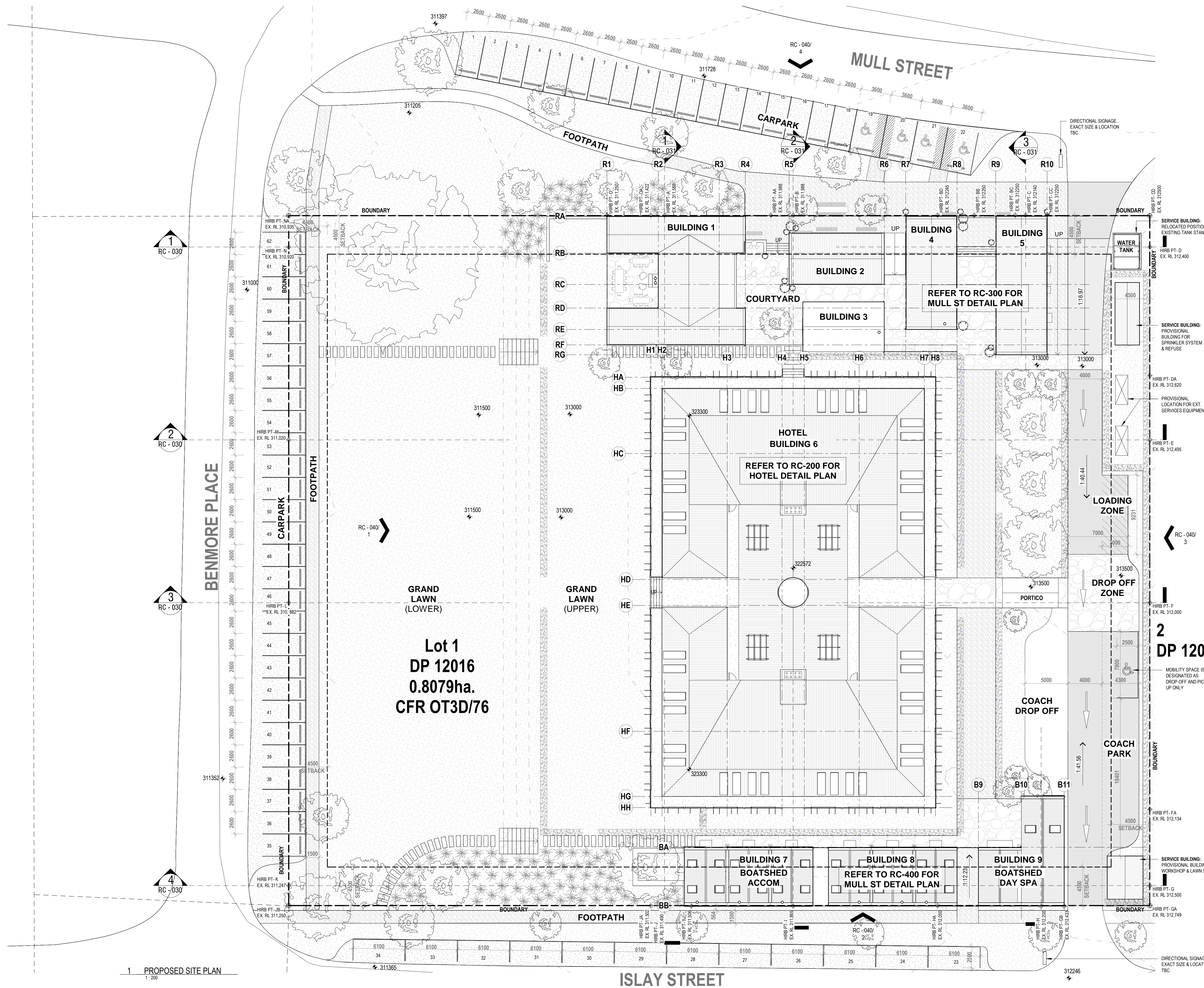
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 RC - EXISTING SITE SURVEY

PROJECT NO 19109
SCALE As indicated@A1
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1 EXISTING SITE SURVEY
 RC - 030 1:200



PROPOSED SITE SUMMARY

LOCATION
ADDRESS: 1 BENMORE PLACE, GLENORCHY, NEW ZEALAND

LEGAL DESCRIPTION
LOT: LOT 1
DP: DP 12016
SITE AREA: 8,079m²

SITE DATA
TA: QUEENSTOWN LAKES DISTRICT COUNCIL

ZONE: VISITOR ACCOMMODATION SUB-ZONE - PRE-FEB 2012 TOWNSHIP ZONE, GLENORCHY

WIND ZONE: HIGH

BUILDING COVERAGE- LOT 1
MAX. BUILDING COVERAGE: 70%
PROP BUILDING COVERAGE (AREA): 2,463.12m²
PROP BUILDING COVERAGE: 30.4%

BUILDING COVERAGE - BREAKDOWN
HOTEL
PROP AREA: 1,678.34m²

MULL STREET
BUILDING 1 AREA: 184.33m²
BUILDING 2 AREA: 66.60m²
BUILDING 3 AREA: 55.10m²
BUILDING 4 AREA: 79.20m²
BUILDING 5 AREA: 97.22m²

ISLAY STREET
BOATSHED ACCOM AREA: 204.27m²
BOATSHED DAY SPA AREA: 98.06m²

NOTE
DRAWINGS TO BE READ IN CONJUNCTION WITH 12m² SUPPORTING CONSULTANT REPORTS: GWE ENGINEERS, BOFFA MISKELL LANDSCAPE DESIGN, CARRIAGEWAY TRAFFIC CONSULTANT & ORIGIN CONSULTANTS.

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A	RESOURCE CONSENT	15.11.2019
No.	DESCRIPTION	DATE
2	DP 12016	

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THE GRAND MOUNT EARNSLAW HOTEL

1 BENMORE PLACE, GLENORCHY

DRAWING
RC - PROPOSED SITE PLAN

PROJECT NO 19109

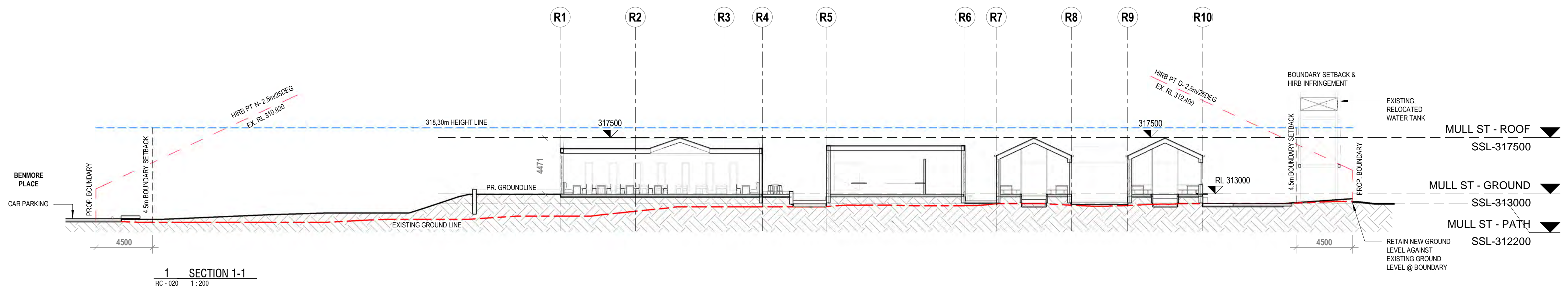
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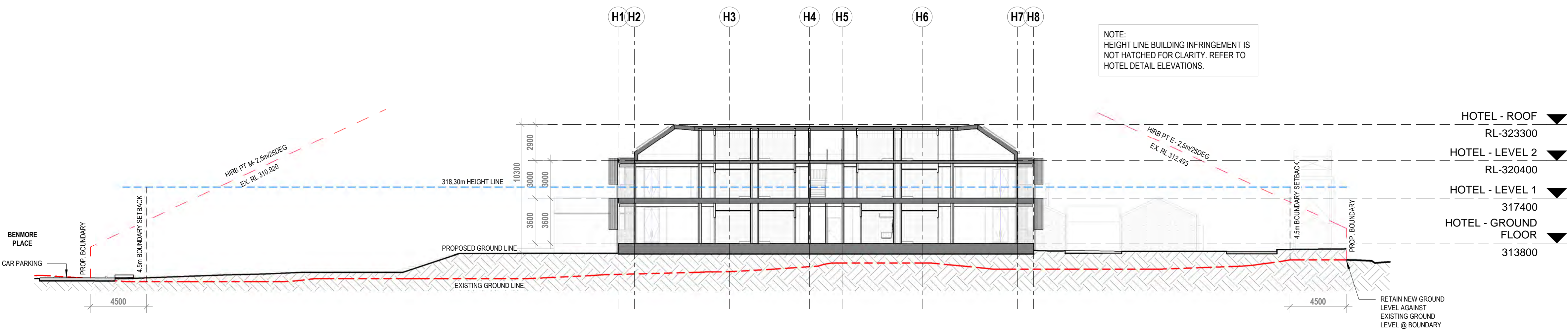
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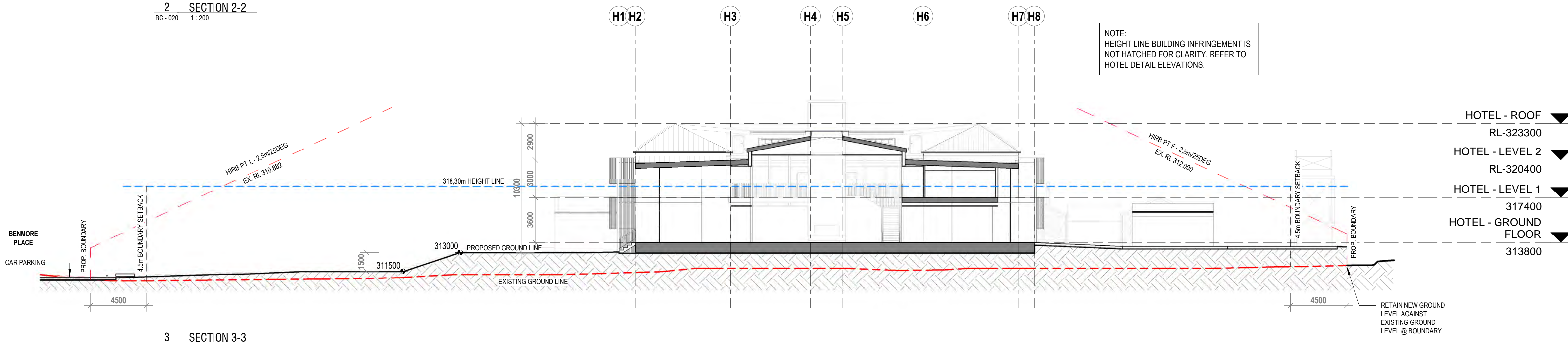
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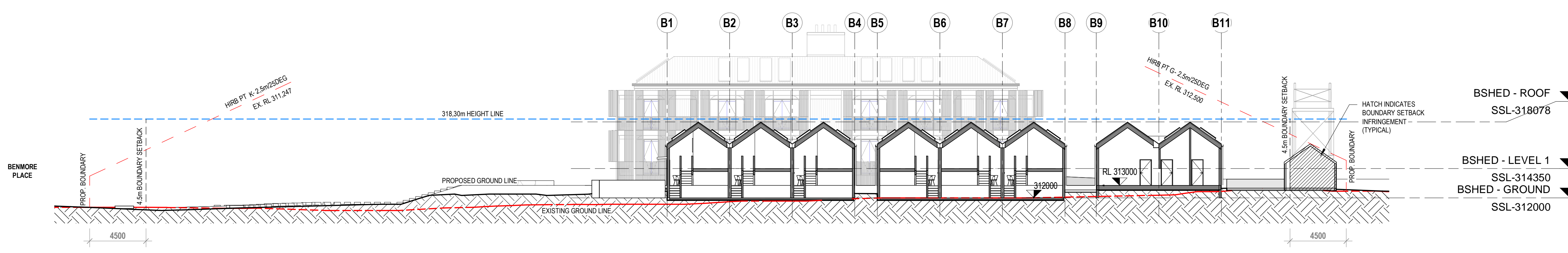
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2 SECTION 2-2
RC - 020 1: 200



3 SECTION 3-3
RC - 020 1: 200



4 SECTION 4-4
RC - 020 1: 200

NOTES

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HOTEL

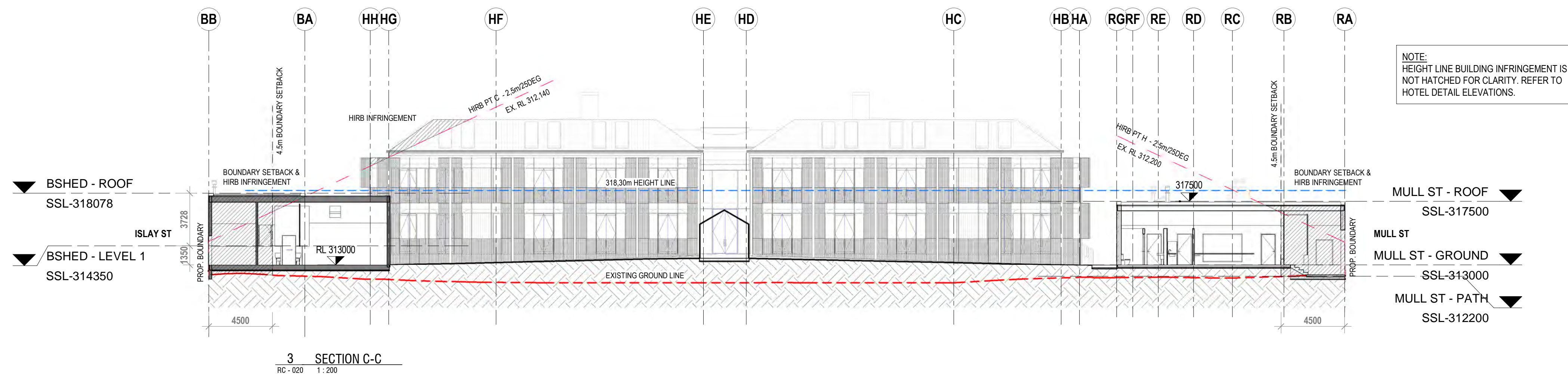
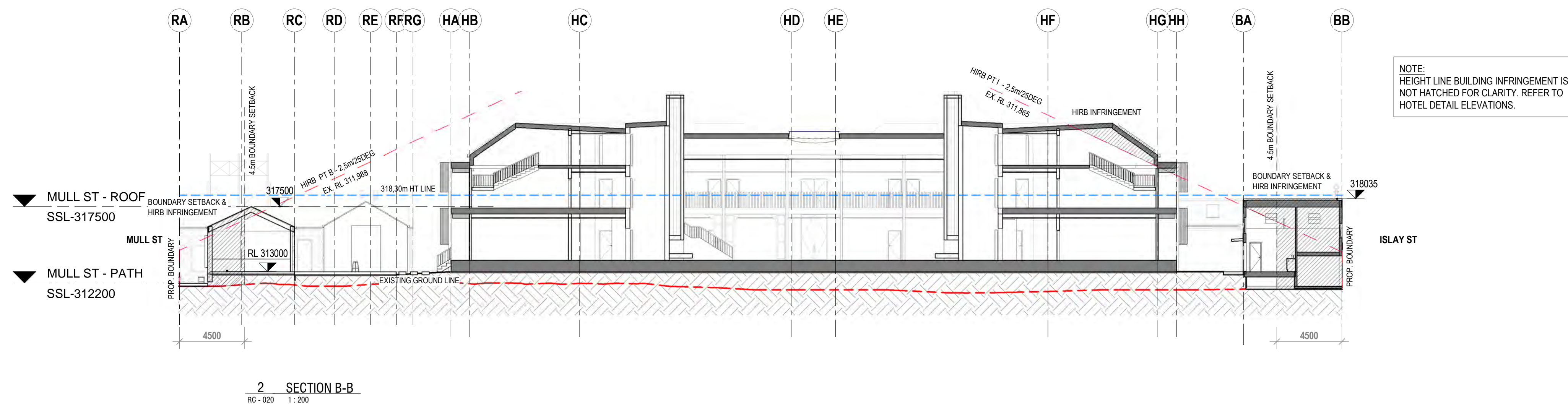
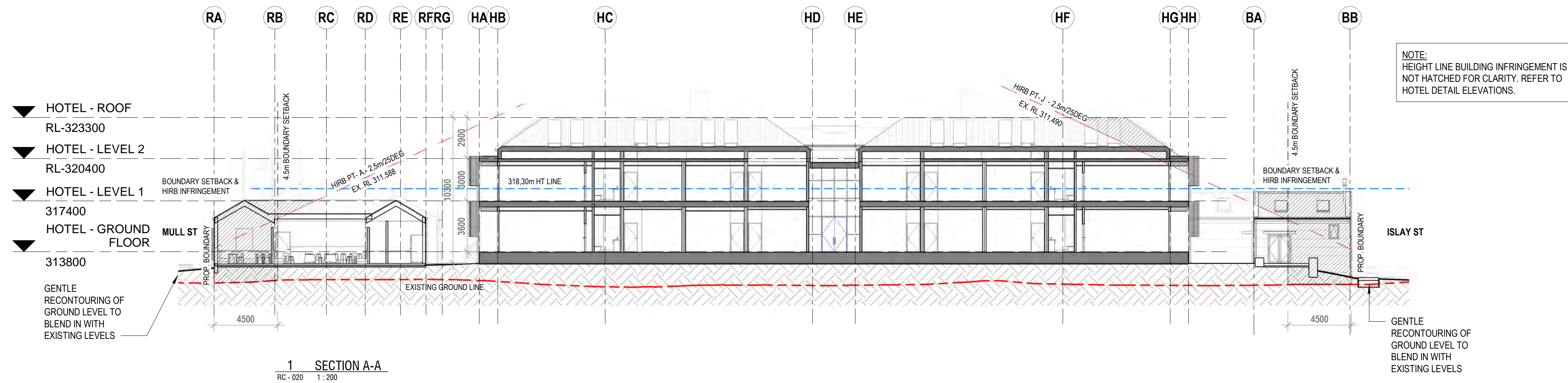
1 BENMORE PLACE, GLENORCHY

