

APPLICATION AS NOTIFIED

B Li & D Han

(RM230992)

QUEENSTOWN LAKES DISTRICT COUNCIL

SERVICE OF NOTICE / LIMITED NOTIFICATION

Service of Notice for Limited Notification of a Resource Consent application under Section 95B of the Resource Management Act 1991.

The Queenstown Lakes District Council has received an application for a resource consent from:

Bing Li & Don Han

What is proposed:

Resource consent is sought to construct 11 residential units that will breach bulk and location standards and earthworks, subsequent subdivision of each of these units, and undertake visitor accommodation within each unit for up to 365 nights per annum.

The location in respect of which this application relates is situated at:

The subject site is situated at 18 Fryer Street, Queenstown.

A full copy of this Limited Notified package is available for you to download on the following link:

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#limited-not-rc> or via our edocs website using RM230992 as the reference <https://edocs.qldc.govt.nz/Account/Login>

This file can also be viewed at our public computers at these Council offices:

- **Gorge Road, Queenstown;**
- **and 47 Ardmore Street, Wanaka during normal office hours (8.30am to 5.00pm).**

The Council planner processing this application on behalf of the Council is Georgie Hadfield, who may be contacted by phone at 03 450 2386 or e-mail at georgie.hadfield@qldc.govt.nz

Any person who is notified of this application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than:

Tuesday 26th November 2024.

The submission must be dated, signed by you and must include the following information:

- a) Your name and postal address and phone number/fax number.
- b) Details of the application in respect of which you are making the submission including location.
- c) Whether you support or oppose the application.
- d) Your submission, with reasons.
- e) The decision you wish the consent authority to make.
- f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other_forms

You must serve a copy of your submission to the applicant as soon as reasonably practicable after serving your submission to Council:

Bing Li & Don Han
C/- James Aoake
James.aoake@jea.co.nz
John Edmonds & Associates Limited
Level 2, 36 Shotover Street
Queenstown, 9300

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Neil Harkin pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: 29th October 2024

Address for Service for Consent Authority:

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

Phone
Email
Website

03 441 0499
rcsubmission@qldc.govt.nz
www.qldc.govt.nz

TechnologyOne ECM Document Summary

Printed On 24-Oct-2024

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	7869353	1	20-Dec-2023
PUB_ACC	AEE	8088208	1	10-Jun-2024
PUB_ACC	Appendix 1 - Record of Title	7869351	1	20-Dec-2023
PUB_ACC	Appendix 2 - Plans (Updated 21/08/2024)	8260617	1	21-Aug-2024
PUB_ACC	Appendix 3 - Geotechnical & Hazards Assessment	7869349	1	20-Dec-2023
PUB_ACC	Appendix 4 - Subdivision Scheme Plan	7869358	1	20-Dec-2023
PUB_ACC	Appendix 5 - Infrastructure Report	7869357	1	20-Dec-2023
PUB_ACC	Appendix 7 - Earthworks Plans (Updated 24/06/2024)	8125132	1	08-Jul-2024
PUB_ACC	Appendix 8 - Visitor Accommodation Management Plan	8029093	1	14-May-2024
PUB_ACC	Environmental Risk Assessment	7880818	1	11-Jan-2024
PUB_ACC	Appendix 9 - EMP	7880816	1	11-Jan-2024
PUB_ACC	Appendix 9 - EMP QLDC Incident and Heritage Forms	7880817	1	11-Jan-2024
PUB_ACC	Urban Design Assessment	7907943	1	02-Feb-2024
PUB_ACC	Urban Design Assessment - Updated Memo	8260611	1	21-Aug-2024

PUB_ACC	Vehicle Access Plan	7957725	1	15-Mar-2024
PUB_ACC	Retaining wall plans	7957720	1	15-Mar-2024
PUB_ACC	s92(1) Request for further information	7891971	1	22-Jan-2024
PUB_ACC	s92(1) Request for Further Information - Retaining walls and other RFI matters	7957721	1	15-Mar-2024
PUB_ACC	s92(1) Request for Further Information - Width of access and potential removal of on-street parking spaces	7957726	1	15-Mar-2024
PUB_ACC	s92(1) Request for Further Information - 9/05/2024	8029095	1	14-May-2024
PUB_ACC	s92(1) Request for Further Information - Confirmed as complete	8125115	1	08-Jul-2024



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application may not be accepted for processing.



APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

*Applicant's Full Name / Company / Trust:

(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust:

*Postal Address:

*Post code:

*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address

*Email Address:

*Phone Numbers: Day

Mobile:

*The Applicant is:

Owner

Prospective Purchaser (of the site to which the application relates)

Occupier

Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by email and phone.

The decision will be sent to the Correspondence Details by email unless requested otherwise.



CORRESPONDENCE DETAILS //

If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

*Name & Company:

*Phone Numbers: Day

Mobile:

*Email Address:

*Postal Address:

*Postcode:



INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf. For more information regarding payment please refer to the Fees Information section of this form.

*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:

Agent:

Other - Please specify:

Email:

Post:

*Attention:

*Postal Address:

*Post code:

*Please provide an email AND full postal address.

*Email:



OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

Owner Email:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

*Please select a preference for who should receive any invoices.

Details are the same as for invoicing

Applicant:

Landowner:

Other, please specify:

*Attention:

*Email:

[Click here for further information and our estimate request form](#)



DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

*Address / Location to which this application relates:

*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

District Plan Zone(s):



SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?

YES NO

Is there a dog on the property?

YES NO

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES NO

If 'yes' please provide information below



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

Yes

No

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:



CONSENT(S) APPLIED FOR // * Identify all consents sought // ALSO FILL IN OTHER CONSENTS SECTION BELOW

Land use consent

Subdivision consent

Change/cancellation of consent or consent notice conditions

Certificate of compliance

Extension of lapse period of consent (time extension) s125

Existing use certificate

Land use consent includes Earthworks



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity

Deemed Permitted Boundary Activity

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process



BRIEF DESCRIPTION OF THE PROPOSAL //

* Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

*Consent is sought to:



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

<https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

You can address the NES in your application AEE OR by selecting ONE of the following:

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²). Therefore the NES does not apply.

I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



OTHER CONSENTS // CONTINUED

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

Any other National Environmental Standard

Yes

N/A

Do you need any consent(s) from Otago Regional Council?

Yes

N/A

If Yes have you applied for it?

Yes

No

If Yes supply ORC Consent Reference(s)

If ORC Earthworks Consent is required would you like a joint site visit ?

Yes

No



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1-2).

To be accepted for processing, your application should include the following:

Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <https://www.linz.govt.nz>).

A plan or map showing the locality of the site, topographical features, buildings etc.

A site plan at a convenient scale.

Written approval of every person who may be adversely affected by the granting of consent (s95E).

An Assessment of Effects (AEE).

An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



We prefer to receive applications electronically – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb



PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable prior to issuing of the decision. Payment is due on the 20th of the month or prior to the issue date – whichever is earlier.