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SITE SECTIONS

PROJECT NO 19109
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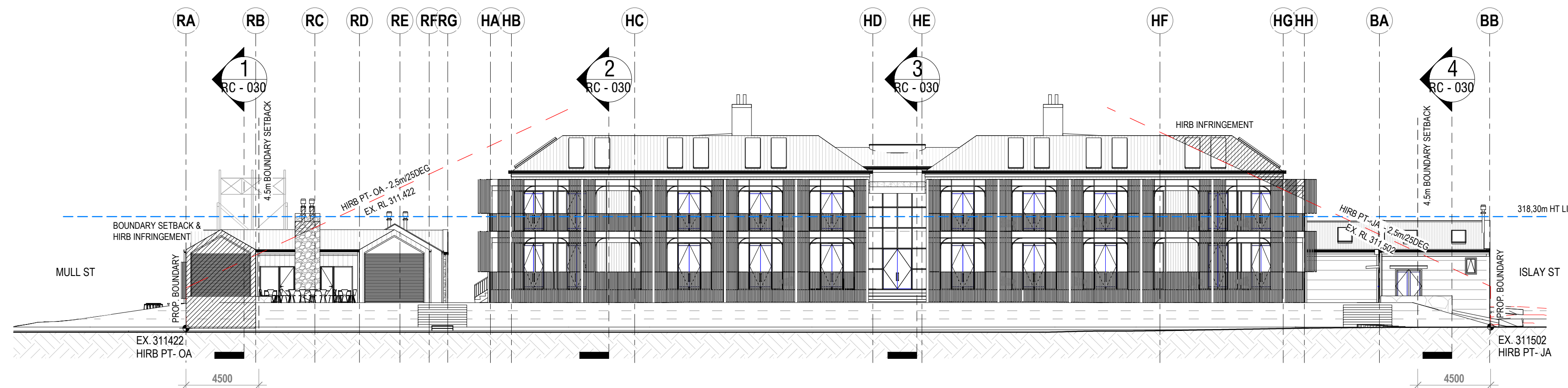
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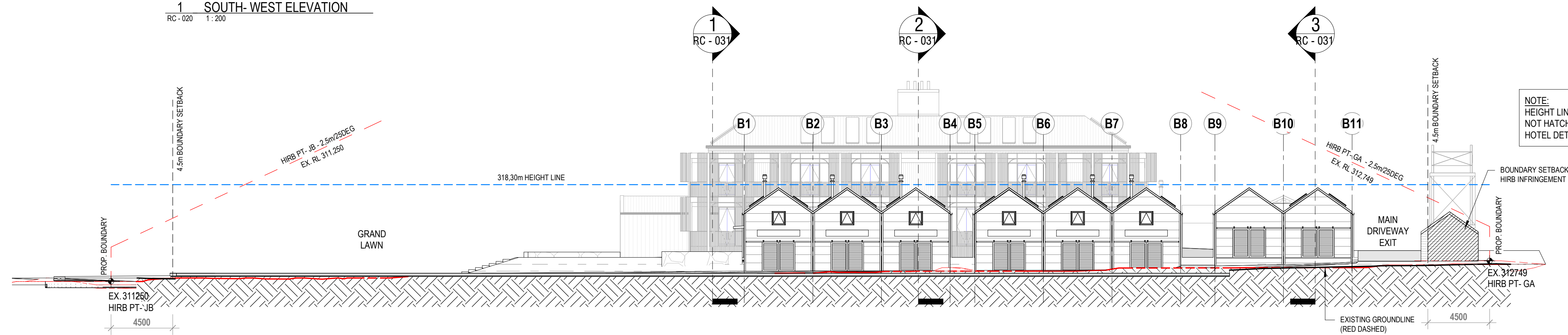
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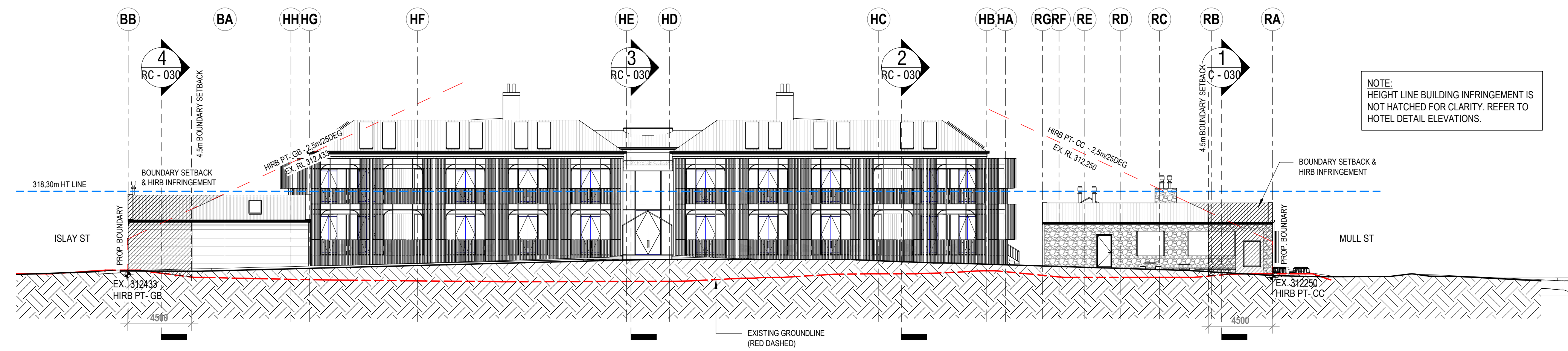
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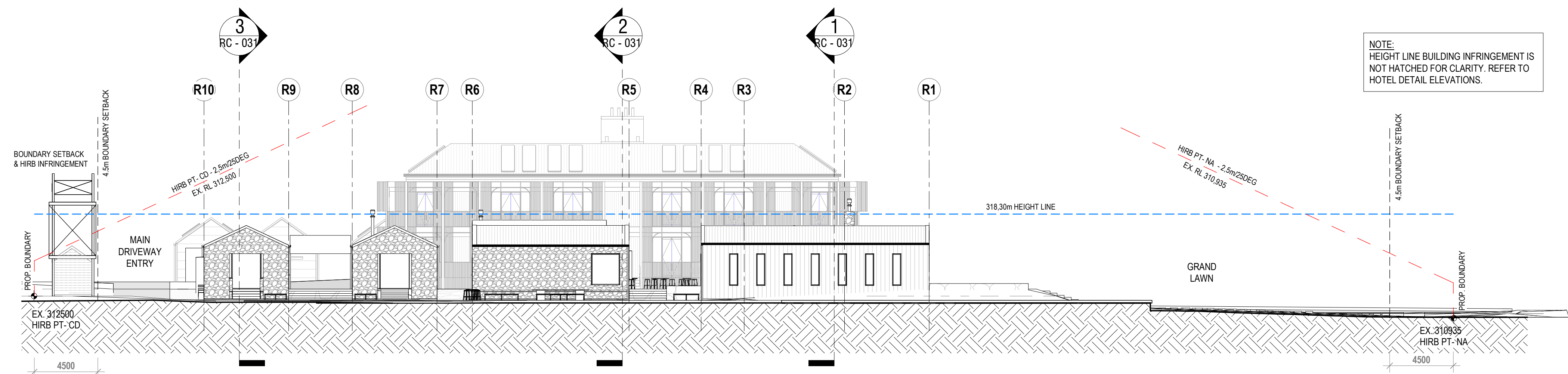
1 SOUTH-WEST ELEVATION
RC-020 1:200



2 SOUTH EAST ELEVATION
RC-020 1:200



3 NORTH EAST ELEVATION
RC-020 1:200



4 NORTH-WEST ELEVATION
RC-020 1:200

NOTE:
HEIGHT LINE BUILDING INFRINGEMENT IS NOT HATCHED FOR CLARITY. REFER TO HOTEL DETAIL ELEVATIONS.

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NOTES

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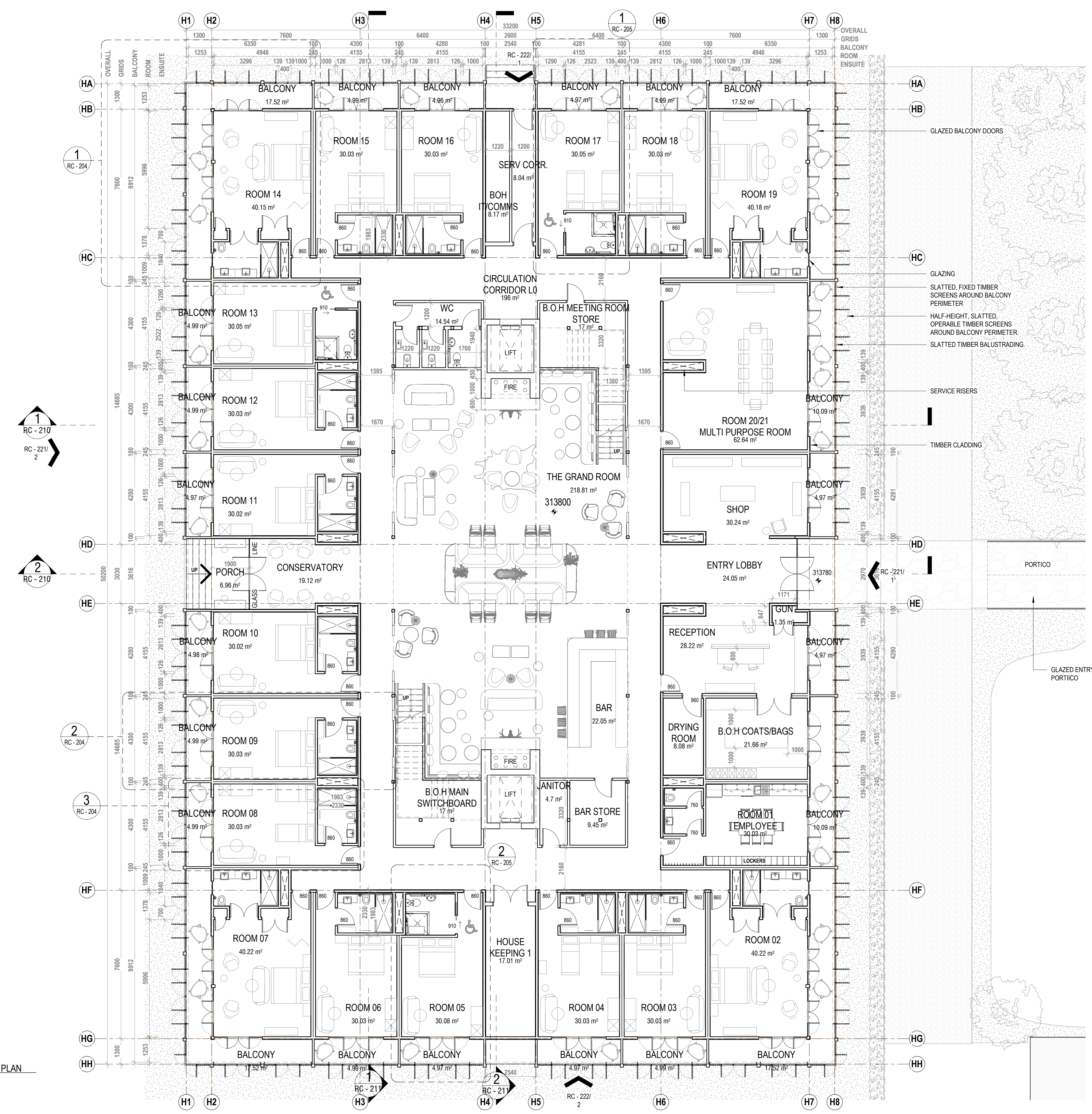
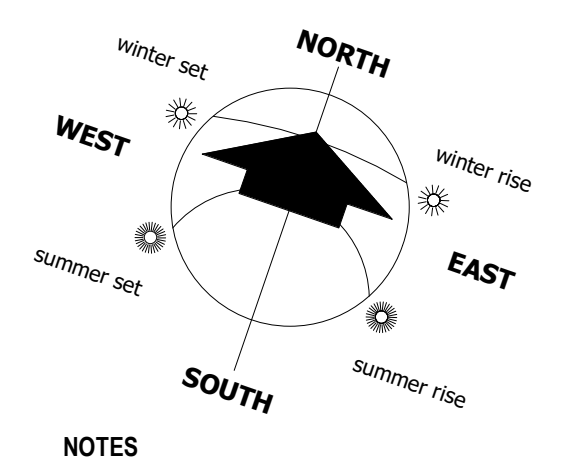
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DRAWING
SITE ELEVATIONS

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1 HOTEL - PROPOSED GROUND FLOOR PLAN
RC-030 1:100

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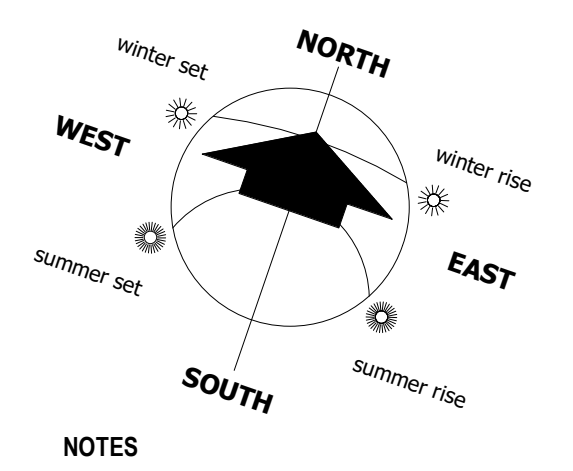
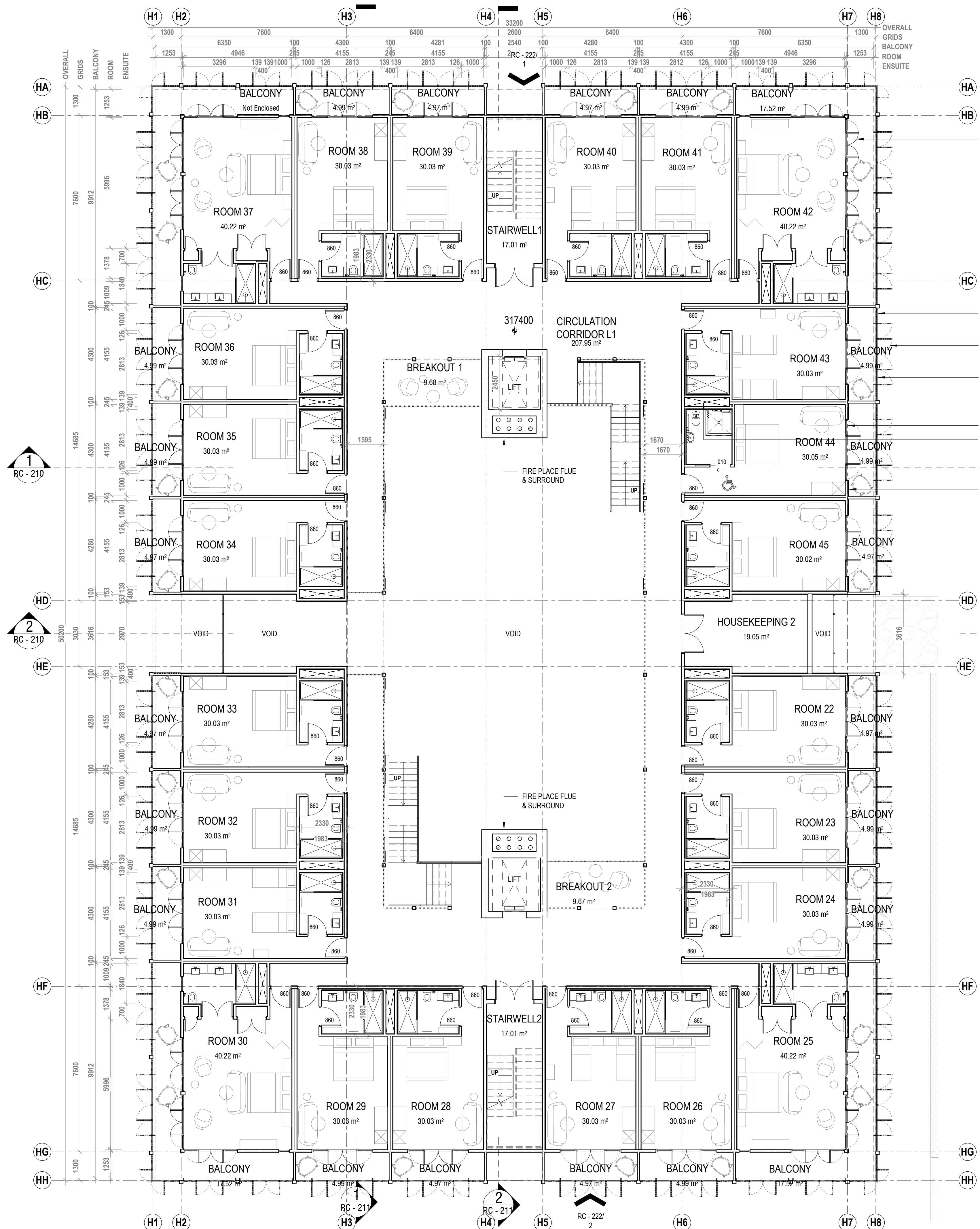
1 BENMORE PLACE, GLENORCHY

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RC - HOTEL - FLOOR PLAN - GROUND FLOOR

PROJECT NO 19109
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STATUS PD

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- GLAZED BALCONY DOORS
- SLATTED, FIXED TIMBER SCREENS AROUND BALCONY PERIMETER
- HALF-HEIGHT, SLATTED, OPERABLE TIMBER SCREENS AROUND BALCONY PERIMETER.
- SLATTED TIMBER BALUSTRADING.
- GLAZING SERVICE RISERS
- TIMBER CLADDING

No.	RESOURCE CONSENT DESCRIPTION	DATE
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 1 BENMORE PLACE, GLENORCHY

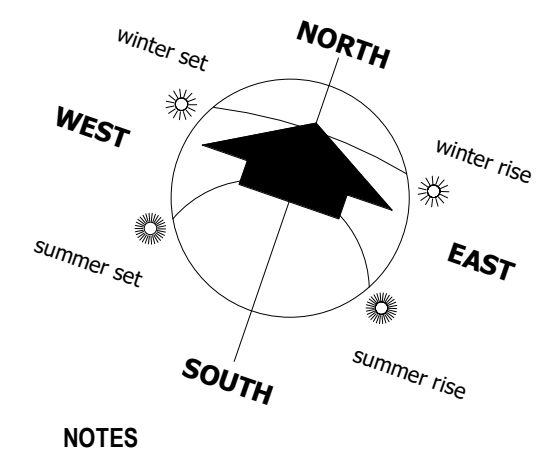
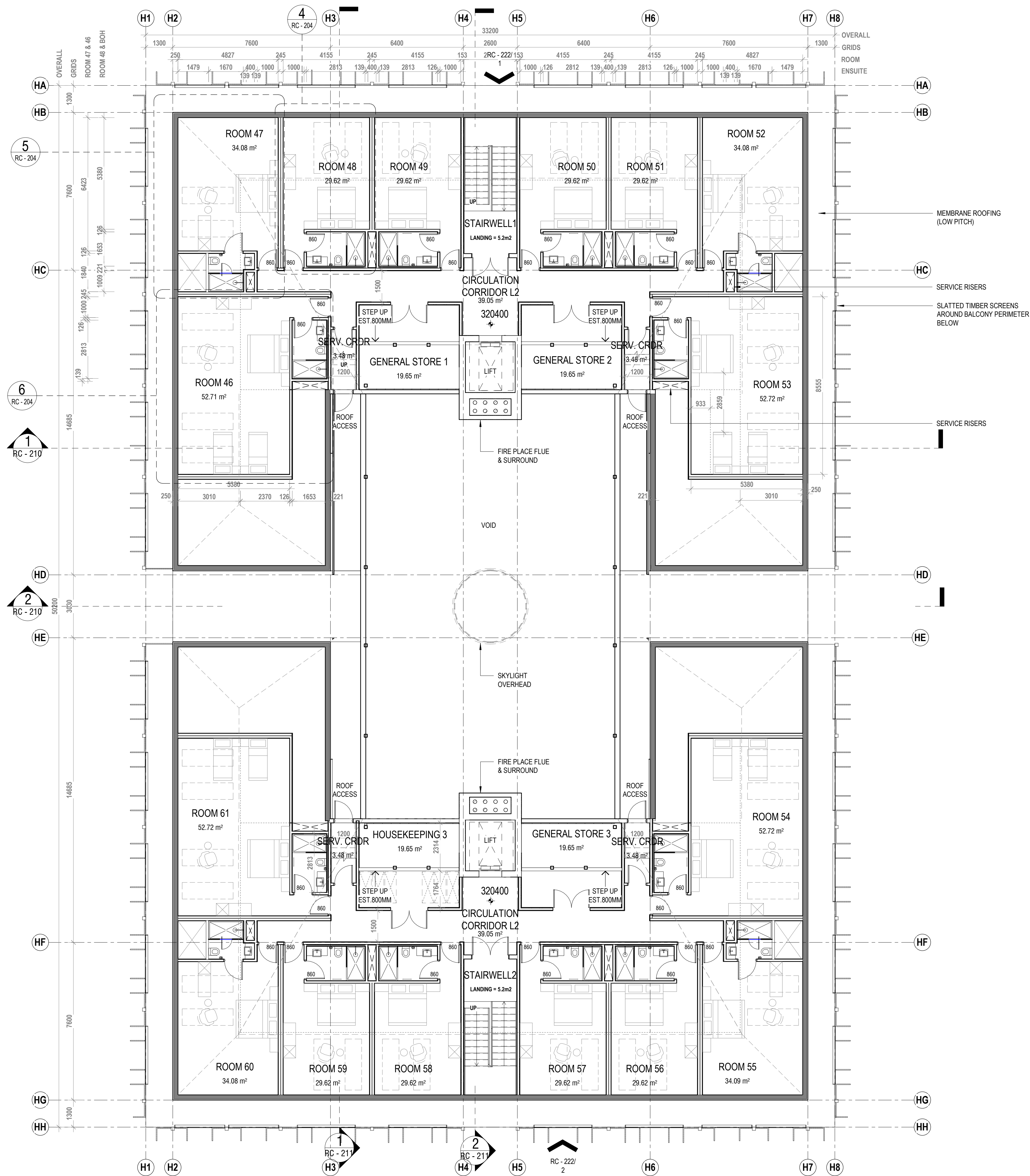
DRAWING
 RC - HOTEL - FLOOR PLAN - LEVEL 1