FEES INFORMATION // CONTINUED

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the details in the invoicing section are responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

MONITORING FEES – Please also note that the fee paid at lodgement includes an initial monitoring fee of \$273 for land use resource consent applications and designation related applications, as once Resource Consent is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

DEVELOPMENT CONTRIBUTIONS – Your development, if granted, may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, [please call 03 441 0499](tel:034410499) and ask to speak to our duty planner.

Please ensure to [reference any banking payments correctly](#). Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

I confirm payment by: Bank transfer to account 02 0948 0002000 00 (If paying from overseas swiftcode is – BKNZ22)

Invoice for initial fee requested and payment to follow

Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

*Reference

*Amount Paid: Landuse and Subdivision Resource Consent fees - please select from drop down list below

(For required initial fees refer to website for Resource Consent Charges or spoke to the Duty Planner by phoning 03 441 0499)

*Date of Payment

Invoices are available on request

APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.

If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:

If lodging this application as **agent of the Applicant:**

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant / Agent whose details are in the invoicing section is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

PLEASE TICK

Signed (by or as authorised agent of the Applicant) **

Full name of person lodging this form

Firm/Company

Dated

**If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.



Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;
- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

(2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

(3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Information provided within the Form above

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
 - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
 - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));



ASSESSMENT OF ENVIRONMENTAL EFFECTS

Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

- (a) oblige the applicant to consult any person; or
- (b) create any ground for expecting that the applicant will consult any person.

CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
 - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
 - (b) any physical effect on the locality, including any landscape and visual effects;
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
 - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

(2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



UNDER THE FOURTH SCHEDULE TO THE ACT:

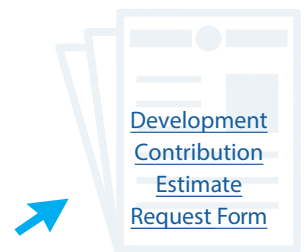
- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
 - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
 - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
 - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
 - (g) the locations and areas of land to be set aside as new roads.

Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
 - Water supply
 - Wastewater supply
 - Stormwater supply
 - Reserves, Reserve Improvements and Community Facilities
 - Transportation (also known as Roding)

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request *please note administration charges will apply



Please note that some land use consents can be dealt with as fast track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10 day processing time applies to a fast track consent.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form 9

Engineering Report

Assessment of Environmental Effects (AEE)

Geotechnical Report

Computer Register (CFR)

Wastewater Assessment

Covenants & Consent Notice

Traffic Report

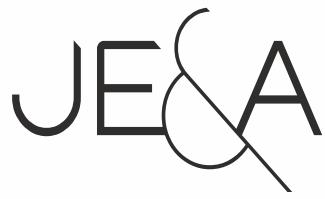
Affected Party Approval/s

Waste Event Form

Landscape Report

Urban Design Report

Ecological Report



ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

Bing Li & Don Han

Multi-Unit Mixed-Use Development & Subdivision

18 Fryer Street, Queenstown

December 2023

1.0 EXECUTIVE SUMMARY OF PROPOSAL

Bing Li & Don Han (the applicant) seek the necessary resource consents to construct eleven mixed - use units that will breach bulk/location standards and earthworks. Resource consent is sought concurrently to allow for the subdivision of these units and allow for the visitor accommodation use.

Location:	18 Fryer Street, Queenstown
Legal Description:	Lot 17 DP 8591
Territorial Authority:	Queenstown Lakes District Council
Plan:	Operative District Plan
Zoning:	ODP = High Density Residential – Subzone B
Natural Hazards	The site is subject to several hazards which have been detailed further in this report.
Other	There are no known heritage features, cultural heritage, HAIL activities or archaeological sites.
Activity Status:	Non - Complying

2.0 APPENDICIES

Appendix 1 –	Record of Title and Interests
Appendix 2 –	Development Plans
Appendix 3 –	Geotechnical/Hazards Report
Appendix 4 –	Subdivision Scheme Plan
Appendix 5 –	Services Report
Appendix 6 –	Urban Design Statement
Appendix 7 –	Earthworks Plan
Appendix 8 -	Residential Visitor Accommodation Management Plan
Appendix 9 -	Environmental Management Plan

3.0 ANNEXURE

Annexure 1 -	Assessment of Objectives and Policies from the Operative District Plan
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4.0 INTRODUCTION

4.1 Overview

This Assessment of Effects on the Environment (AEE), inclusive of appendices, has been prepared in accordance with Schedule 4 of the Resource Management Act (RMA). Together these documents provide:

- A description of the application site and surrounding environment;
- A description of the proposal;
- A description of the consents sought;
- An assessment of environmental effects;
- Identification and assessment of relevant objectives and policies of the Operative and Proposed District Plan; and
- A conclusion.

Resource consent is sought to construct eleven mixed use units that will breach permitted bulk and location standards at 18 Fryer Street, Queenstown. Resource consent is sought concurrently to provide for earthworks and to subdivide the site into eleven freehold titles.

The site is accessed directly from Fryer Street, which adjoins the eastern boundary of the site. The site is zoned High Density Residential – Subzone B within the Operative District Plan. The zoning of the property has not been notified or heard as part of the District Plan review; therefore, the Proposed District Plan does not apply.



Figure 1: Aerial view of the site (outlined in red)

4.2 Site Description

The site is legally described as Lot 17 Deposited Plan 8591 and held in Record of Title OT389/173 (attached as **Appendix 1**). There are no instruments listed on the title for the site that are relevant to the current proposal.

The site is located on the western side of Fryer Street and has an existing dwelling upon it. The site is 809m² and slopes down slightly from the west toward the eastern road boundary. The site is accessed directly from Fryer Street and has an established vehicle access across much of the road facing frontage of the site.

All surrounding properties have either been developed or are likely to be developed into multi-unit high density developments. The surrounding environment has been discussed in further detail in section 8 of this report.

5.0 DESCRIPTION OF PROPOSAL

5.1 Built Form

Resource consent is sought to allow for the construction of eleven mixed-use attached units that will breach permitted bulk and location standards. Architectural plans produced by Yoke Architects are attached in **Appendix 2**.

Units 2-10 identical floor layouts and orientation, while Unit 1 and Unit 11 have differing floor areas. All units will be two-levels with the main living areas/kitchen and outdoor living space on the ground floor level. The upper level will have both bedrooms with two bathrooms. The floor areas for each of the Units have been outlined in *Table 1* below.