PROJECT NO 19109
 SCALE 1 : 100@A1
 STATUS PD

DRAWING NO	REV NO
RC - 201	A

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1 HOTEL - PROPOSED LEVEL 1 PLAN
 RC-030 1:100



No.	RESOURCE CONSENT DESCRIPTION	DATE
1	RC - 204	15.11.2019
2	RC - 210	9

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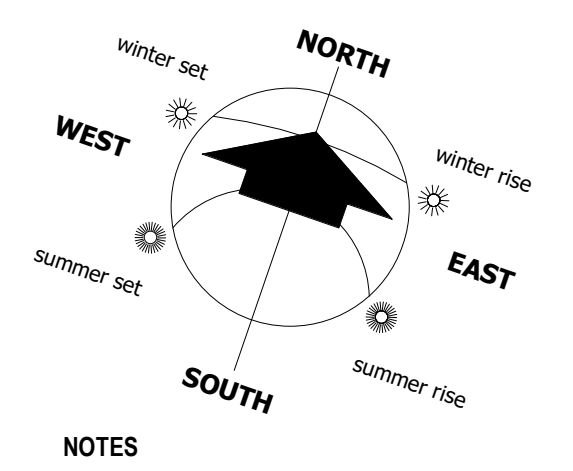
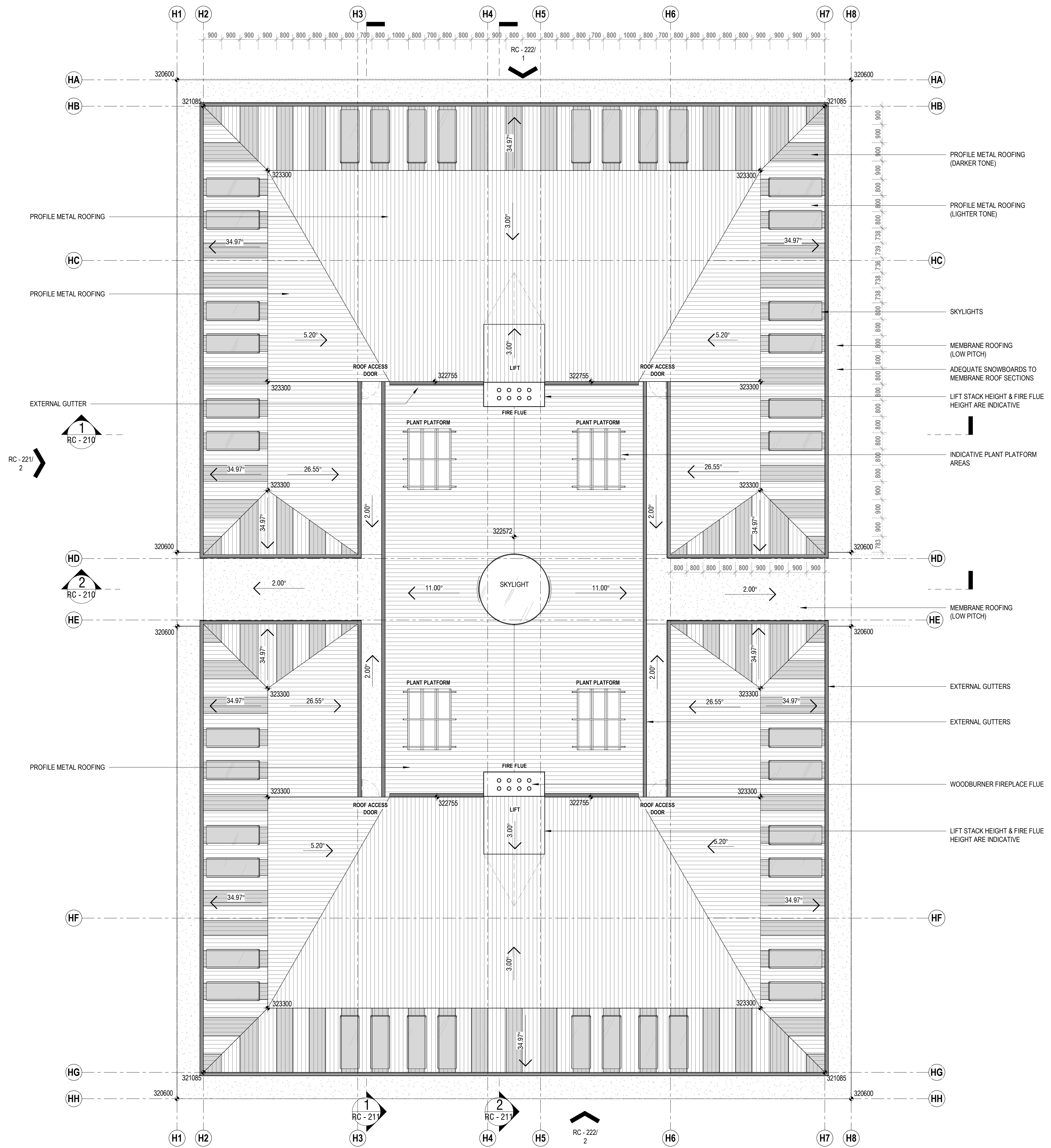
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 HOTEL
 1 BENMORE PLACE, GLENORCHY

DRAWING
 RC - HOTEL - FLOOR PLAN - LEVEL 2

PROJECT NO 19109
 SCALE 1: 100@A1
 STATUS PD

DRAWING NO
 RC - 202
 REV NO
 A

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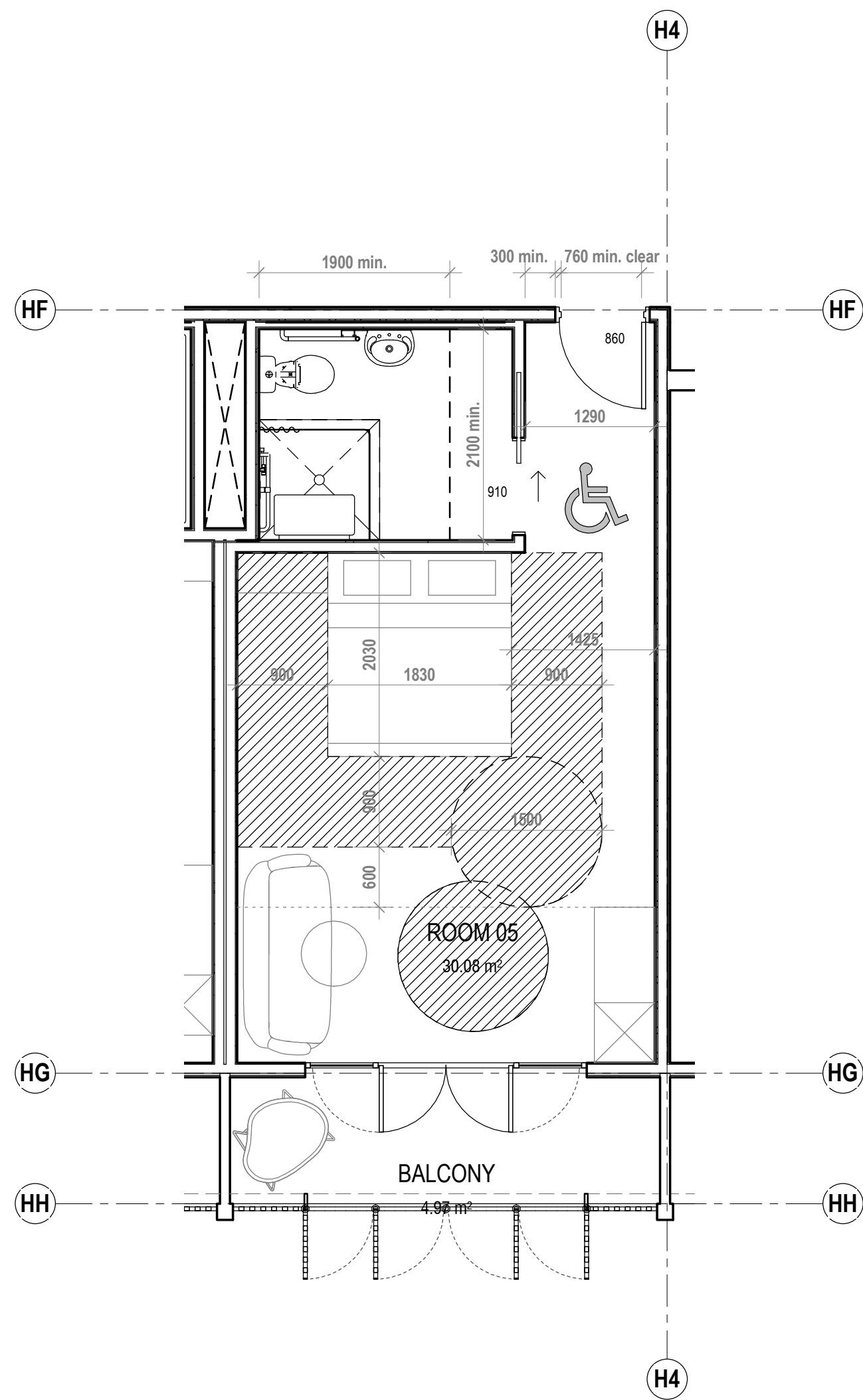
DRAWING
 RC - HOTEL - ROOF PLAN

PROJECT NO 19109
 SCALE 1 : 100@A1
 STATUS PD

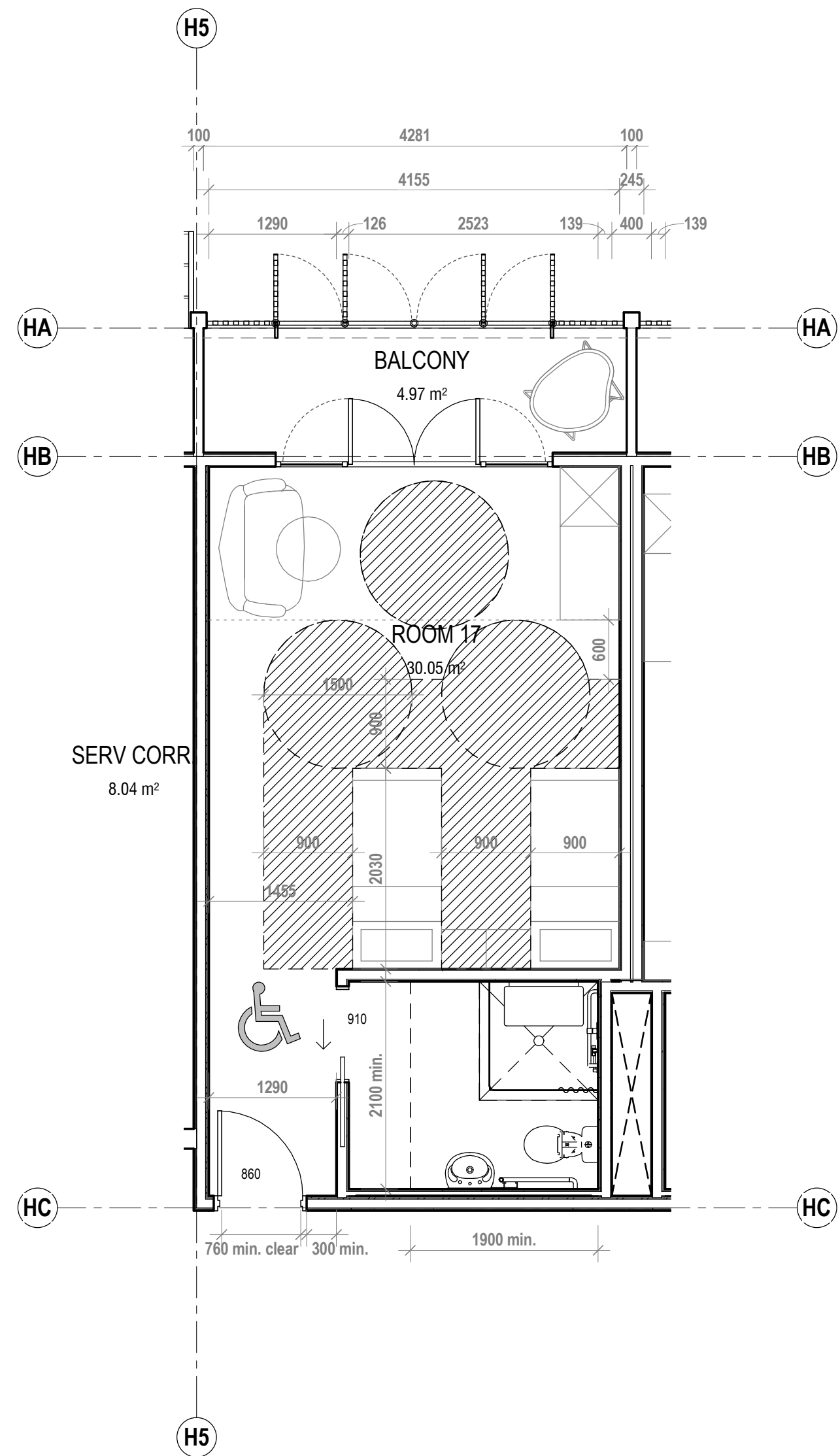
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 REV NO **A**

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1 HOTEL - PROPOSED ROOF PLAN
 RC - 030 1:100



2 HOTEL - PROPOSED GROUND FLOOR PLAN - ROOM TYPE F (ACC.KING)
RC - 200 1:50



1 HOTEL - PROPOSED GROUND FLOOR PLAN - ROOM TYPE F (ACC.TWIN)
RC - 200 1:50

NOTES

NOTE:
FURNITURE LAYOUTS ARE INDICATIVE.

No.	RESOURCE CONSENT DESCRIPTION	DATE
A	RESOURCE CONSENT	15.11.2019

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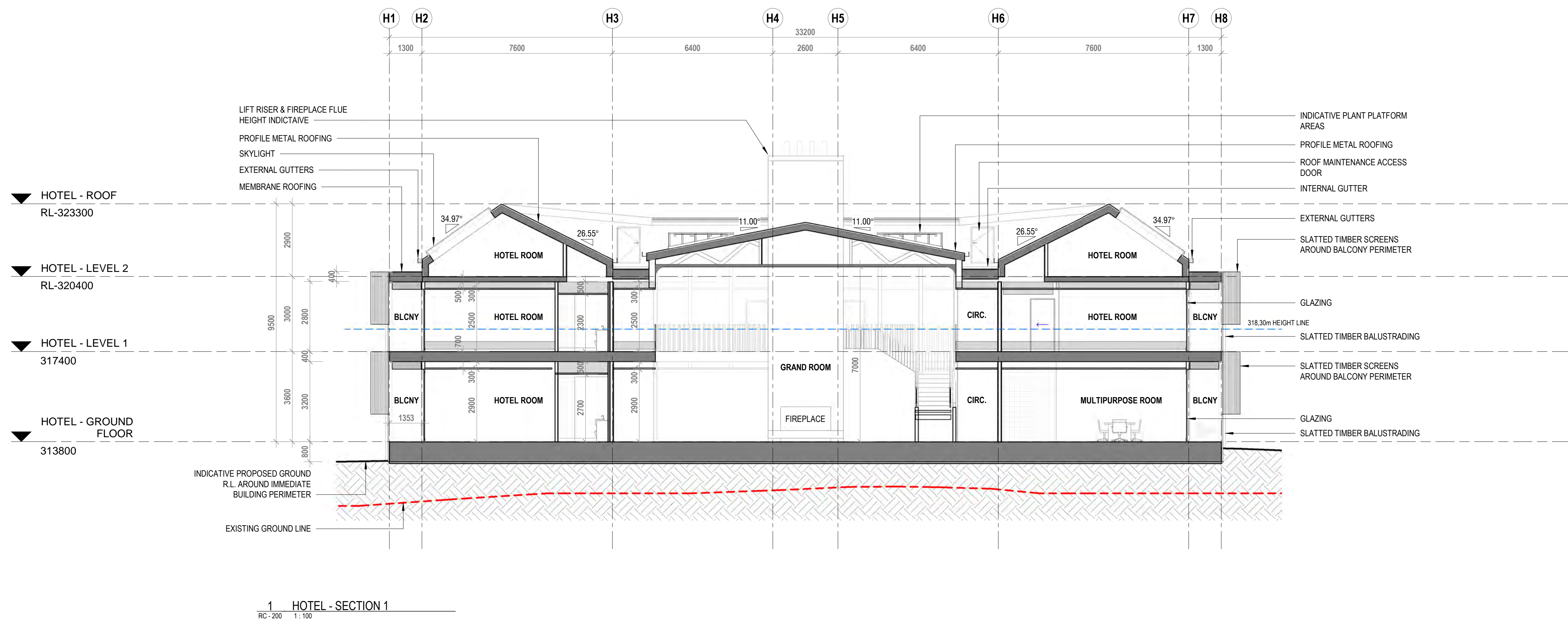
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DRAWING
RC - HOTEL - ROOM TYPES PLANS

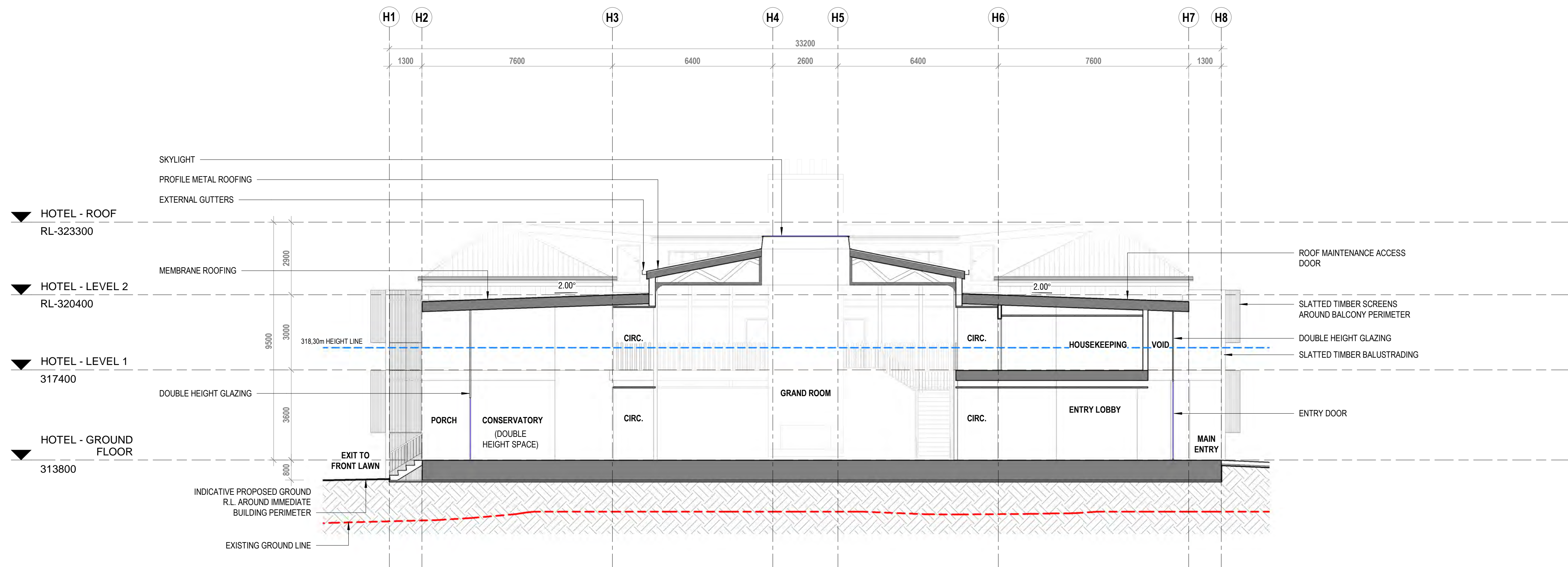
PROJECT NO 19109
SCALE 1:50@A1
STATUS PD

DRAWING NO REV NO
RC - 205 A

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1 HOTEL - SECTION 1
RC-200 1:100



2 HOTEL - SECTION 2
RC-200 1:100

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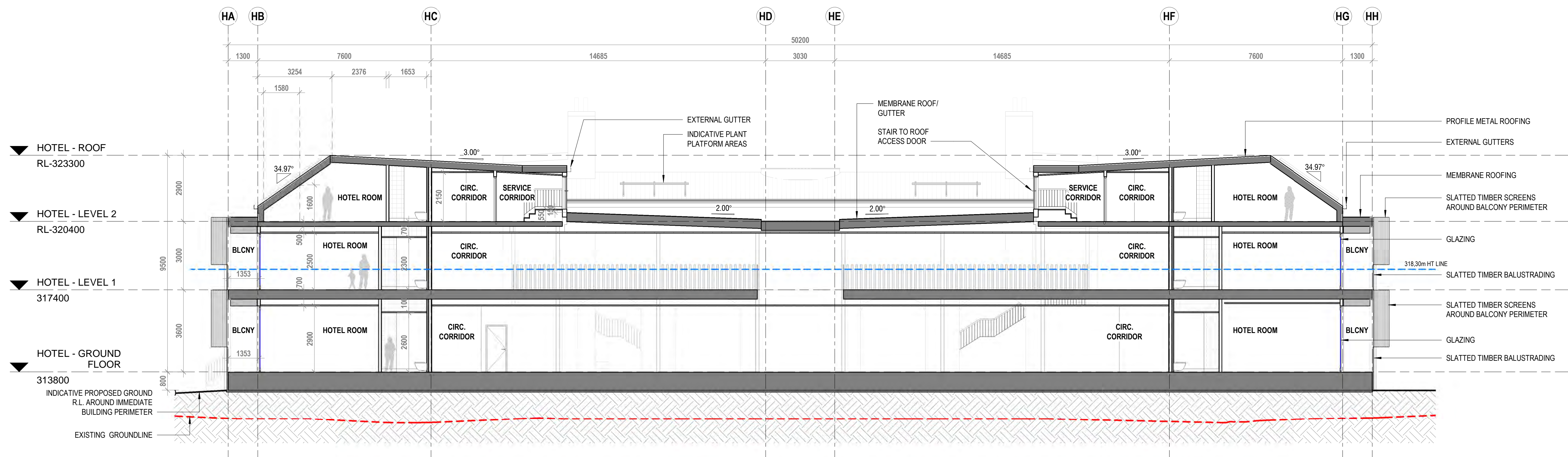
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DRAWING
RC - HOTEL - SECTIONS

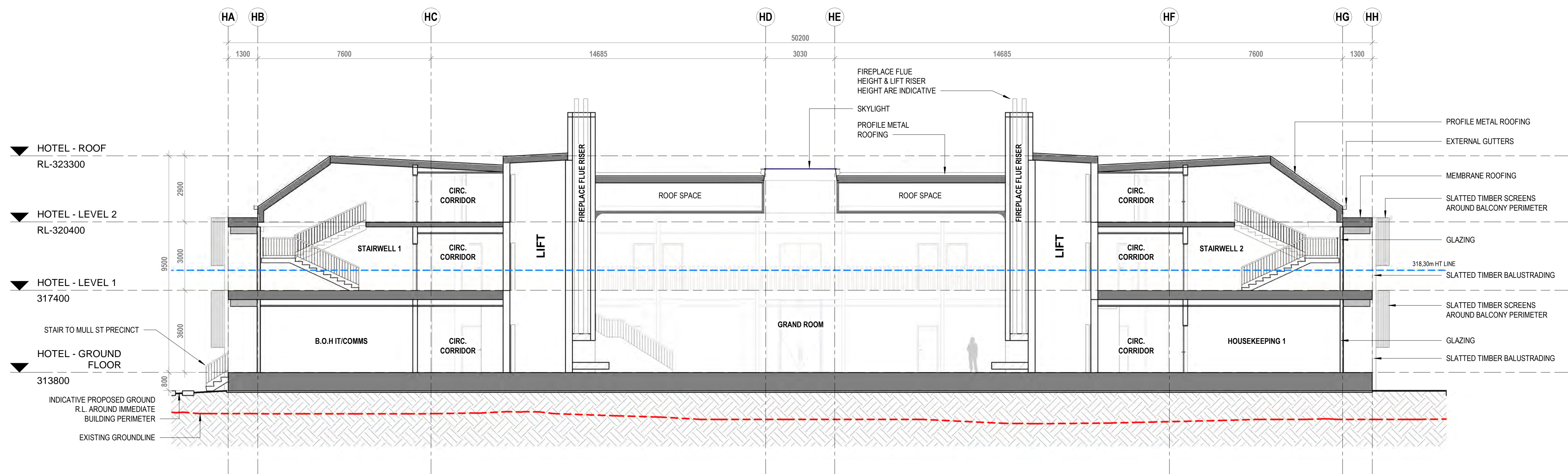
PROJECT NO 19109
SCALE 1:100@A1
STATUS PD

DRAWING NO REV NO
RC - 210 A

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1 HOTEL - SECTION 3
RC - 200 1:100



2 HOTEL - SECTION 4
RC - 200 1:100

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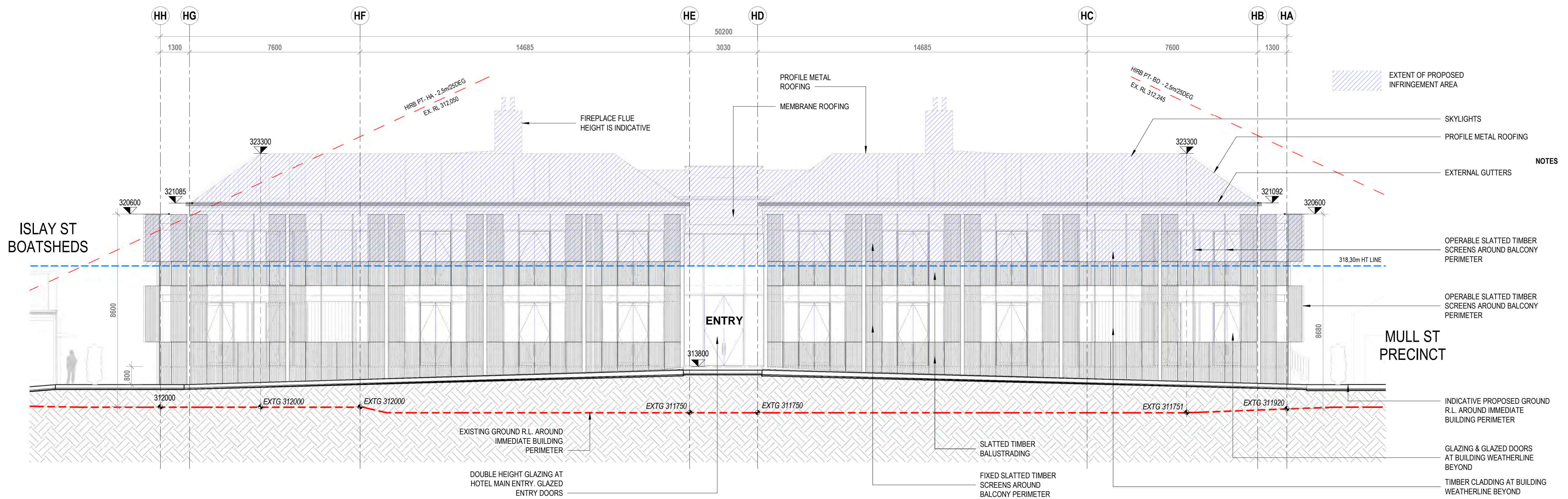
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DRAWING
RC - HOTEL - SECTIONS

PROJECT NO 19109
SCALE 1:100@A1
STATUS PD

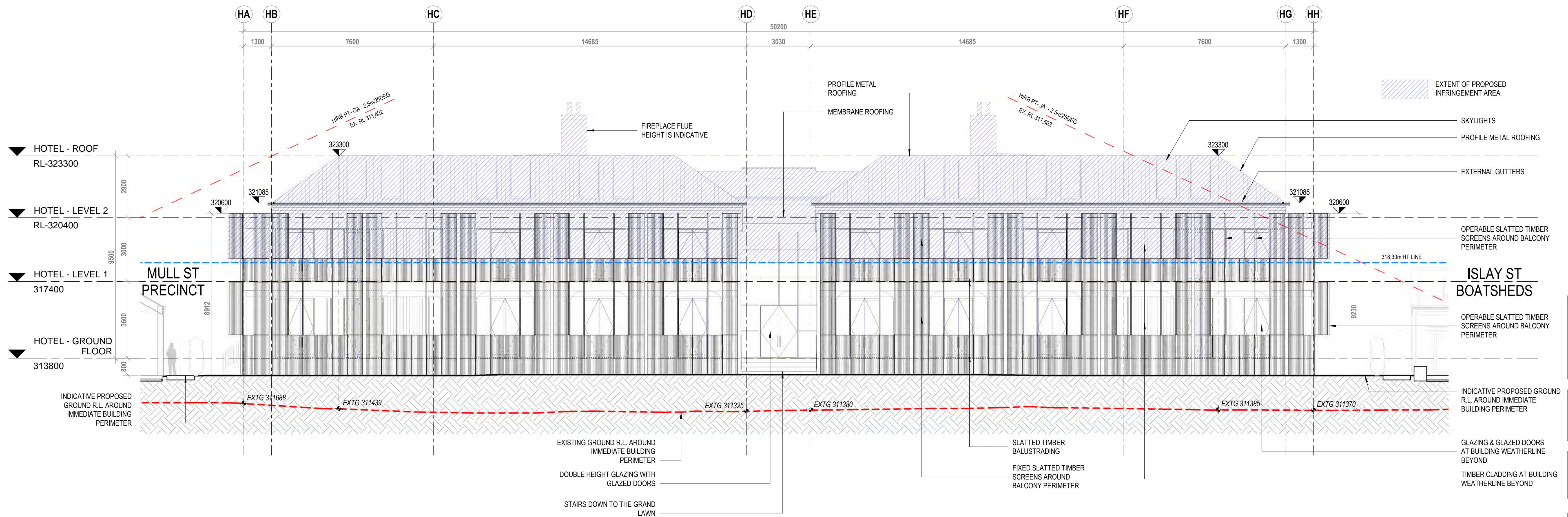
DRAWING NO
RC - 211
REV NO
A

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1 HOTEL EAST ELEVATION

RC - 200 1 : 100



2 HOTEL WEST ELEVATION

RC - 200 1 : 100

No.	RESOURCE CONSENT DESCRIPTION	15.11.2019 DATE
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DRAWING RC - HOTEL - ELEVATIONS

PROJECT NO 19109

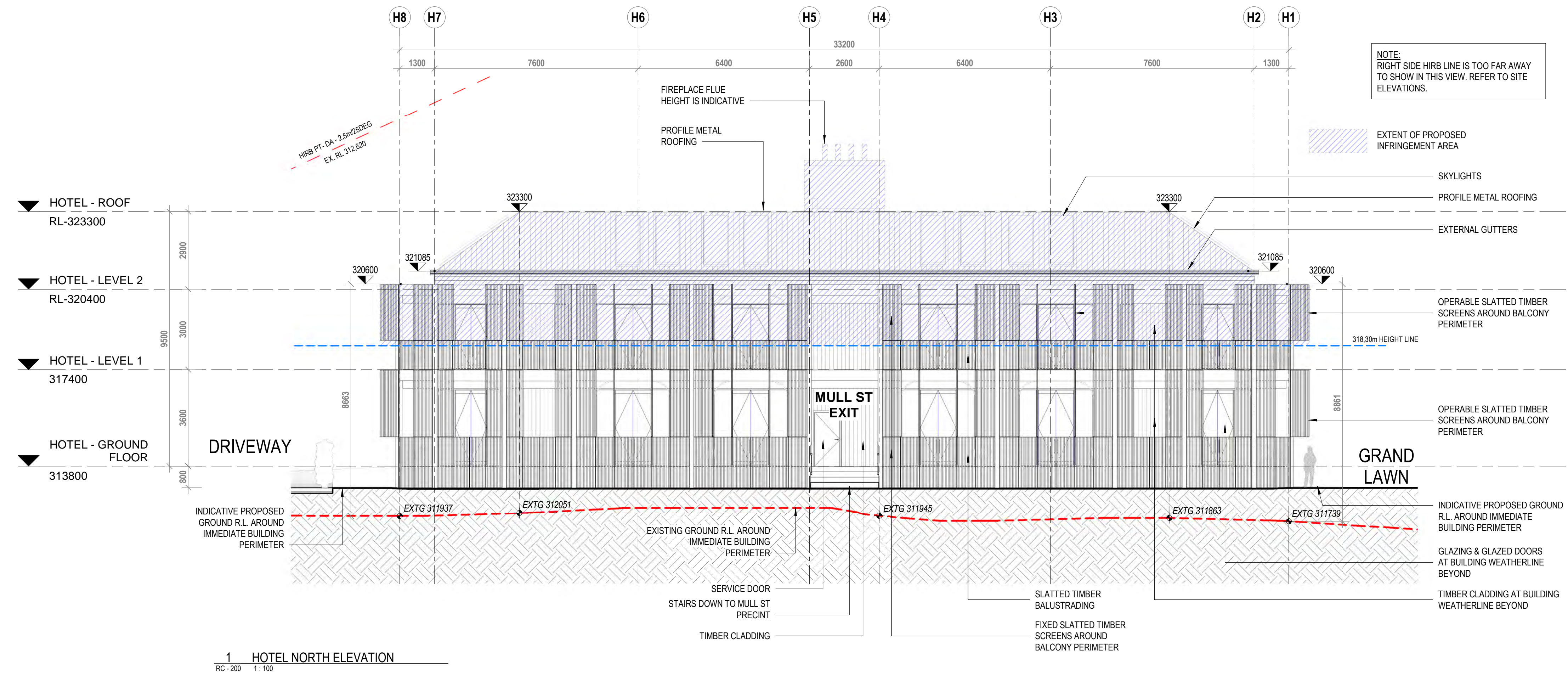
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STATUS PD

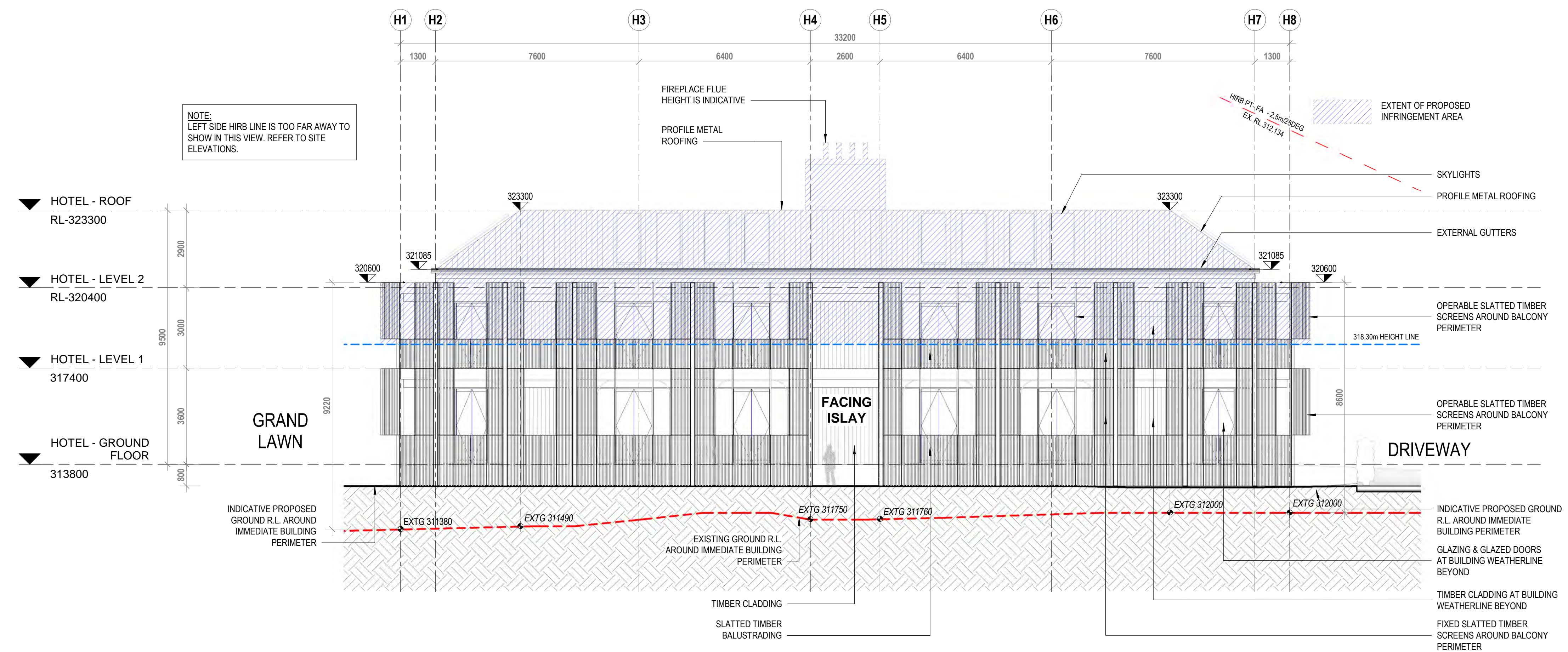
DRAWING NO RC - 221

REV NO A

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1 HOTEL NORTH ELEVATION
RC-200 1:100



2 HOTEL SOUTH ELEVATION
RC-200 1:100

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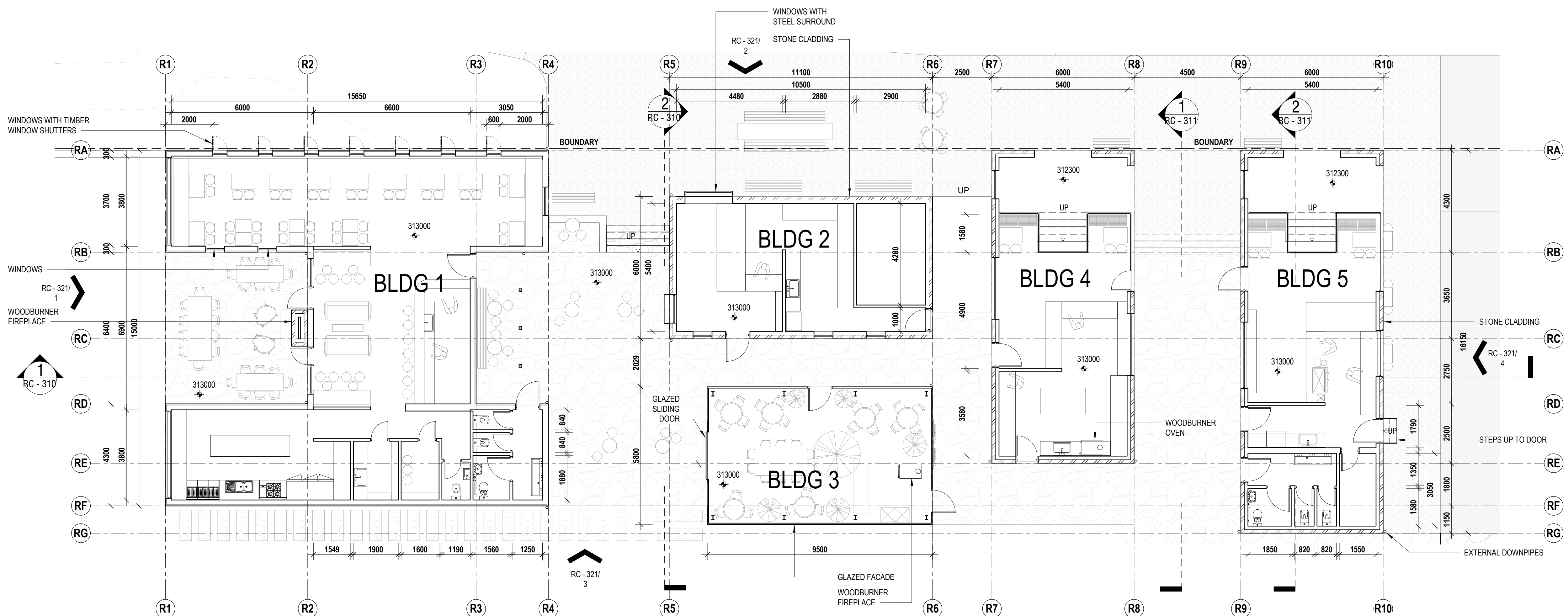
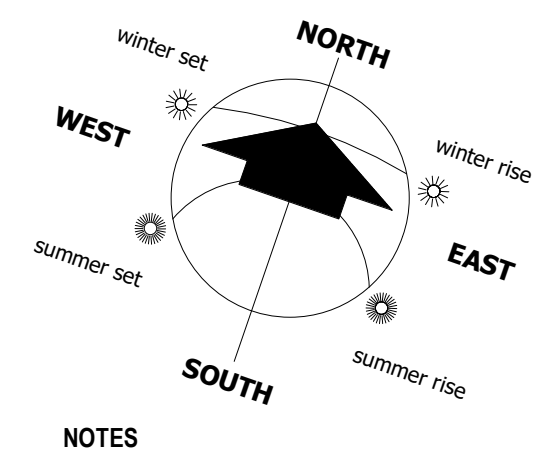
1 BENMORE PLACE, GLENORCHY