Table 1: Floor areas for each of the Units

Unit #	Ground Floor Area	First Floor Area	Total Floor Area	Outdoor Area
Unit 1	40.8m ²	44.0m ²	84.8m ²	14.3m ²
Unit 2 – 10	38.75m ²	41.9m ²	80.7m ²	13.3m ²
Unit 11	39.2m ²	42.5m ²	81.7m ²	66.0m ²

The building will utilise a mixture of external colours and materials to break up its built form. These external colours and materials have been shown in **Figure 2** below:



Figure 2: Legend of external colours and materials

The development will require resource consent for breaches to the following bulk and location standards:

- Building Footprint**
The proposed development will result in a breach to the maximum building footprint prescribed for the HDR-SZB of 400m². The proposed development will result in a total building footprint of 464.1m². It is noted that the proposal will meet the permitted coverage levels for the site which is 70%. The proposed development will have a site coverage of 57.4%.
- Maximum 16m Continuous Building Length**
The northern and southern facade of the development will extend beyond the permitted 16m continuous building length above ground floor level. The northern and southern façade of the building will extend 45.01m. It is noted that both elevations have provided an alternating façade design, however these do not meet the exemptions provided for within this standard.
- Maximum 7m Building Height**
The proposed development will result in slight breaches to the permitted 7m height limit by four of the proposed units. **Figure 3** shows the rolling height plane and breaches to the permitted height limit.

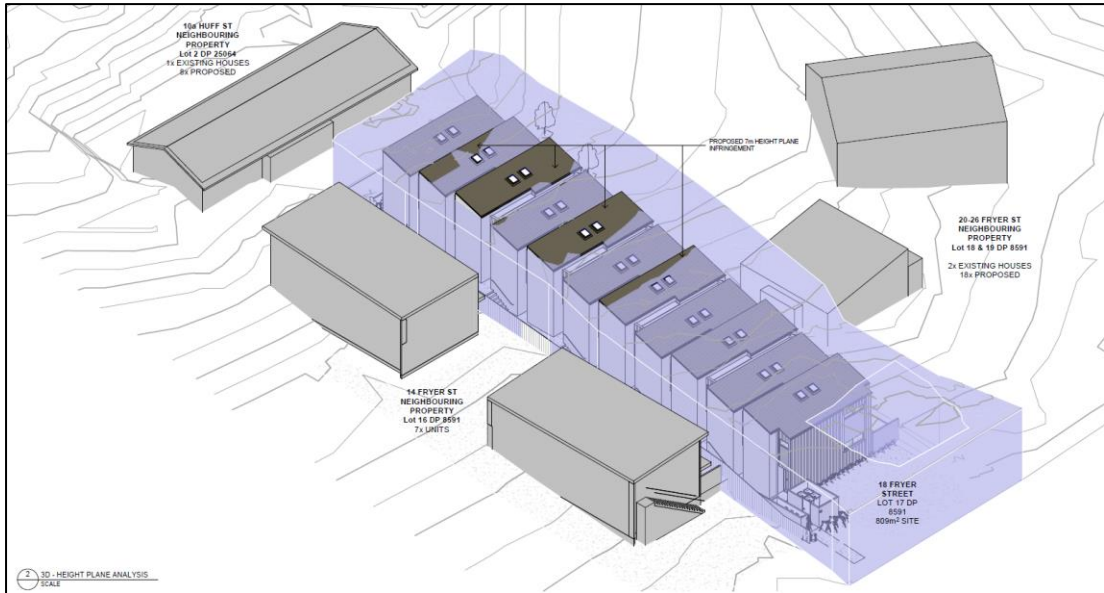


Figure 3: Excerpt from Appendix 2 showing rolling height plane and height breaches by Units 5, 7, 9 and 10.

The proposal will result in the following maximum breaches to the height plane:

Unit 5 =	205mm
Unit 7 =	290mm
Unit 9 =	845mm
Unit 10 =	290mm

The rolling height plane outlined in Figure 3 shows a representation of the extent of these breaches across the site.

- Minimum 4.5m Setback**

The development will result in the building breaching the permitted 4.5m setback from the rear, western boundary by 1.5m (refer to Figure 4 below).

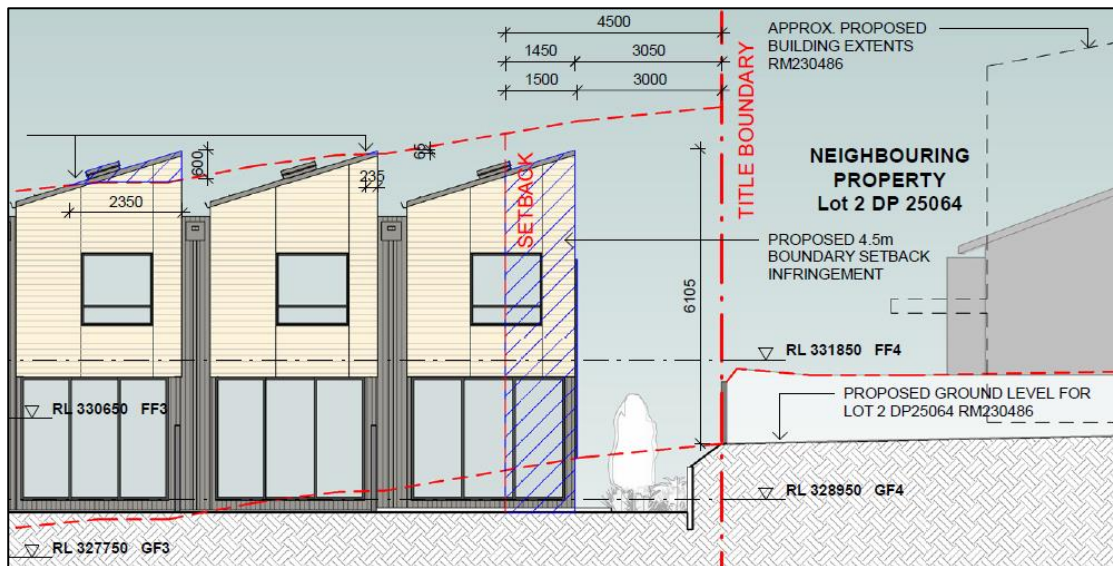


Figure 4: Site plan showing building location and setback encroachment hashed in blue.

- Outdoor Living Area**

Each of the units has an outdoor lawn area associated with the main downstairs living and dining areas. The lawns are all located on the northern aspect of the site, except for Unit 11 which includes a lawned area around the western side of the dwelling. For Units 1-10 of the proposal will breach the minimum

outdoor living area prescribed for units within the HDRZ of 20m² (see outdoor living areas outlined in *Table 1*).

- *Parking and Outdoor Storage area within Setback*

The proposal will locate a car parking area and shared bins area within the minimum setback from Fryer Street. Four car parks including one disability car park will be situated on the eastern side of the development. These parks will have direct access onto Fryer Street, which is a local road, and low speed.

It is noted that there are no minimum car parking requirements for the proposed development prescribed through the District Plan. The only requirement is for a single accessible parking space which has been provided for.

An outdoor storage area for bins has also been located within the minimum setback from Fryer Street. This area is to be screened from the road by a 1.8m landscaping fence with planting surrounding it.