DRAWING
RC - HOTEL - ELEVATIONS

PROJECT NO 19109
SCALE 1:100@A1
STATUS PD

DRAWING NO
RC - 222
REV NO
A

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1 MULL ST PRECINCT - GROUND FLOOR PLAN
RC - 030 1:100

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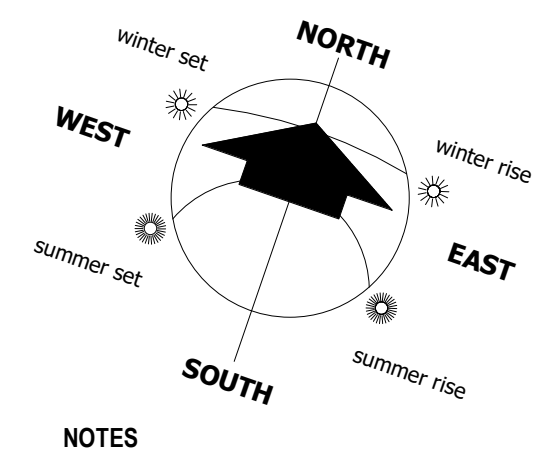
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DRAWING
RC - MULL ST - FLOOR PLAN

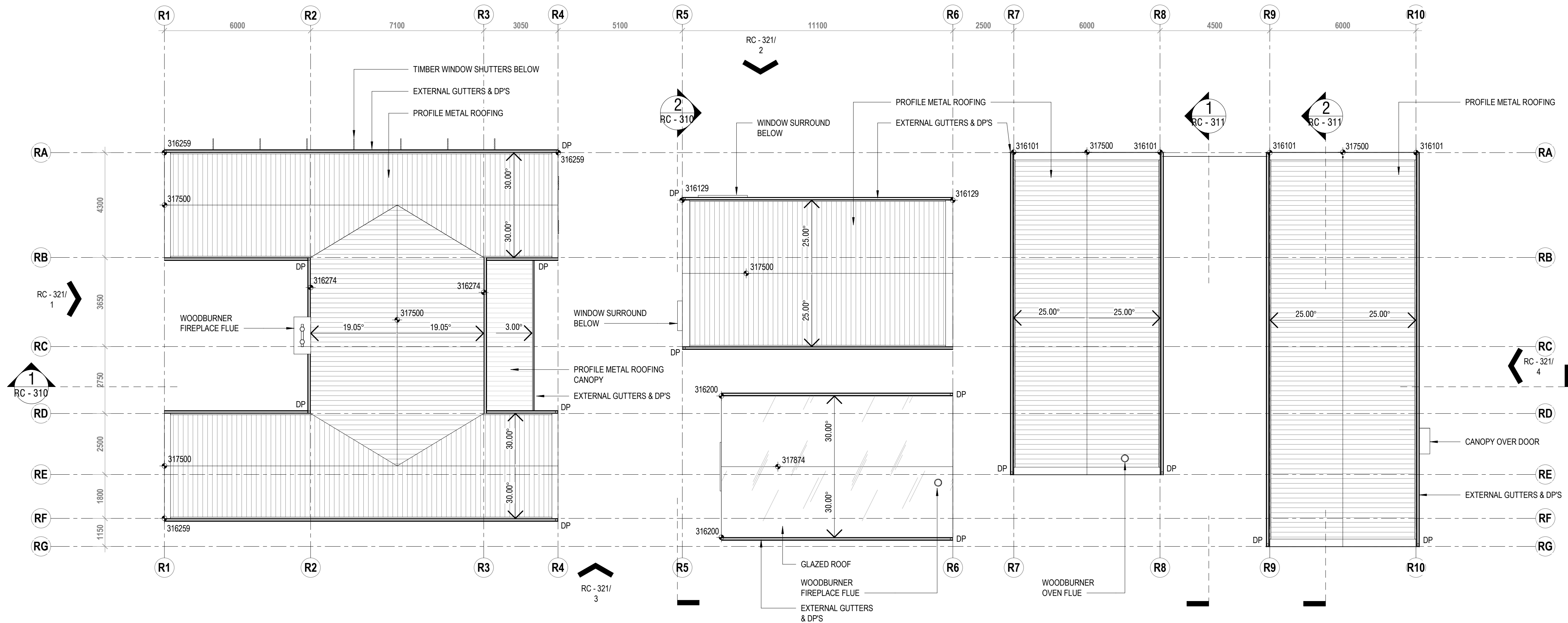
PROJECT NO 19109
SCALE 1:100@A1
STATUS PD

DRAWING NO
RC - 300
REV NO
A

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1 MULL ST PRECINCT - ROOF PLAN
RC-030 1:100

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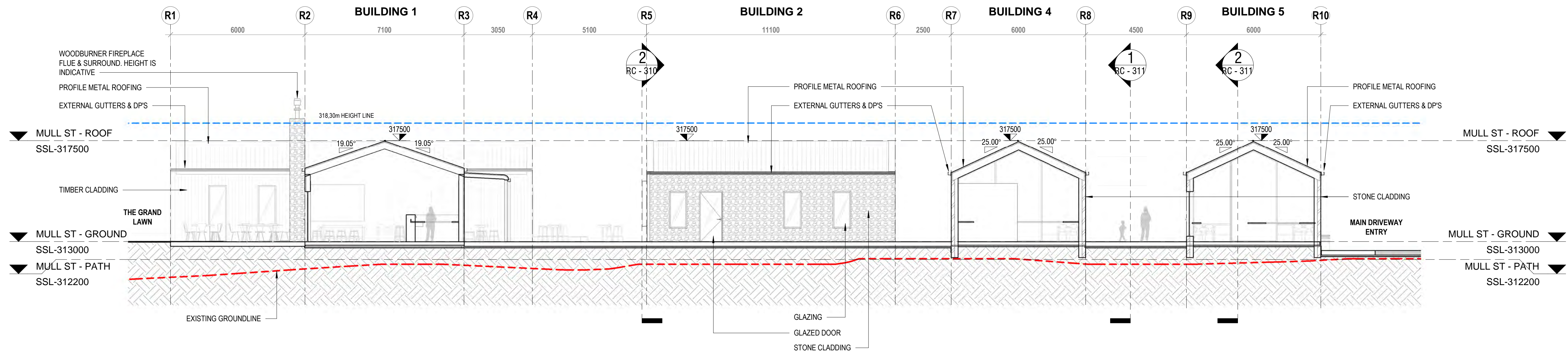
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DRAWING
RC - MULL ST - ROOF PLAN

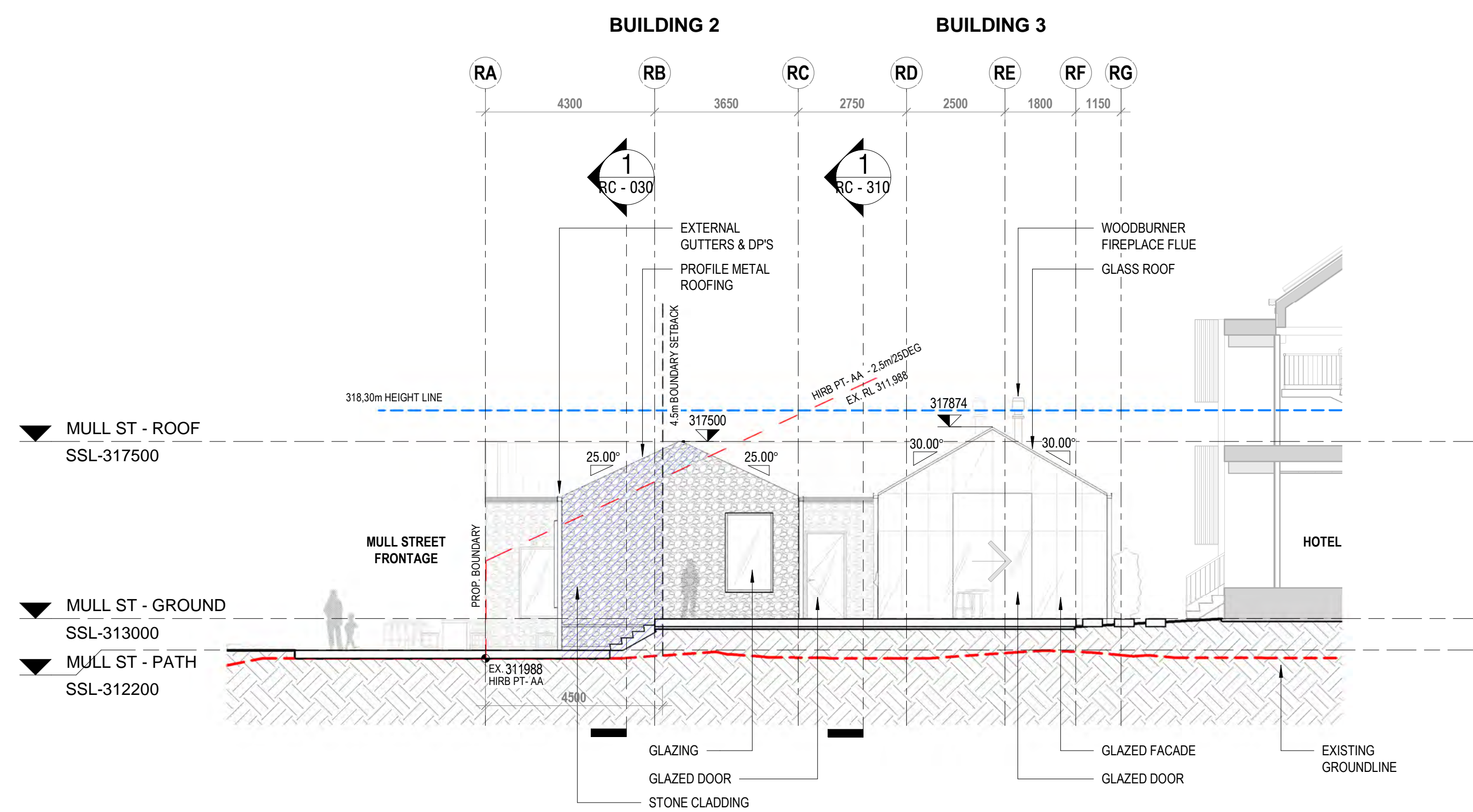
PROJECT NO 19109
SCALE 1:100@A1
STATUS PD

DRAWING NO
RC - 301
REV NO
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1 MULL ST PRECINCT - SECTION 1
RC - 300 1:100



2 MULL ST PRECINCT - SECTION 2
RC - 300 1:100

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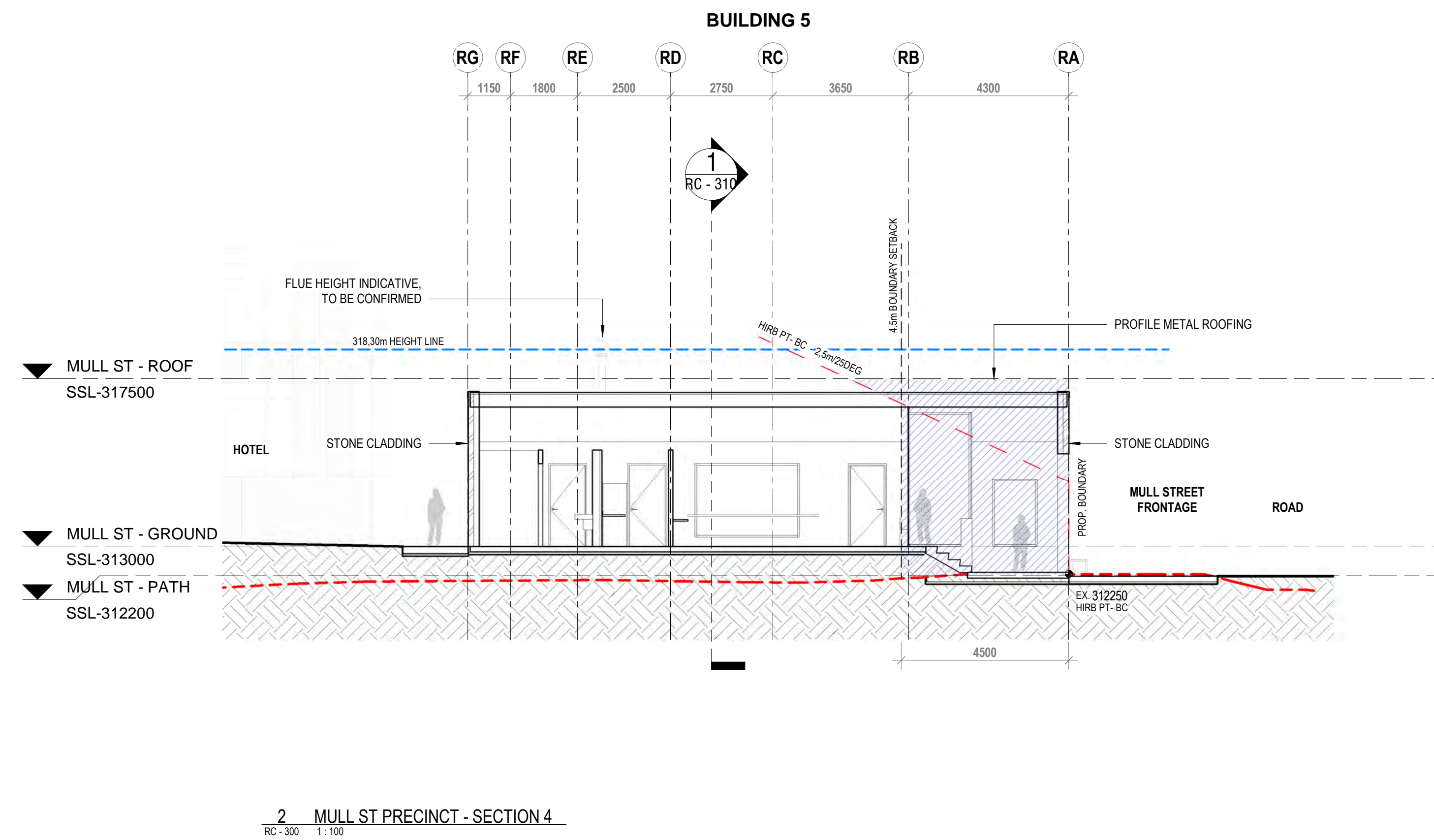
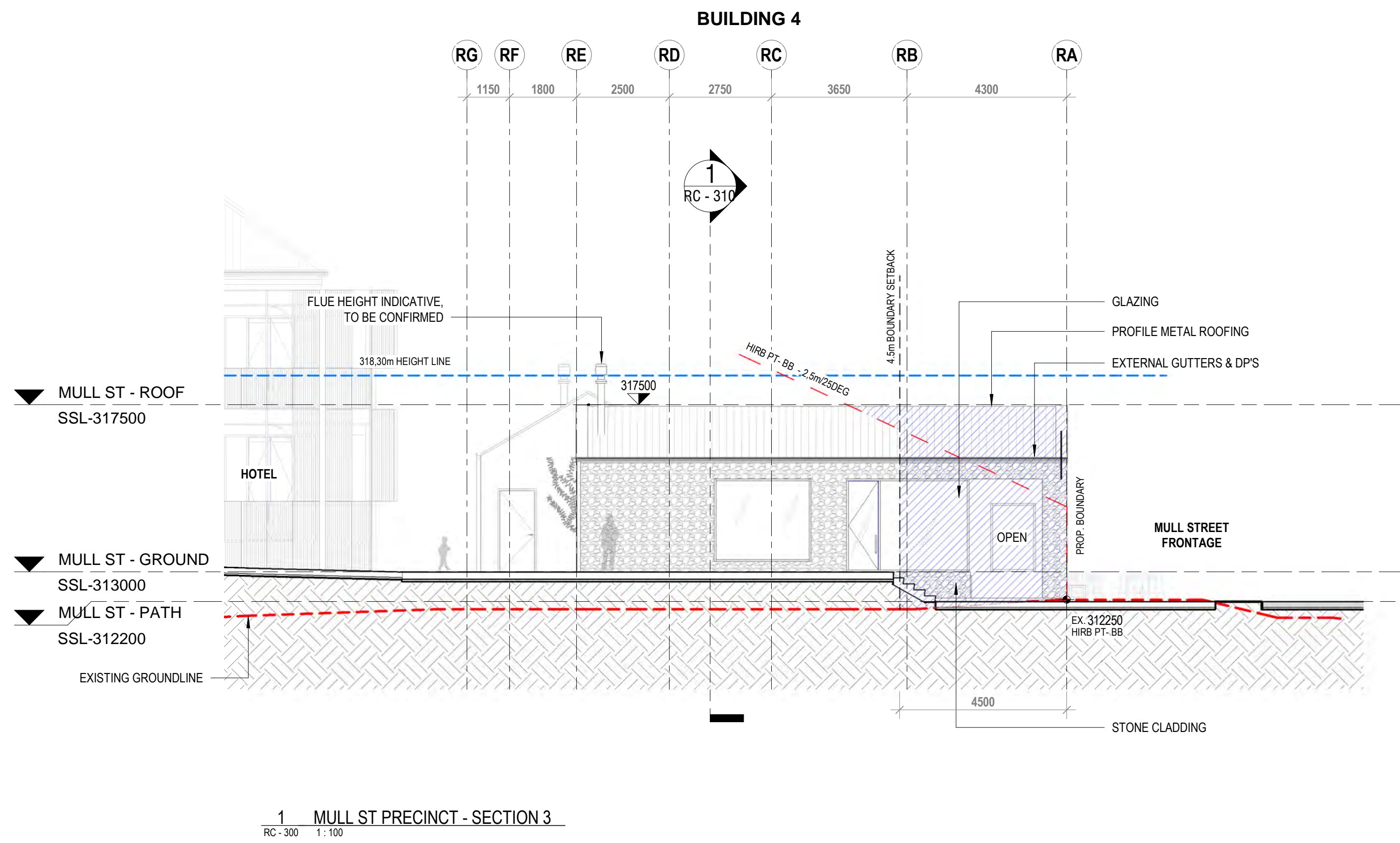
1 BENMORE PLACE, GLENORCHY

DRAWING
RC - MULL ST - SECTIONS

PROJECT NO 19109
SCALE 1:100@A1
STATUS PD

DRAWING NO REV NO
RC - 310 A

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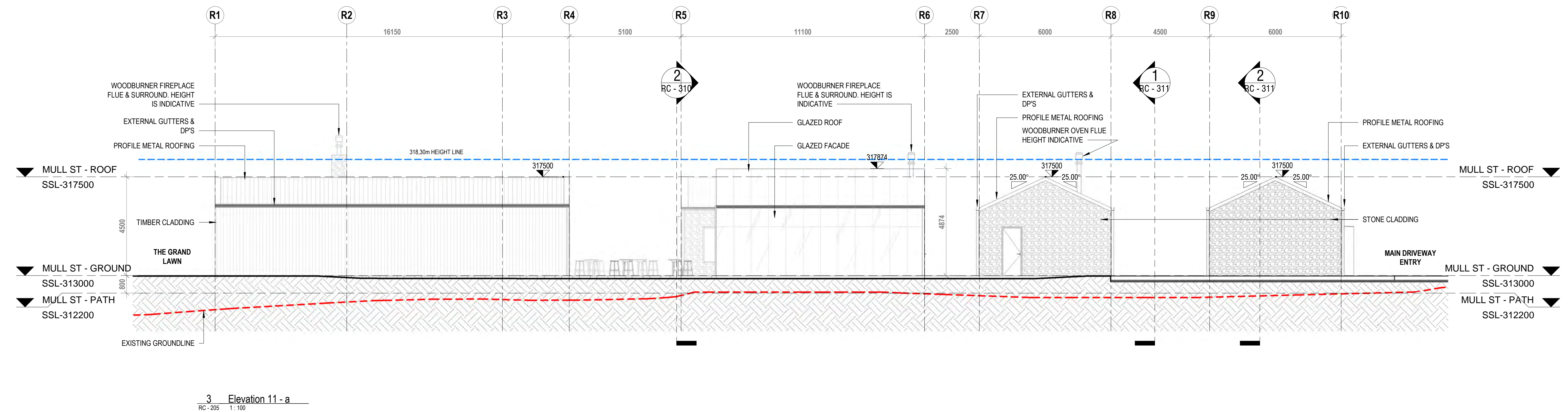
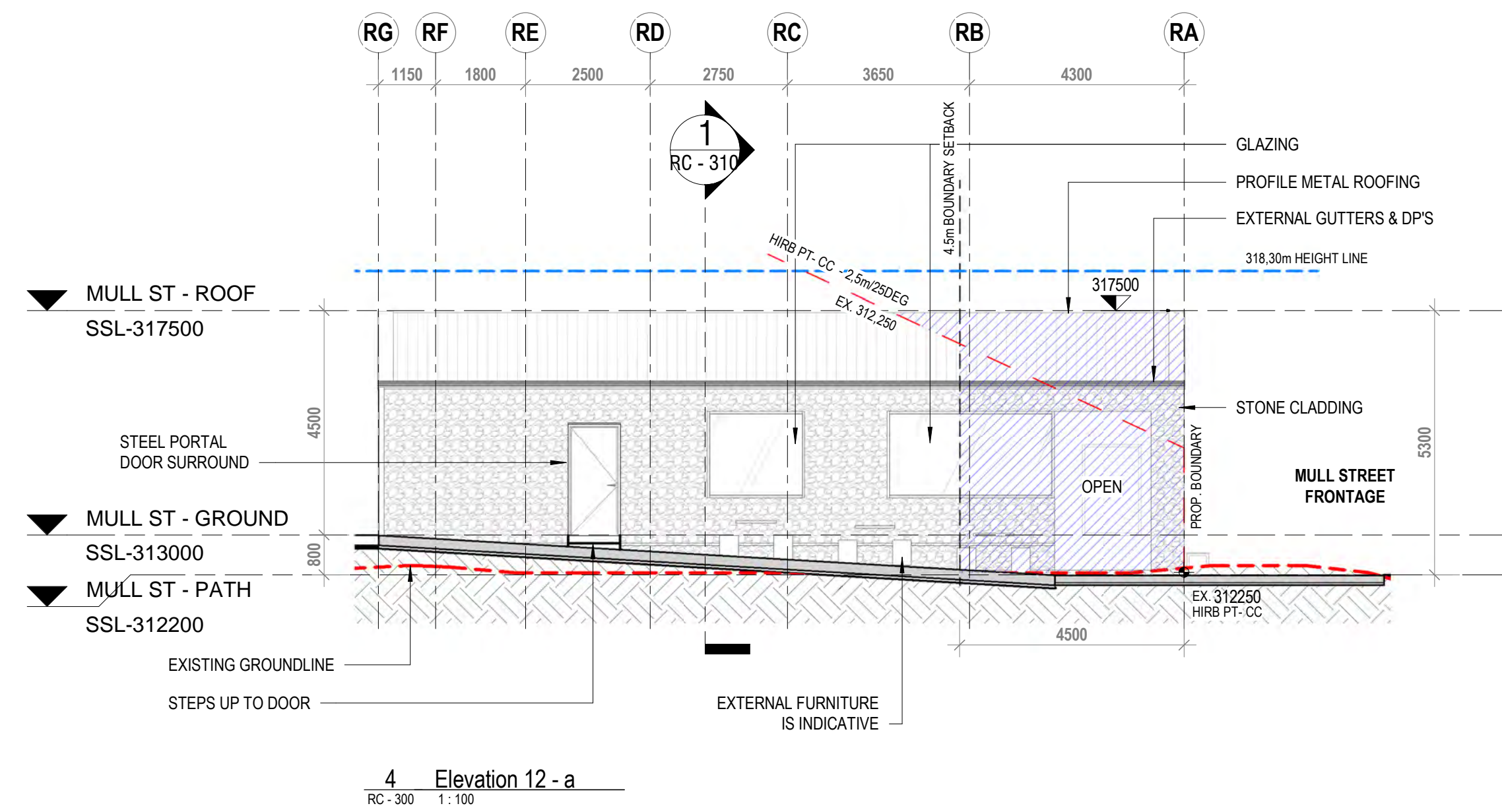
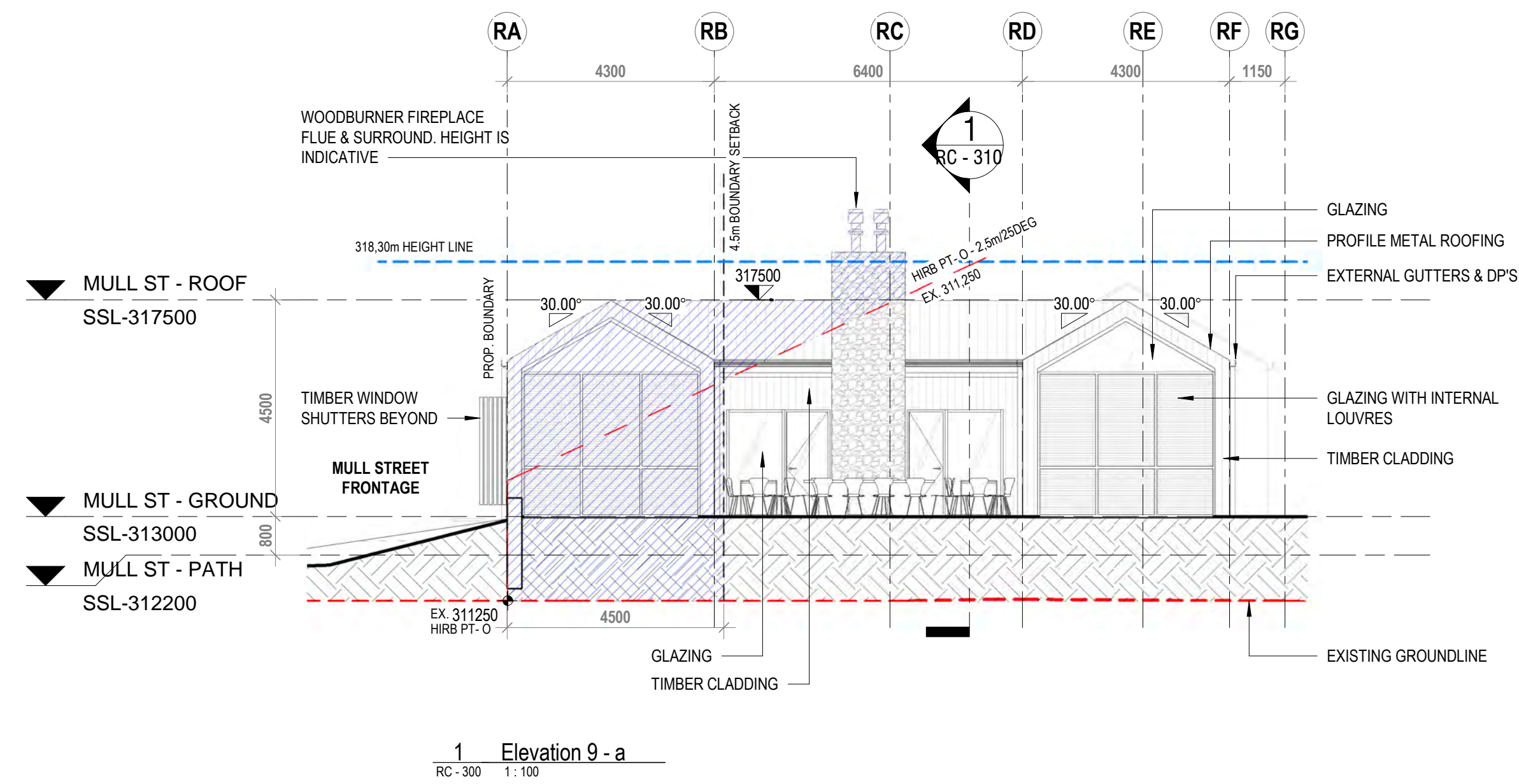
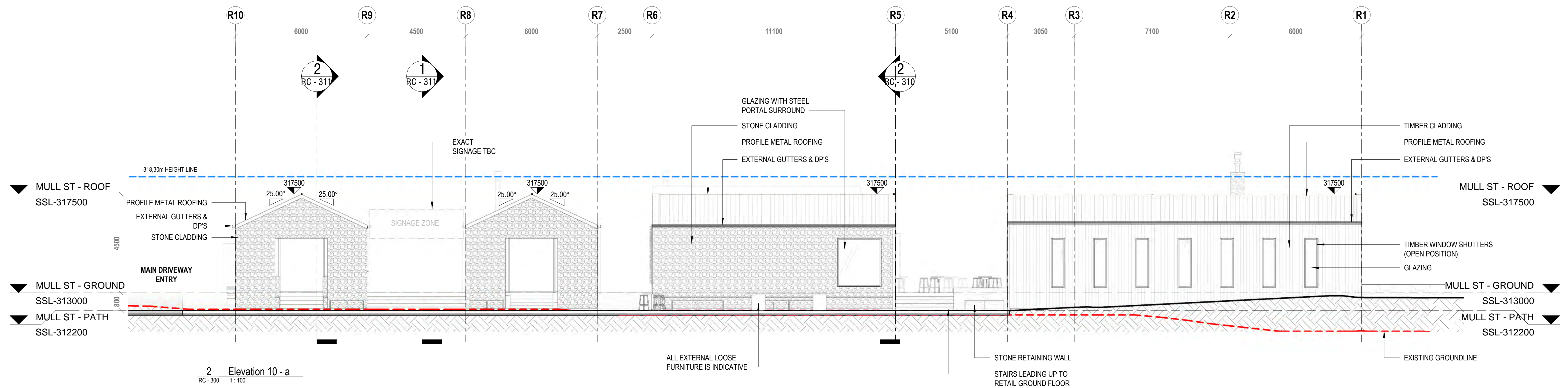
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PROJECT NO 19109
SCALE 1:100@A1
STATUS PD

DRAWING NO
RC - 311

REV NO
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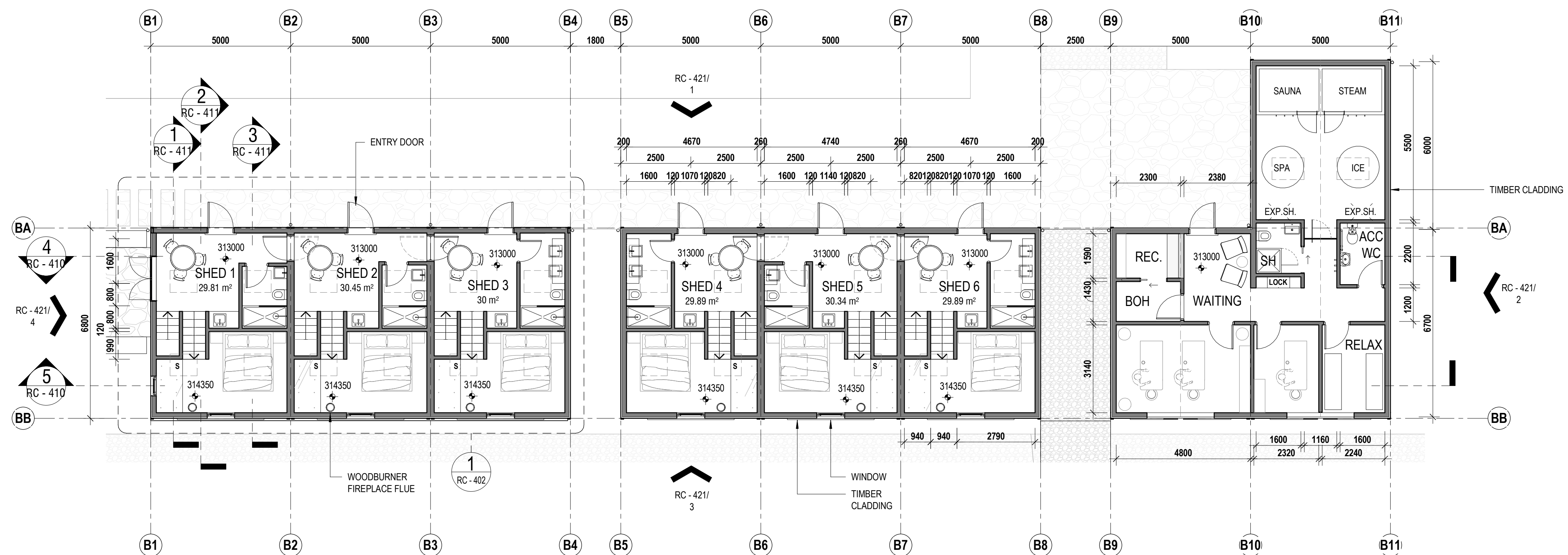
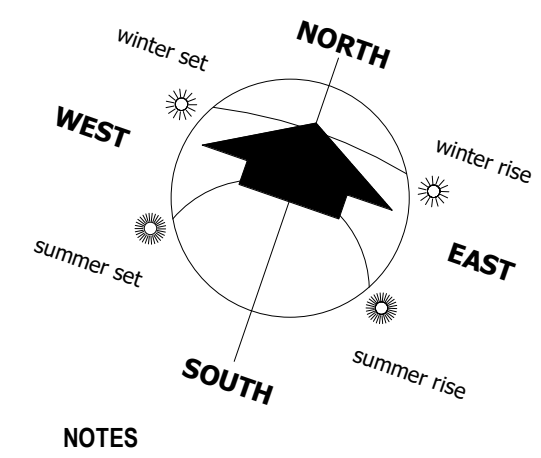
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DRAWING
RC - MULL ST - ELEVATIONS

PROJECT NO 19109
SCALE 1:100@A1
STATUS PD

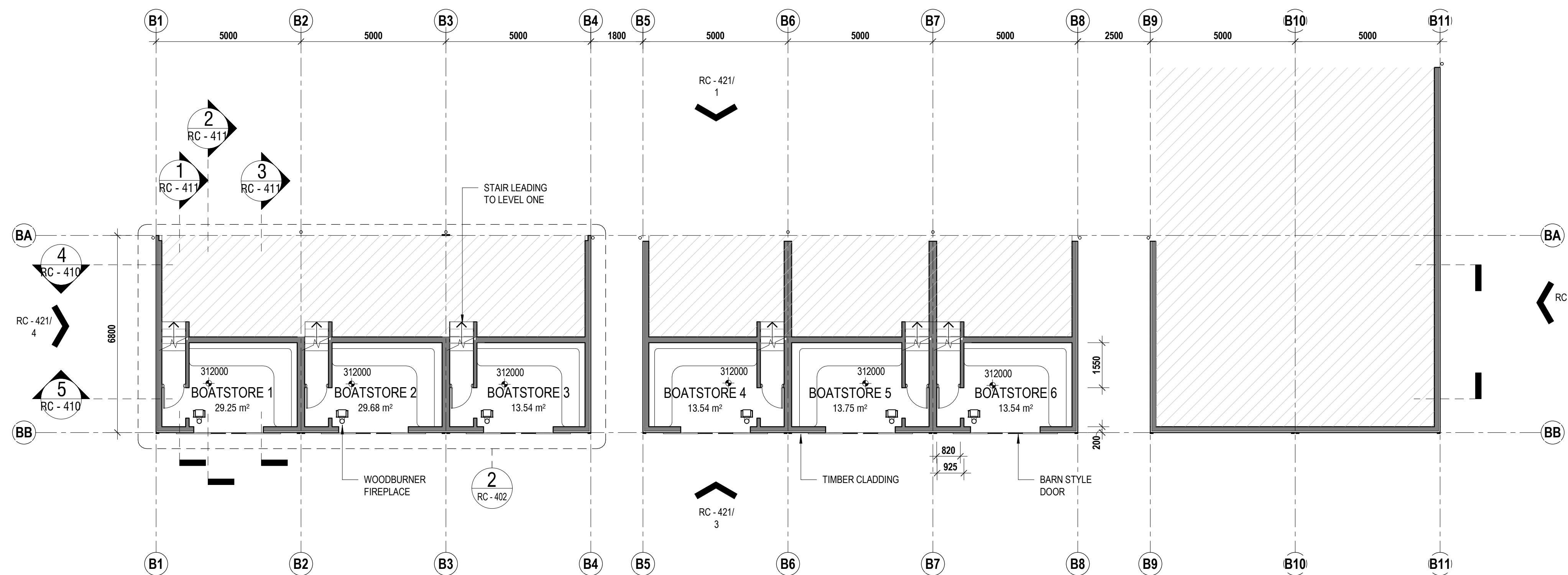
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1 BOATSHED L1 FLOOR PLAN
RC-030 1:100