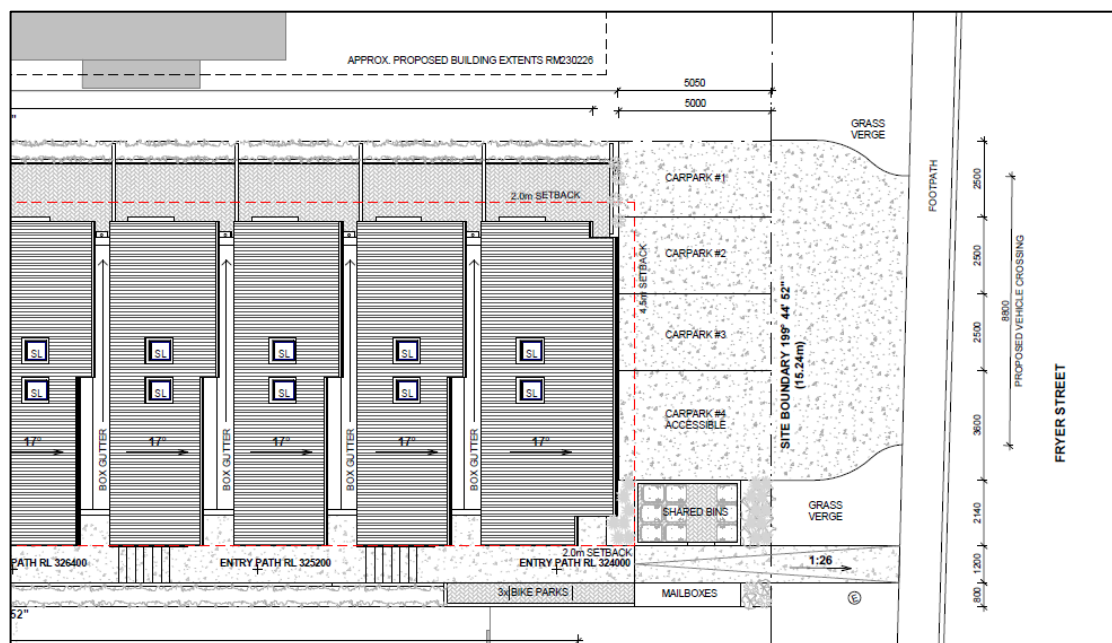


Figure 5: Site plan showing eastern side of site (car parks within setback and shared bins storage area)

5.2 Earthworks

The site slopes gradually from the western boundary toward the eastern. The proposed development has been largely designed to stagger up the site, with groupings of two units terraced up the site to the west. The upper terrace will have three units upon it. To provide for the proposed development the following earthworks are required:

Earthworks Volume

- Maximum Volume of Fill = 46m³
- Maximum Volume of Cut = 381m³
- Total Volume = 427m³

Maximum Depths

- Maximum Cut Depth = 2m
- Maximum Height of Fill = 1m

An earthworks plan has been prepared by JEA Survey Ltd and is attached as **Appendix 7**. A low-risk Environmental Management Plan (EMP) has been prepared for the site and is attached as **Appendix 9**. The recommendations prescribed through this EMP will be implemented throughout the duration of earthworks.

5.3 Geotech and Natural Hazards

The site is located within an area where several hazards have been identified. An extract of the QLDC Hazards Map has been included as **Figure 6** below.

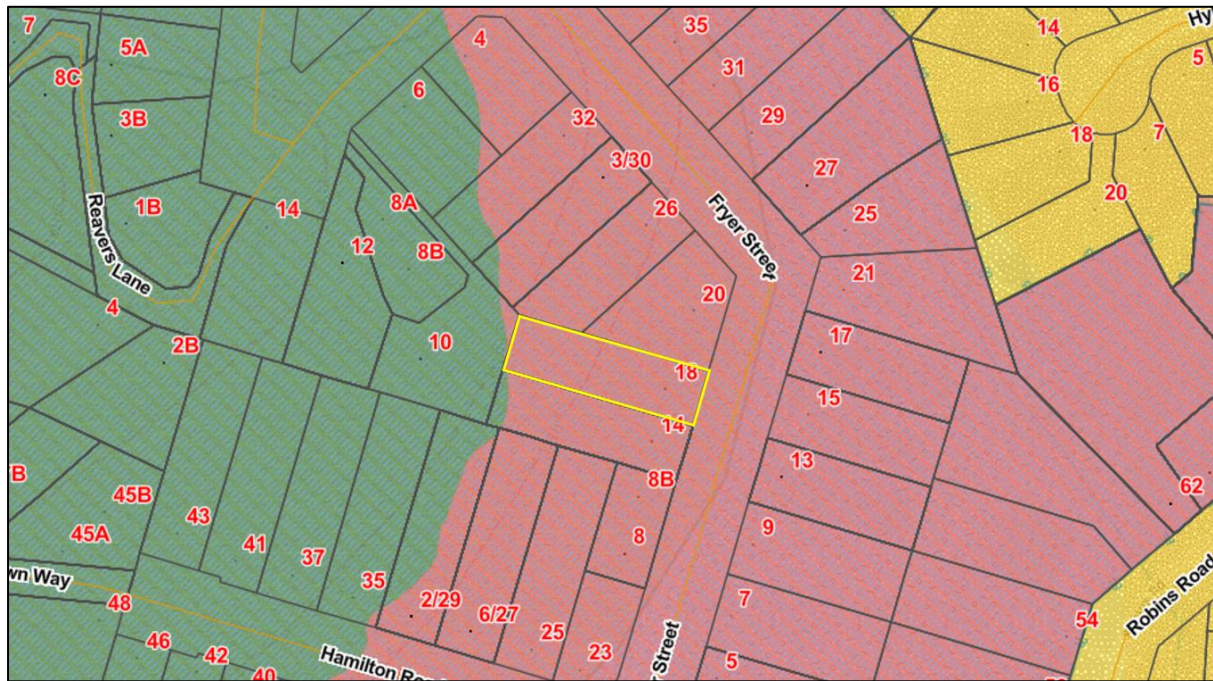


Figure 6: QLDC Hazards Map (site outlined in yellow)

The site is subject to the following registered hazards under the QLDC hazards register;

- Building Act Hazard – Slope stability hazard from rock fall and debris flow
- Building Act Hazard – Potential inundation (flooding)
- Rainfall Flooding (2012)
- Liquefaction Susceptibility (2020 Gorge Road): Liquefaction Possible
- Liquefaction Risk (2020)
- Liquefaction Susceptibility (2012 T&T): LIC 1 (P) - Probably Low Risk.
- Alluvial Fan Hazard Area: Reavers Lane Alluvial Fan
- Alluvial Fan Regional (2008): Reavers Lane
- Alluvial Fans Regional (2007): active, composite

A full assessment on the relevant hazards associated with the site and the proposed development has been completed by Geotago Ltd and is attached as **Appendix 3**. This report has concluded that the proposed development is feasible provided recommendations listed within the report are adhered to. The applicant will adopt all recommendations during the construction of the development.