NOTE:
FURNITURE LAYOUT IS
INDICATIVE



2 BOATSHED L0 FLOOR PLAN
RC-030 1:100

No.	RESOURCE CONSENT DESCRIPTION	DATE
9		15.11.201

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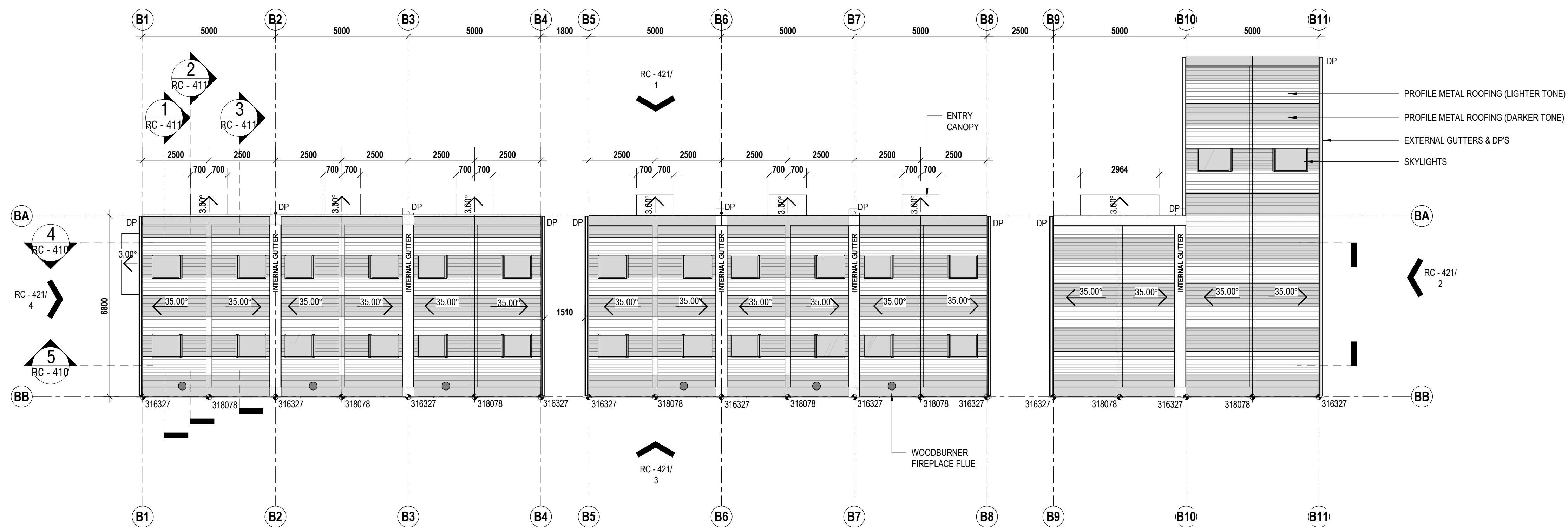
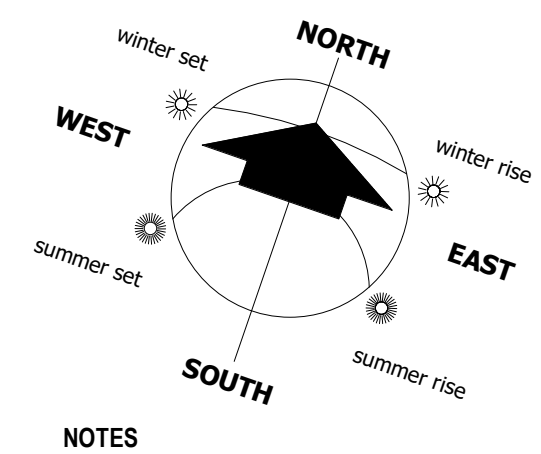
1 BENMORE PLACE, GLENORCHY

DRAWING
RC - ISLAY ST - FLOOR PLAN

PROJECT NO 19109
SCALE 1:100@A1
STATUS PD

DRAWING NO
RC - 400
REV NO
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1 BOATSHED ROOF PLAN
RC - 030 1:100

No.	RESOURCE CONSENT DESCRIPTION	DATE
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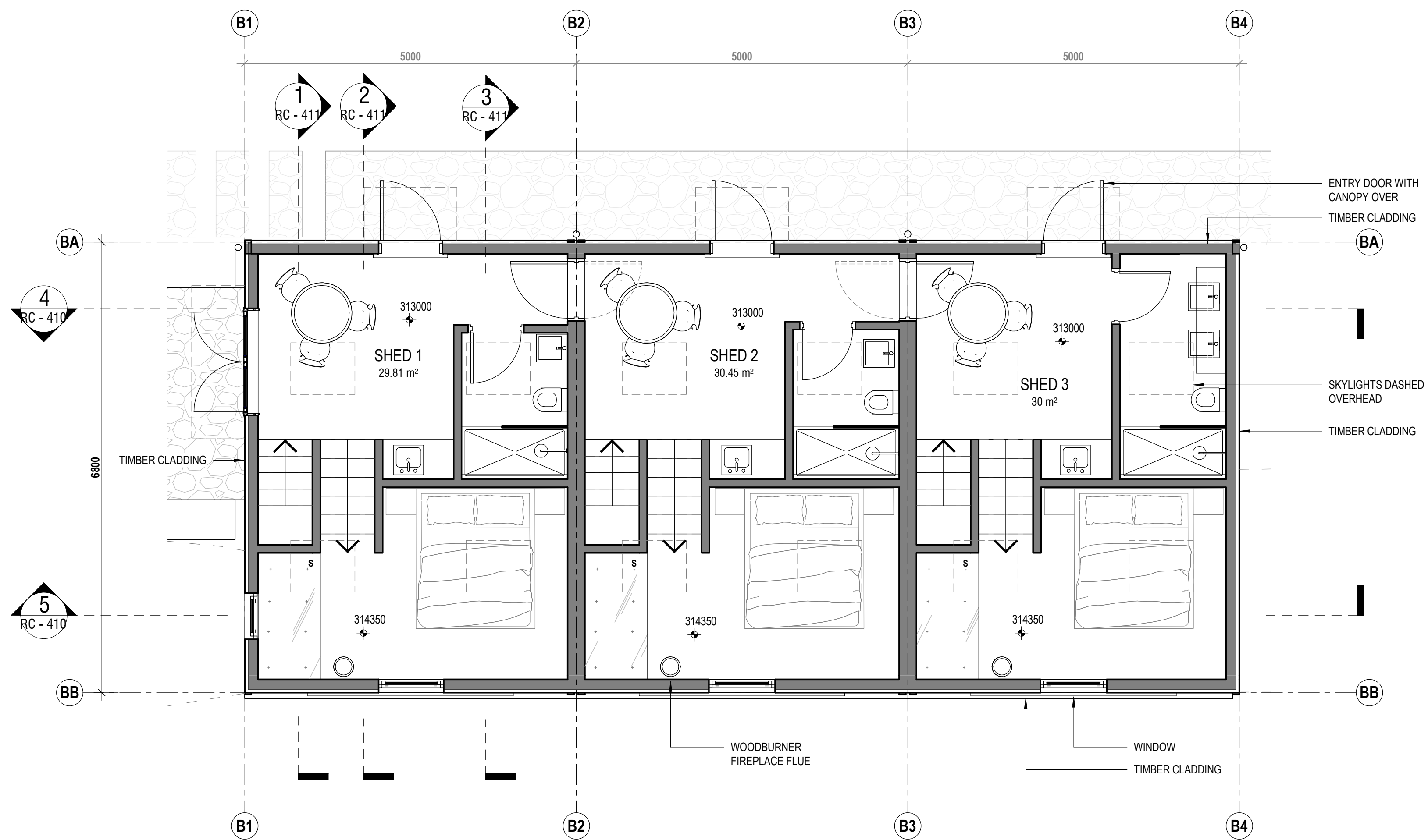
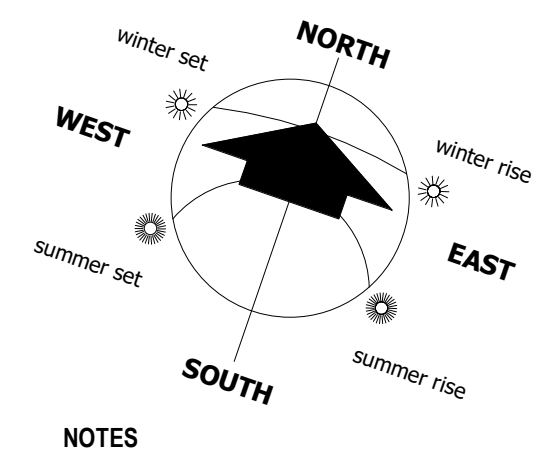
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DRAWING
RC - ISLAY ST - ROOF PLAN

PROJECT NO 19109
SCALE 1:100@A1
STATUS PD

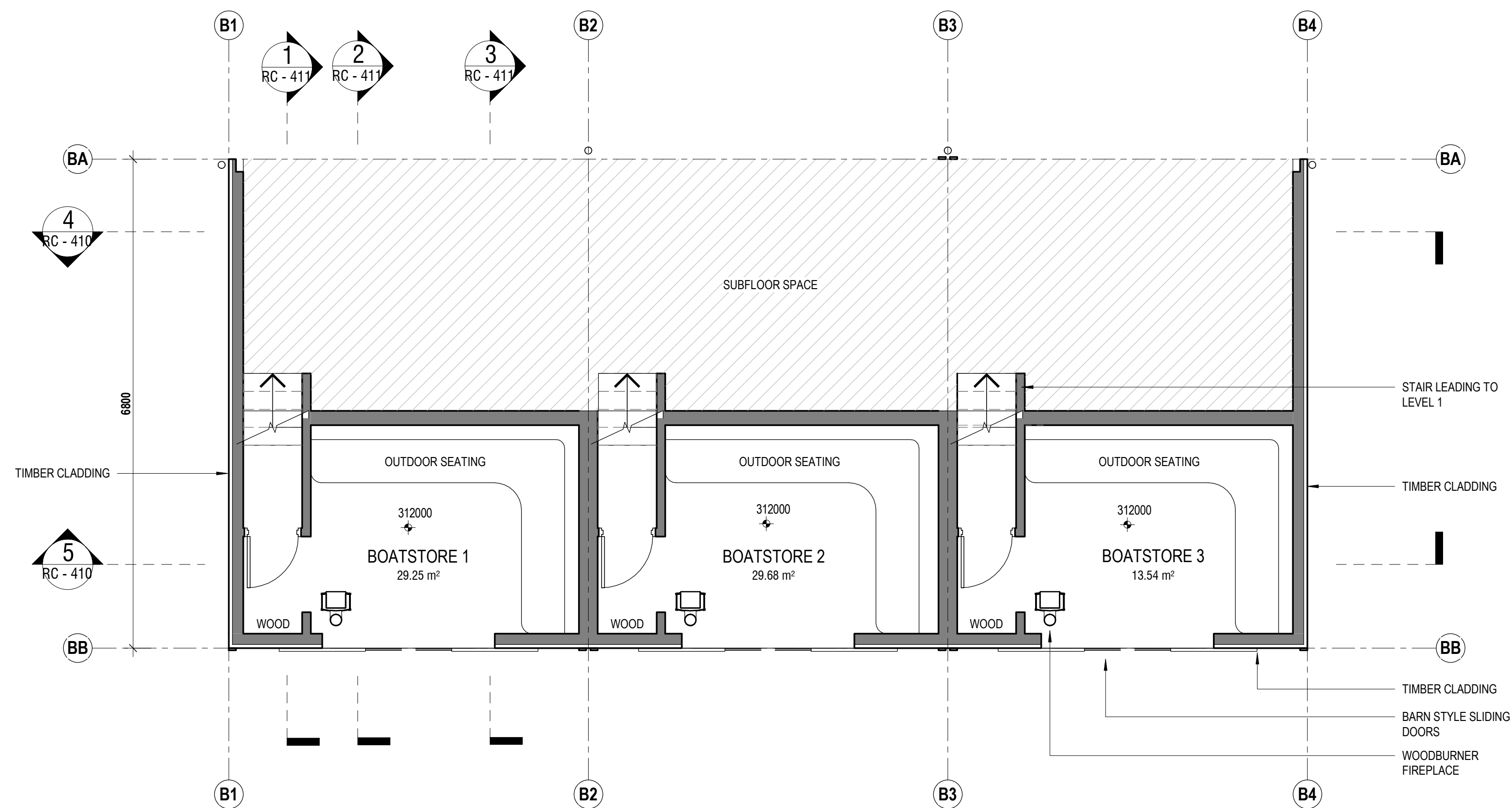
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RC - 401 A

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1 BOATSHED - L1 DETAIL PLAN
RC - 400 1:50

NOTE:
FURNITURE LAYOUT IS
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2 BOATSHED - L0 DETAIL PLAN
RC - 400 1:50

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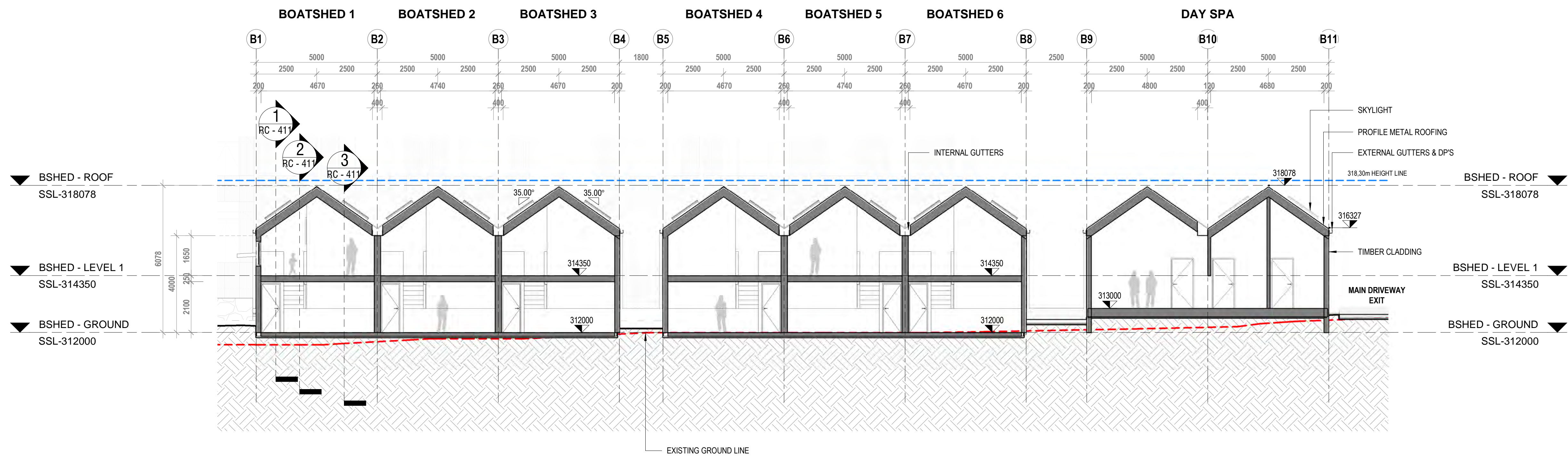
1 BENMORE PLACE, GLENORCHY

DRAWING
RC - ISLAY ST - DETAIL FLOOR PLANS

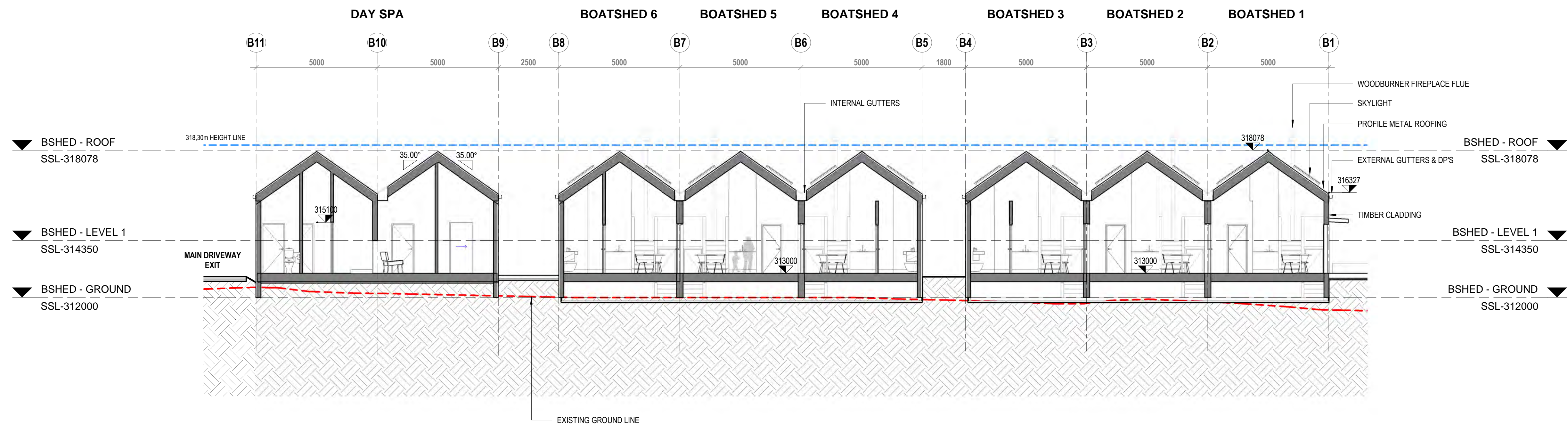
PROJECT NO 19109
SCALE 1:50@A1
STATUS PD

DRAWING NO
RC - 402
REV NO
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5 BOATSHED SECTION 1
RC-400 1:100



4 BOATSHED SECTION 2
RC-400 1:100

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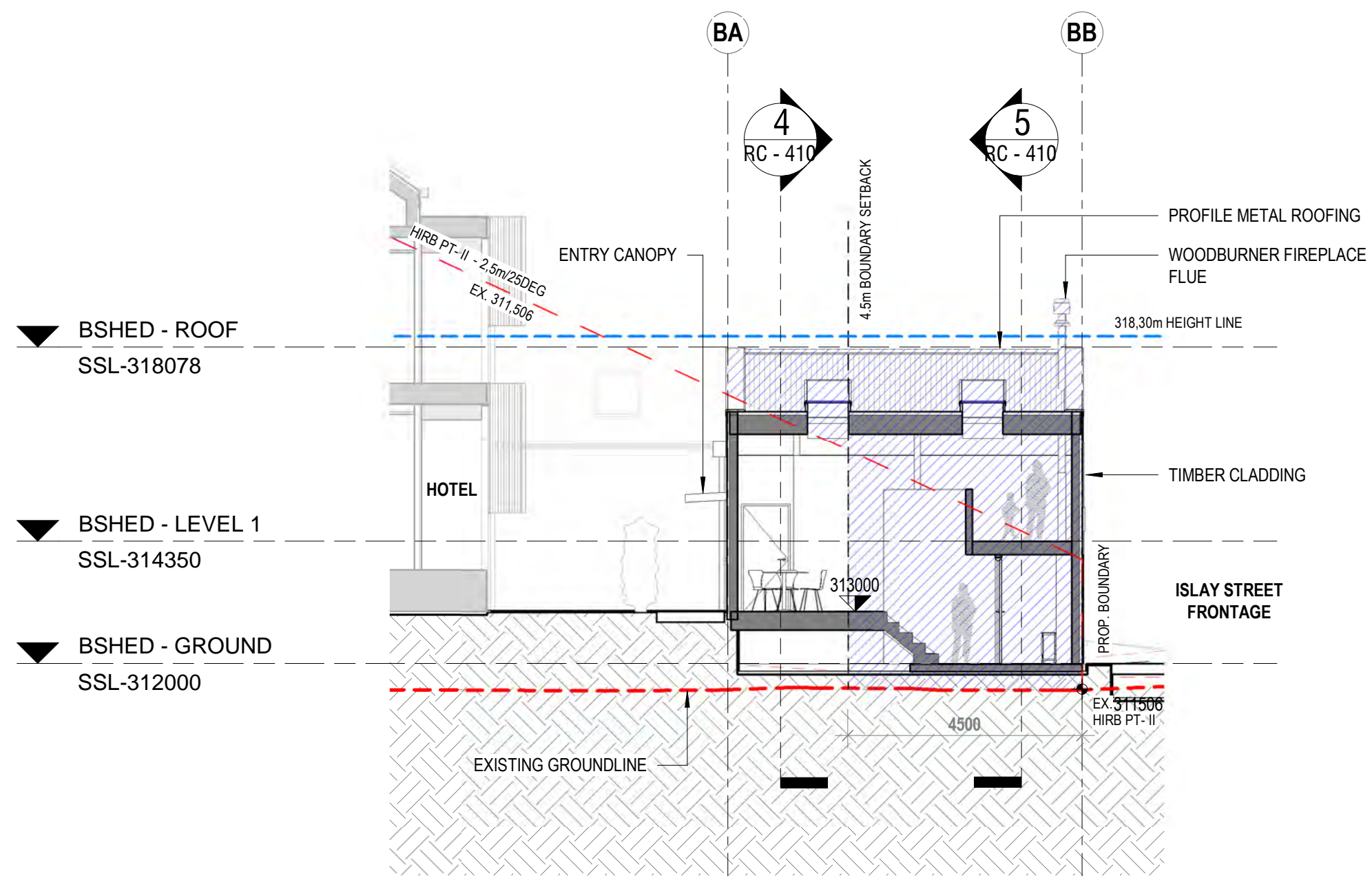
DRAWING
RC - ISLAY ST - SECTIONS