5.4 Transport

A four bay car parking area is proposed along the road frontage of the site as shown in **Figure 5** above. These car parks will be accessed directly from Fryer Street. Fryer Street is a local road and reverse manoeuvring from vehicles within the parking area is permitted. All car parks have been designed in accordance with District Plan requirements for car parking spaces, with one mobility accessible parking space provided.

5.5 Subdivision

Resource consent is being sought concurrently to allow for the freehold subdivision of the units into eleven allotments. A subdivision plan has been prepared by JEA Survey and has been attached to this application as **Appendix 5**.

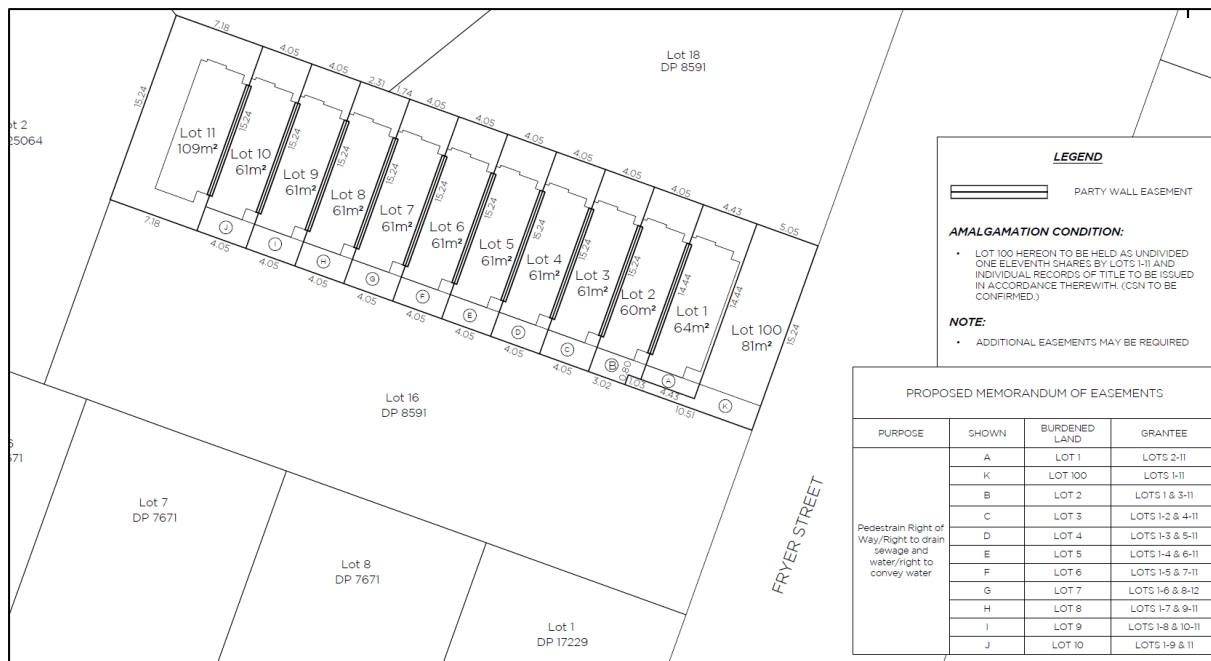


Figure 7: Subdivision scheme plan

Each unit will be separated by a party wall easement present between each of the units. For Units 1 through to 10 a Pedestrian ROW, Water, Wastewater and Stormwater easement is proposed along the southern boundary of the site.

Lot 100 will be held in joint ownership by all allotments created through the subdivision. Lot 100 will comprise the shared outdoor bin storage and parking area. Control and delegation of the parking area will be allocated through a private covenant/agreement between the developer and future landowners.

5.6 Services

The site is currently being serviced by Council’s reticulated services. These reticulated services are located up to the site boundary. Conditions of consent are anticipated to ensure appropriate connection to these services are made during development.

The number of Units to be formed within the site are within the anticipated level of development within the site. A report on the services for the development has been prepared by JEA Survey Ltd and is attached as **Appendix 5**.

5.7 Visitor Accommodation Use

Resource consent is sought concurrently to allow for the visitor accommodation use of each of the units following construction. The applicant seeks resource consent for visitor accommodation for up to 365 nights per year, for up to four adults and two children within each unit.

The site and use will be managed off site by a Property Manager as detailed within the proposed Management Plan attached as **Appendix 8**. This Management Plan has outlined measures to be implemented onsite to appropriately manage any potential nuisance effects of the visitor accommodation use. These measures include:

- Restrictions on outdoor living areas;
- Requirement to comply with conditions of the relevant resource consent decision;
- Ensuring the total number of guests does not exceed 4 adults;
- Management of rubbish; and
- Management of parking areas, including allocation of parking during visitor accommodation use.

The Management Plan is a dynamic document able to be update to continue managing effects and include new content if anything were to arise throughout the visitor accommodation use. The Management Plan includes the contact details of the manager, and the complaints process, if any concerns arise from neighbours. Prior to the use of each of the units for visitor accommodation, a management plan will be submitted to Council for approval.

6.0 DISTRICT PLAN PROVISIONS

The site was originally to be heard within Stage 1 of the District Plan review. Following the beginning of a full hazards review by the Otago Regional Council, this area and surrounding zone were deferred to a later stage in the District Plan review. As such, only the Operative District Plan provisions apply to the site.

6.1 Operative District Plan

The site is located wholly within the High-Density Residential Zone of the ODP. There are no heritage features or protected trees listed for this site in the ODP. Under the ODP, resource consent is required for the following activities:

High Density Residential – Subzone B

- A **Controlled** Activity under Rule 7.5.3.2(ii) with regards to the proposed visitor accommodation use of each of the units. Control has been reserved to the following matters;
 - The location, external appearance and design of buildings
 - The location, nature and scale of activities on site
 - The location of parking and buses and access
 - Noise
 - Hours of operation
- A **Restricted Discretionary** Activity under Rule 7.5.3.3(i) with regards to the construction of a multi-unit development on the site. Discretion is restricted to the assessment matters prescribed in Rule 7.7.2(iv).
- A **Restricted Discretionary** Activity under Rule 7.5.3.3(ii) with regards to breach to the maximum building footprint of 400m² for the HDR-Subzone B. The proposed development will have a total footprint of 464.1m².
- A **Discretionary** Activity under Rule 7.5.3.4(vi) with regards to any activity that breaches the following site standards:
 - 7.5.5.2(iii)(b) with regards to the proposed outdoor storage area for rubbish bins within the minimum 4.5m setback from the eastern road boundary.
 - 7.5.5.2(iii)(c) with regards to parking proposed within the road setback that will not be screened from Fryer Street.
 - 7.5.5.2(iv) with regards to breach to the minimum 4.5m setback from the rear boundary.
 - 7.5.5.2(vii)(a) with regards to the proposed development breaching permitted continuous building length of 16m. The maximum building length is 22m.
 - 7.5.5.2(viii)(b) with regards to the proposal breaching minimum outdoor living area of 20m². The proposal will provide for an outdoor living area of 13.2m² for Units 1 - 10.
 - 7.5.5.2(xvii) with regards to minimum landscape coverage of 30%. The proposal will slightly breach this providing for a coverage of 29.3%.
- A **Non – Complying** Activity under Rule 7.5.3.5 with regards to any activity that breaches the following zone standards:
 - 7.5.5.3(v)(a) or (b) with regards to the proposed development breaching the permitted height limit for Units 5, 7, 9 and 10 (outlined in section 5.1).

Earthworks

- A **Restricted Discretionary** Activity under Rule 22.3.2.3(a) as the proposal will breach the following Site Standards:
 - Site Standard 22.3.3(i) with regards to the proposal breaching maximum volume of earthworks for the HDR Sub-Zone B of 400m³. The proposal will result in a total earthworks volume of 427m³.
 - Site Standard 22.3.3(ii)(b)(iii) with regards to height of any cut that is greater than the distance of the top of the cut from the site boundary.

Council discretion is restricted to the matters set out in Rule 22.3.2.3(b) and have been outlined below;

- The nature and scale of the earthworks;
- Environmental protection measures;
- Remedial works and revegetation;
- The effects on landscape and visual amenity values;
- The effects on land stability and flooding;
- The effects on water bodies;
- The effects on cultural and archaeological sites;
- Noise.

Transport

- A **Restricted Discretionary** Activity under Rule 14.2.2.3(ii) as the proposal will breach the following Site Standards;
 - Site standard 14.2.4.2(i)(a) with regards to the length of the vehicle crossing. As the proposal seeks to allow for a land use so the maximum length of a crossing is 9m. The proposal seeks to provide for a 11.1m crossing. It is noted that the existing vehicle crossing is of a similar width.

Subdivision

- A **Non – Complying** Activity under Rule 15.2.3.4(i) as the proposal will not meet the minimum lot size of 450m² for the High Density Residential Zone prescribed through Zone Standard 15.2.6.3(i). It is noted that if subdivision was applied for following the construction of the units, then no minimum lot size would apply and consent would be required for a controlled activity only.

7.0 ACTIVITY STATUS AND ASSESSMENT MATTERS

7.1 Activity Status and Assessment Matters

The activity status of the application is **Non - Complying**.

Sections 104, 104B and 104D set out the relevant assessment matters for resource consent applications carrying the non - complying activity status.

104 Consideration of applications

- (1) *When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—*
- a) any actual or potential effects on the environment of allowing the activity; and*
 - b) any relevant provisions of—*
 - (i) a national environmental standard;*
 - (ii) other regulations;*
 - (iii) a national policy statement;*
 - (iv) a New Zealand coastal policy statement;*
 - (v) a regional policy statement or proposed regional policy statement;*
 - (vi) a plan or proposed plan; and*

- c) any other matter the consent authority considers relevant and reasonably necessary to determine the application

104B Determination of applications for discretionary or non-complying activities

After considering an application for resource consent for a discretionary activity or non-complying activity, a consent authority –

- a) may grant or refuse the application; and
b) if it grants the application, may impose conditions under section 108.

104D Particular restrictions for non-complying activities

(1) Despite any decision made for the purpose of notification in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—

- a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or
b) the application is for an activity that will not be contrary to the objectives and policies of—
(i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or
(ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or
(iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.

8.0 RECEIVING ENVIRONMENT

The site is located within a high-density residential zone in close proximity to the Queenstown Town Centre. The site is surrounded by several mixed-use developments of a similar nature and scale. Those in close proximity to the site and of relevance to the site have been identified in **Figure 8** and **Table 2** below:

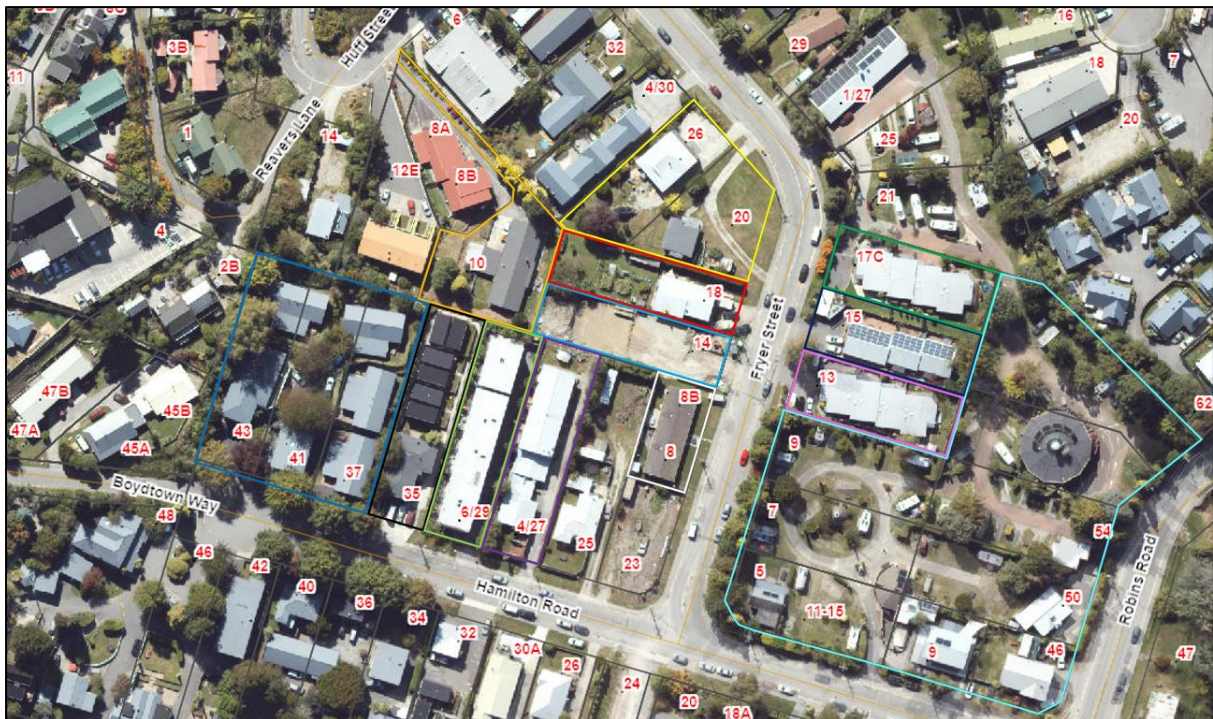


Figure 8: Aerial view of the site and surrounding area described in Table 2 below.