PROJECT NO 19109
SCALE 1:100@A1
STATUS PD

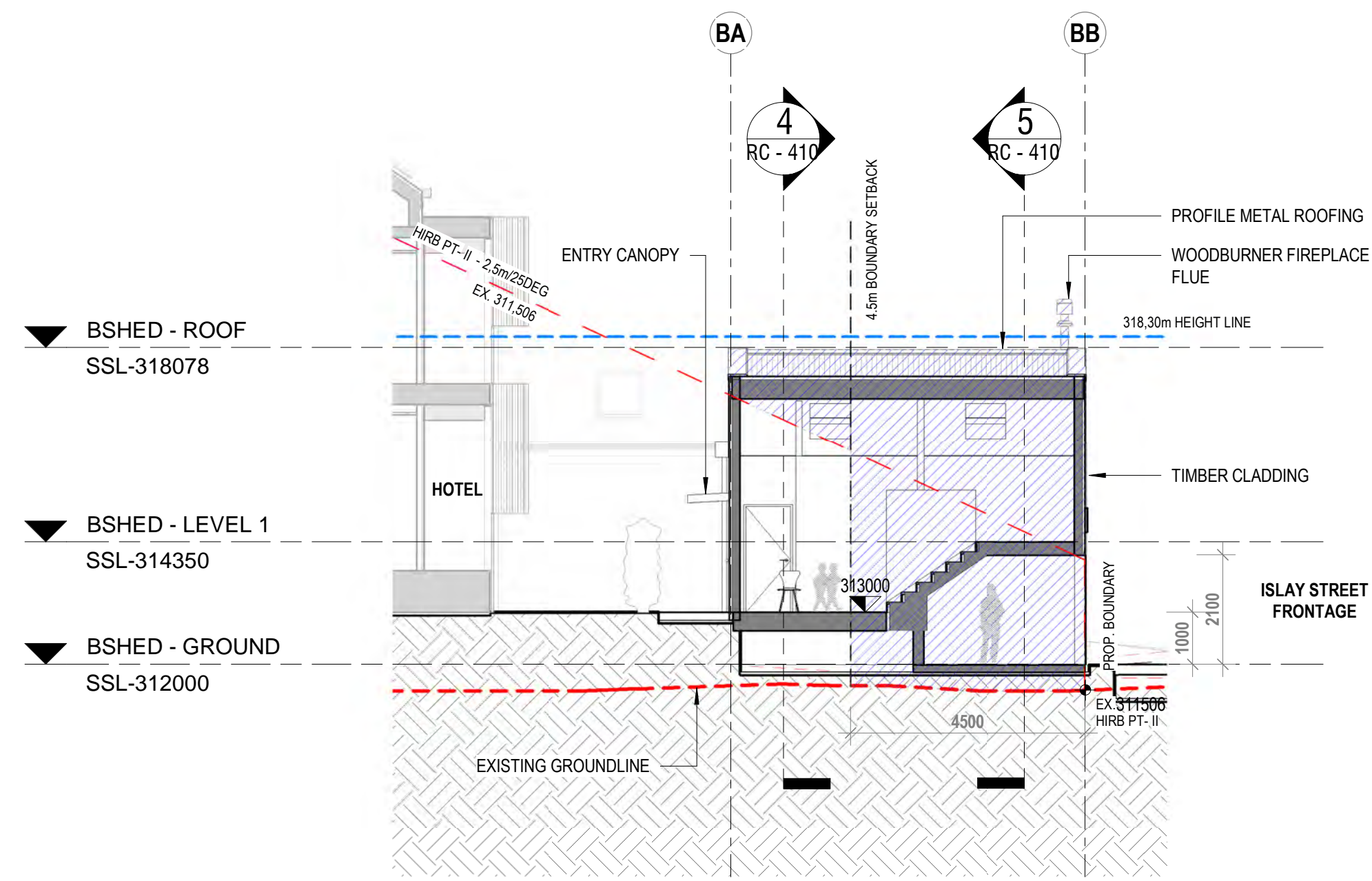
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REV NO A

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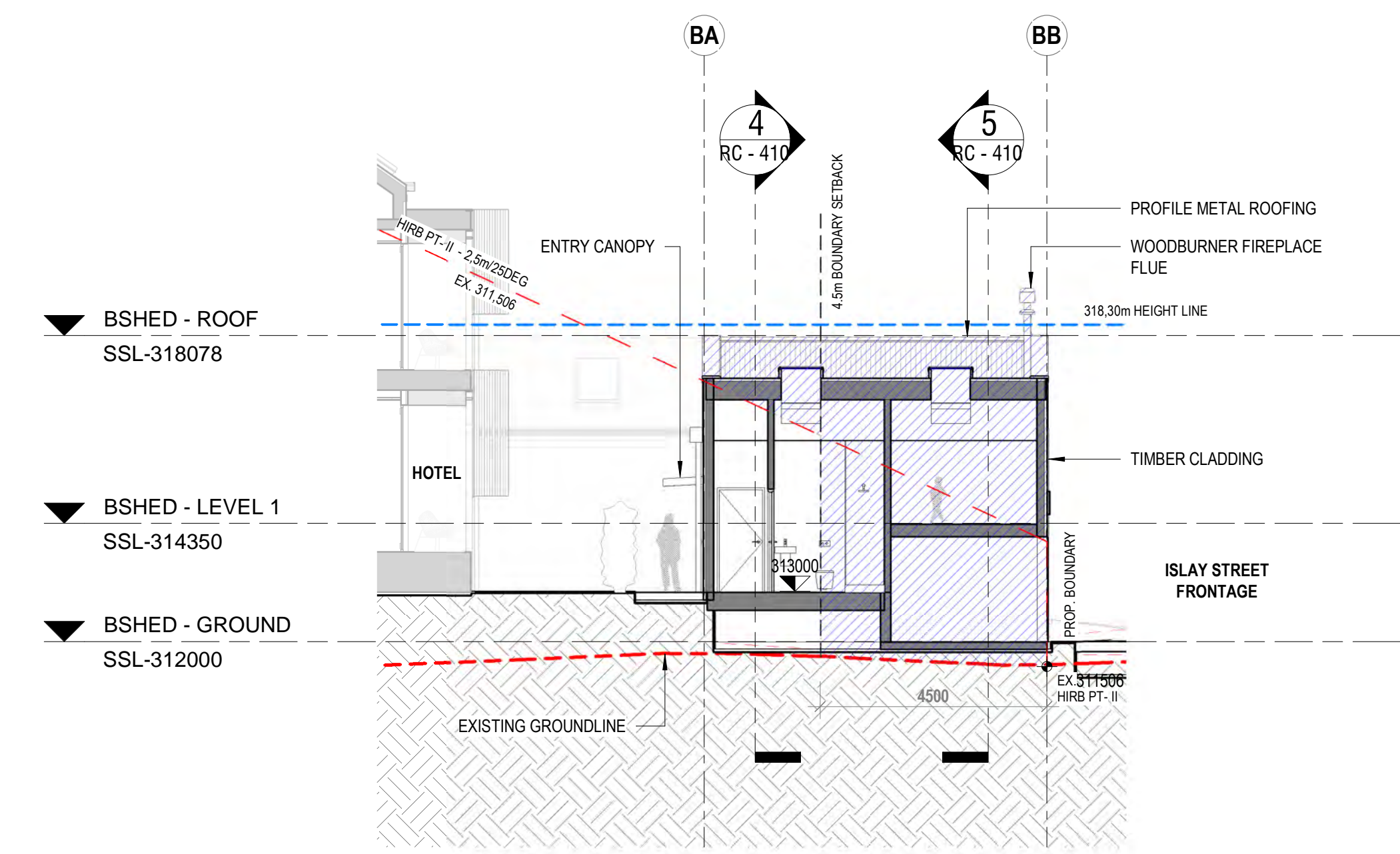
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1 BOATSHED SECTION 3
RC-400 1:100



2 BOATSHED SECTION 4
RC-400 1:100



3 BOATSHED SECTION 5
RC-400 1:100

No.	RESOURCE CONSENT DESCRIPTION	DATE
A	RESOURCE CONSENT	15.11.2019

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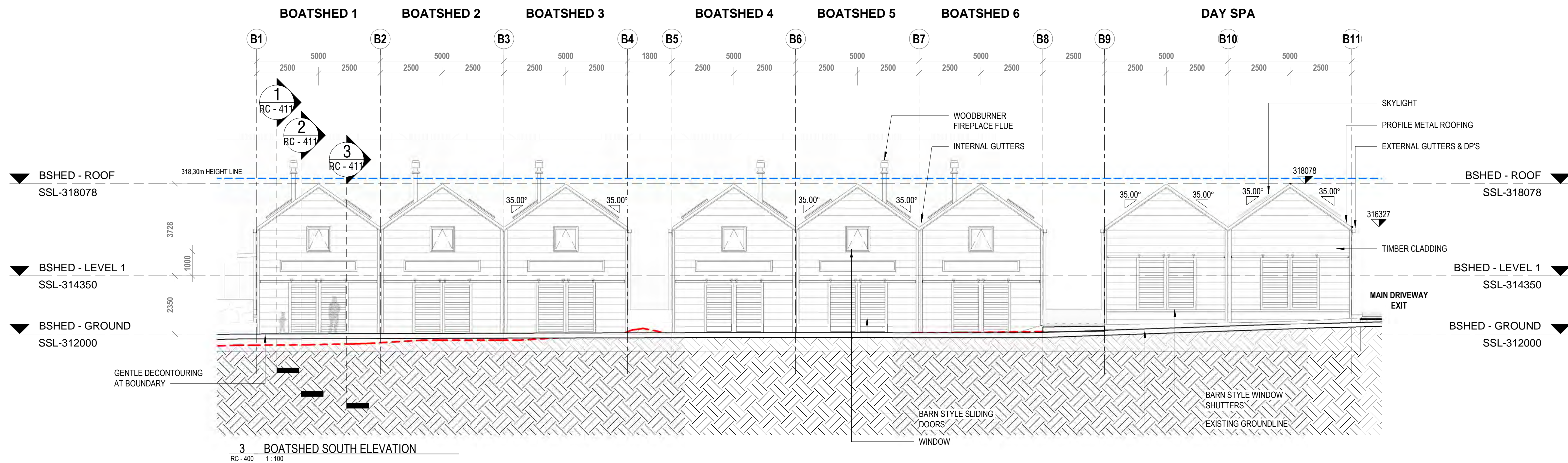
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DRAWING
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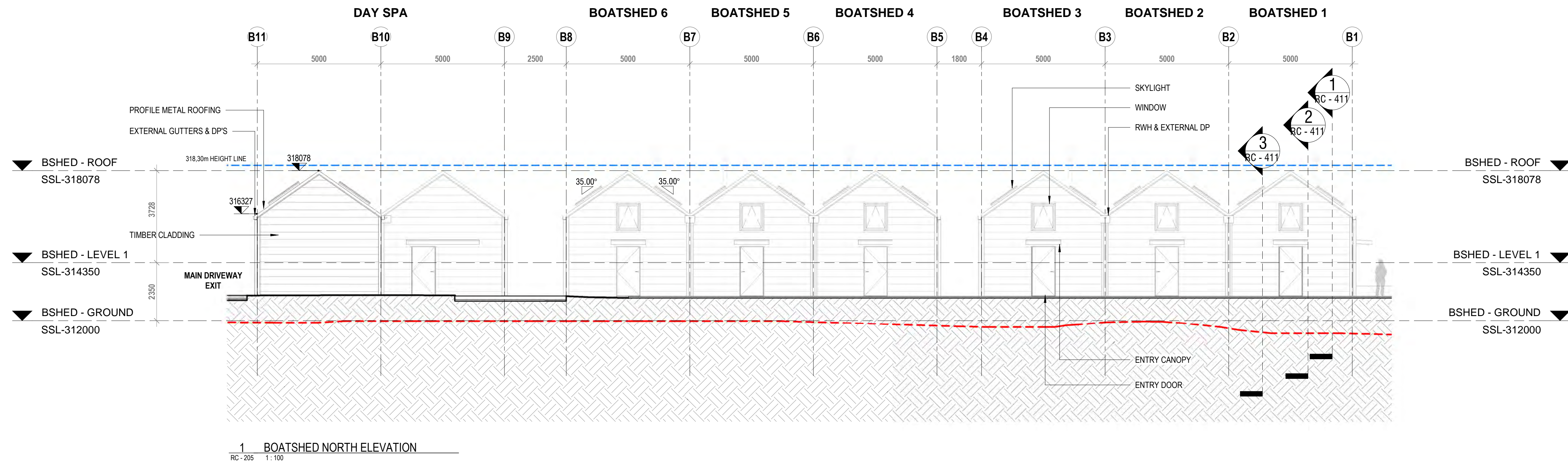
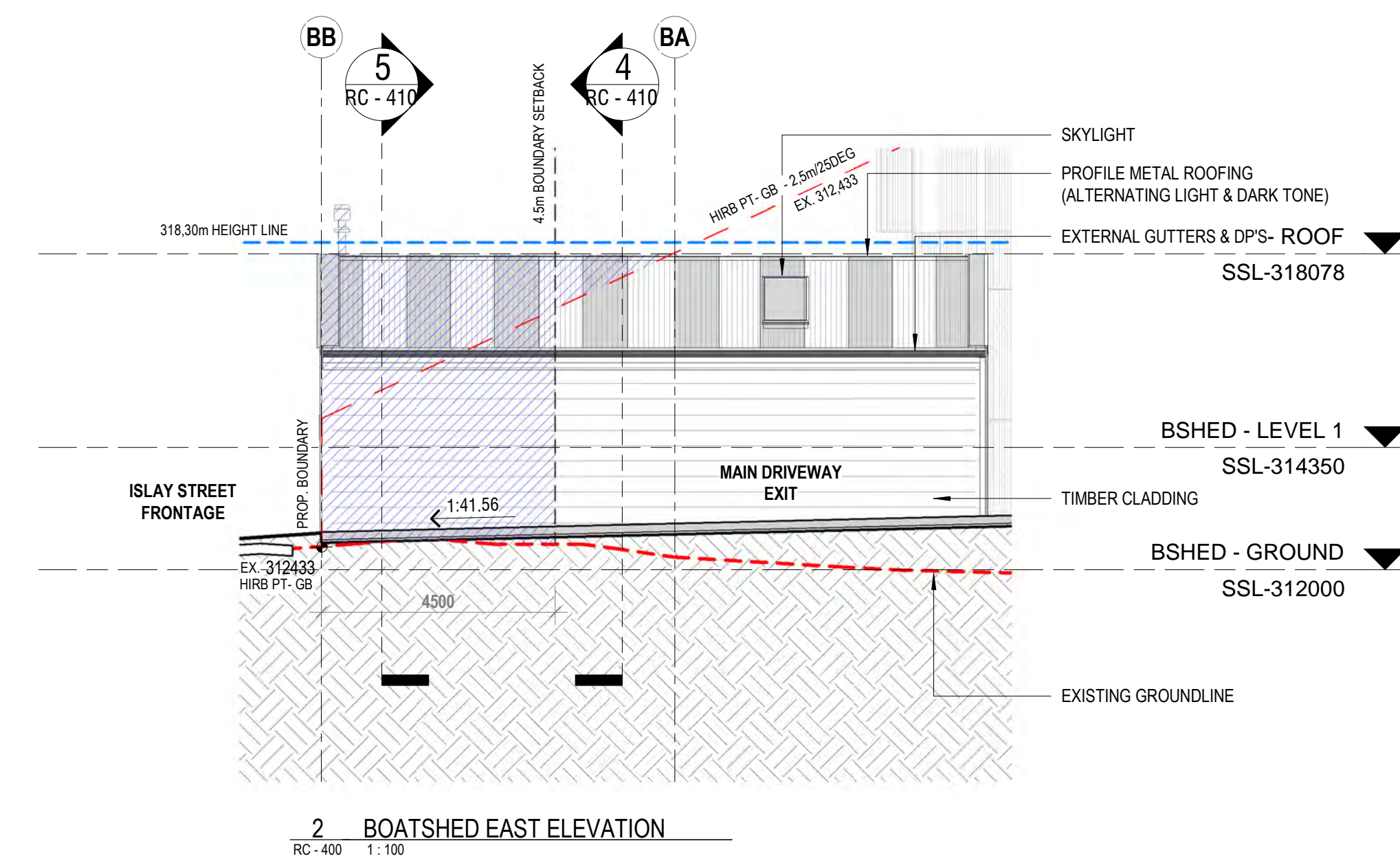
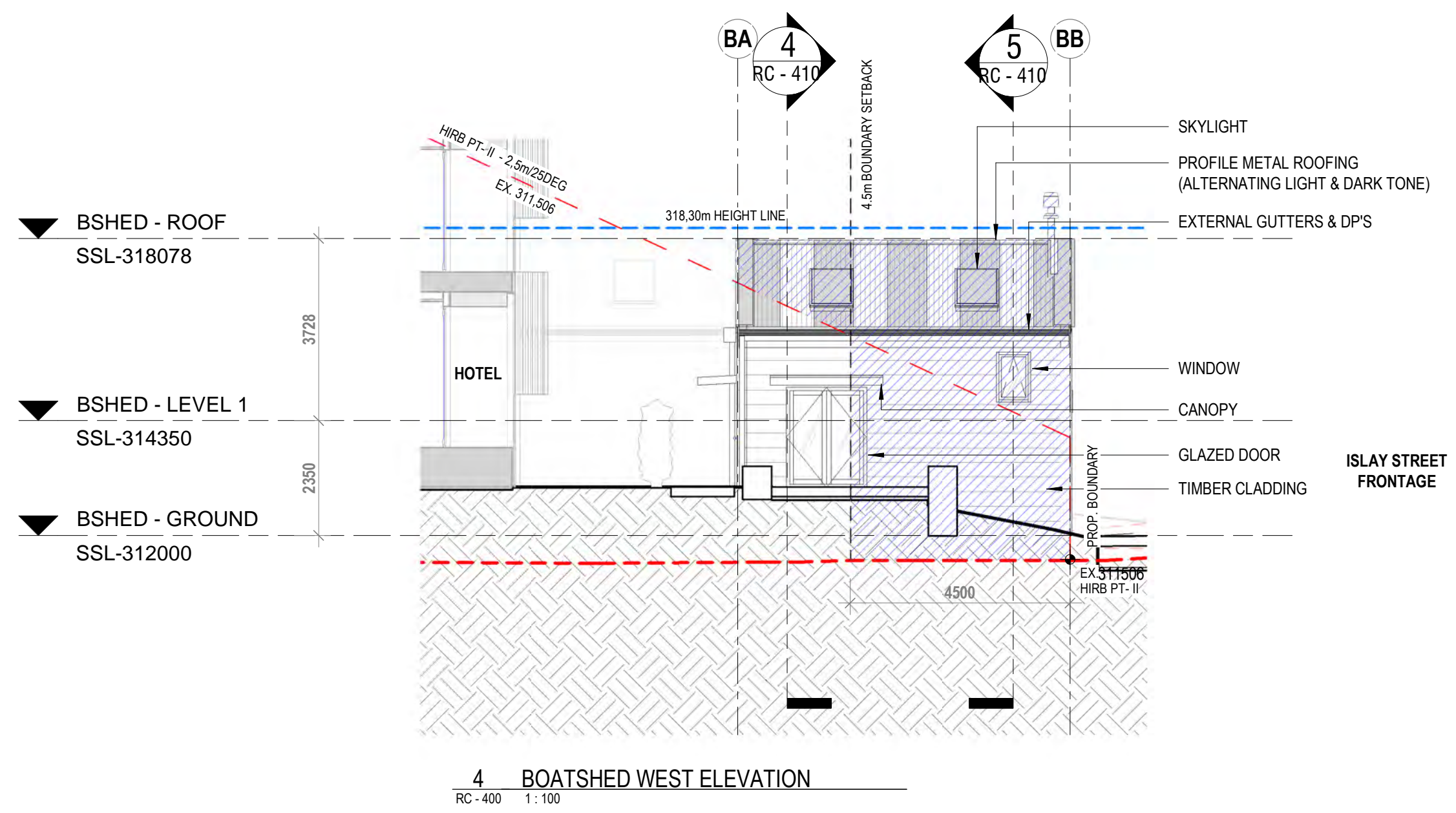
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REV NO
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PROJECT NO 19109
 SCALE 1:100@A1
 STATUS PD

DRAWING NO
 RC - 421
 REV NO
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