Table 2: Description of allotments outlined in Figure 4

Colour	Address	Description
Red	18 Fryer Street	The Site
Blue	14 Fryer Street	Property that is of a similar size to the site which has been developed to accommodate 10 mixed use units. The development has two separate buildings with each building accommodating 5 units in each.
Yellow	20-26 Fryer Street	Two consents are active for the site: <ul style="list-style-type: none"> • RM190626 – granted land use consent for 23 units to be utilised for either residential or visitor accommodation purposes. This consent was granted non-notified and is due to lapse 16 April 2025. • RM230263 – resource consent has recently been approved for 19 mixed use units on this allotment that breaches several bulk and location standards including height/continuous building length for the units along the adjoining boundary to the site. This consent was approved non-notified.
Orange	10 Huff Street	There is an existing dwelling located. Resource consent is currently lodged with QLDC to develop the property into 8 residential units. The front 5 units are located near the western boundary of the site and are three floors high.
Dark Blue	37-43 Hamilton Road	Three allotments that have been comprehensively developed as part of the Pinewood Lodge motel complex located on the western end of Hamilton Road.
Black	35 Hamilton Road	This property has a main residence in the southern side of the site, with 6 two storey units located to the rear. These units were all approved for residential purposes.
Light Green	29 Hamilton Road	This property has been developed into eight residential units and subsequently subdivided. Several of the units within this development have been approved to be utilised for visitor accommodation purposes.
Purple	27 Hamilton Road	This property has been developed to accommodate 6 mixed use units across the whole site.
White	8 Fryer Street	8 Fryer Street has two residential units have been constructed on the site. 8B Fryer Street has been approved for visitor accommodation use on the site.
Light Blue	Robins Road	This outlines the Queenstown Holiday Park Creeksyde. This is encompassing several allotments to the south - east of the site.
Pink	13 Fryer Street	13 Fryer Street has been developed into four residential units.
Dark Green	17 Fryer Street	17 Fryer Street has been developed into three units. All of these units have been approved for visitor accommodation.

Fryer Street is located in close proximity to the Queenstown Town Centre as shown in **Figure 9** below. The topography of this area of Queenstown is relatively flat, and the site is in easy walking distance to several nearby features:

- 300m walk to Raewood Fresh
- 450m walk to Fresh Choice
- 600m walk to Boundary Street Bus Stop
- 850m walk to Town Centre

- 900m walk to Stanley Street Bus Stops

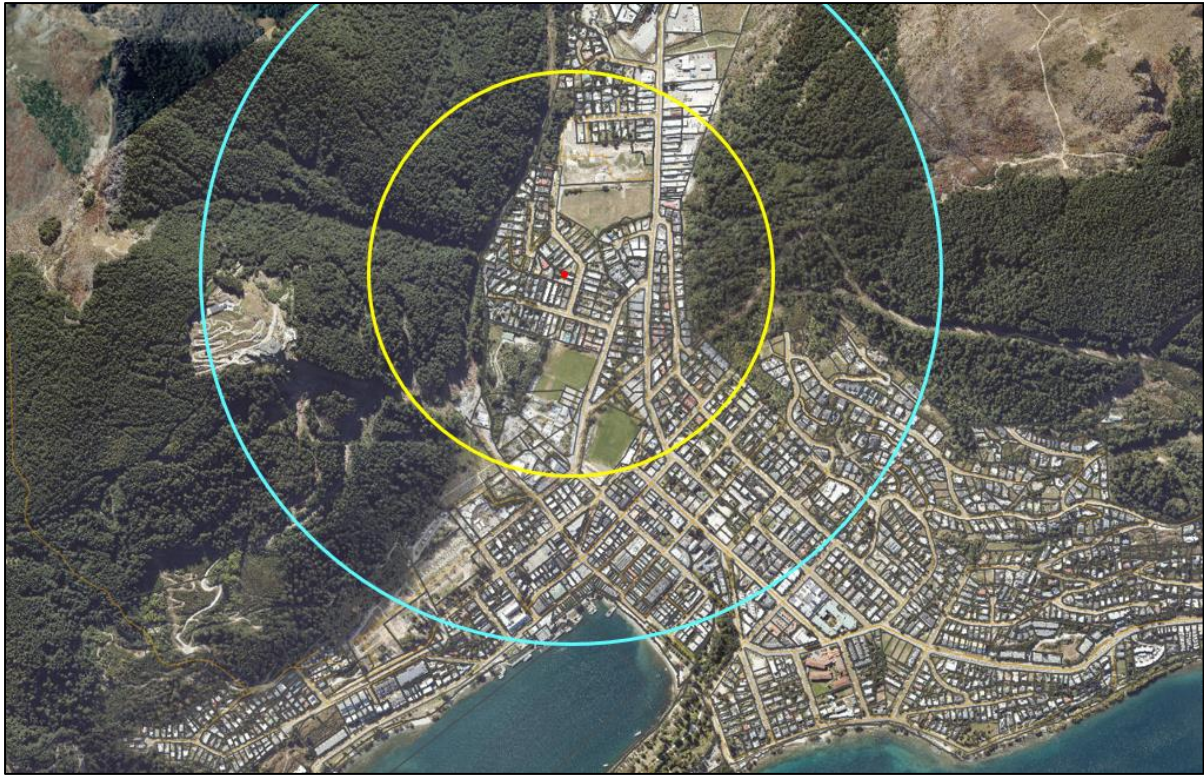


Figure 9: Aerial view of site with 500m (shown in yellow) and 1km (shown in light blue)

9.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

Subject to Part 2 of the Resource Management Act 1991, the Council in considering this application pursuant to Section 104(1)(a) of the Act, shall have regard to any actual or potential effects on the environment of allowing the proposed development to proceed.

9.1 Streetscape

The site is located within an environment where high-density mixed-use developments are anticipated. The proposed development is of a similar characteristic to other developments in the vicinity, providing for a high-quality development that has been specifically designed to provide for an appealing frontage when viewed from Fryer Street. A visual perspective has been included as **Figure 10** below:

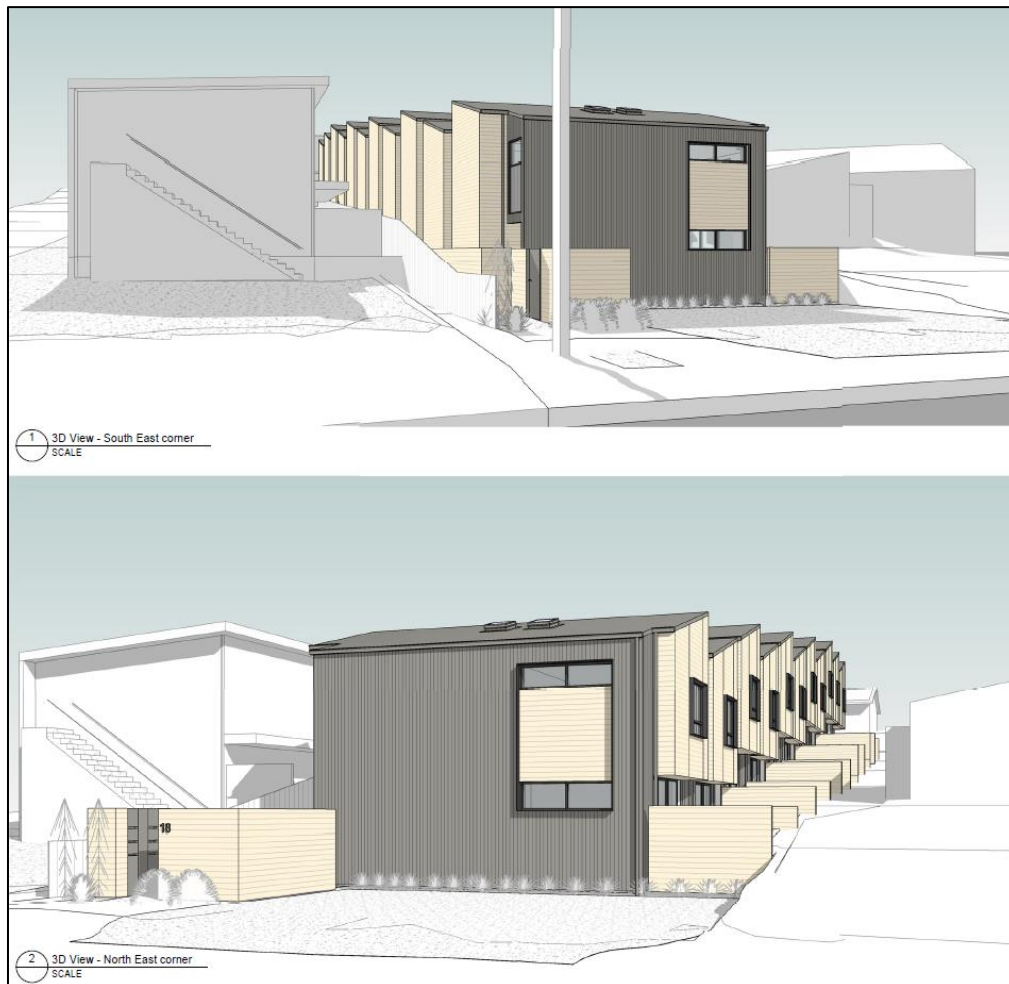


Figure 10: Impression of southern facade of development

The proposed development has utilised alternating façade design to aid in breaking up the bulk of the building from Fryer Street. The articulated façade design in addition with the alternating roof form provides for an interesting built form that will not dominate the streetscape. The design will aid in reducing the perceived bulk of the building when viewed from the street.

The use of windows and alternating external colours and materials along the street façade will provide a degree of activation with the street further aiding in mitigating the adverse impacts of the built form and particularly dominance on the street. The introduction of the walled/landscaped entrance and car parking area is also common throughout the receiving environment and will not be out of character for the zone.

A further assessment of the urban design and streetscape has been completed by Yoke Architects and is attached as **Appendix 6**. This is considered accurate and is adopted to form part of the current AEE.

Overall, the proposed streetscape is appropriate within the receiving environment and is characteristic of the high-density environment, providing a high-quality design that addresses the street appropriately.

9.2 Neighbourhood Effects

The site is situated within a well-developed high-density mixed-use area. Several of the surrounding allotments have been developed or are intended to be developed into mixed use multi-unit developments (as set out in *Table 2*). The proposed built form will be characteristic of development throughout the HDR Zone in that it is a multi-unit mixed use development of a similar built form to several nearby developments. Each Unit will locate an outdoor terrace on its northern side that will retain privacy internally through the provision of fencing between ground level lawn areas.

The site shares a boundary with three adjoining properties. An assessment of the actual or potential effects of the proposed development on each of these properties have been included below:

14 Fryer Street

14 Fryer Street is located to the immediate south of the site and has been developed into ten mixed use units. These units have been developed into two separate buildings housing five units within each and are two levels each. The rear units are of a similar height to the proposed units the rear of the site.

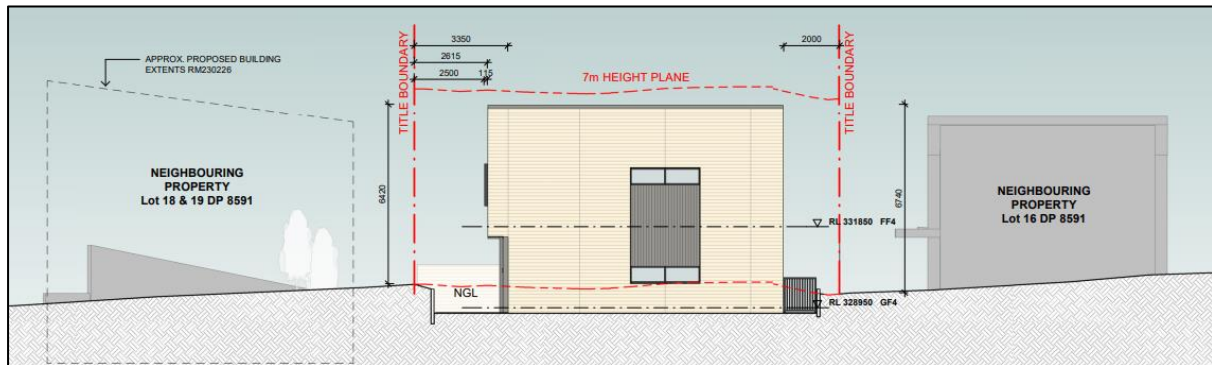


Figure 11: Western elevation of the proposed building

The southern façade of the proposed building has utilised a shifting façade design and alternating roof form to aid in breaking up the perceived bulk of the building from this allotment. This allows for the built forms for each of the units to be delineated from each other, aiding in mitigating the proposed breach to permitted continuous building length standards.

The proposed building has been setback appropriately and has a degree of separation from the existing building on this allotment. A 2m landscaped hedge will also be located along the southern boundary of the site, further aiding in breaking up the perceived bulk of the building when viewed from this allotment.

Overall, it is considered that any adverse effects of the proposal on this neighbour (that go beyond what is anticipated and largely provided for within this zone) are less than minor.

10 Huff Street

This allotment is located to the immediate west of the site. There is an existing dwelling located upon it, however it is understood that the site may be redeveloped in the near future into a multi-unit development.

The proposed development at 10 Huff Street is to be split into separate units with the front unit closest to the site boundary being constructed over three floors and containing five units. 10 Huff Street is located above the site, with the natural ground level raised above the site natural ground level.

The proposed development will be located within the required 4.5m setback from this boundary, breaching the permitted setback by 1.5m. Although a breach to this setback is required, the building from this location will be well within the permitted height limit.

10 Huff Street is raised above the level of the site. Any dominance related effects on 10 Huff Street will be less than minor. Further, Unit 11 which is located within the minimum setback has limited the openings of the building within this setback. The development has located two small windows, one on each floor, within this setback. These windows have been framed by a darker material area, aiding in breaking up the façade design when viewed from the west.

Overall, it is considered that any actual or potential adverse effects of the proposed development on 10 Huff Street will be less than minor.

20 – 26 Fryer Street

This allotment is located to the immediate north of the site. A multi-unit development has been approved for this allotment, with units being adjacent to the northern boundary being constructed up to three levels. It is also noted that this building was approved with a continuous building length of 36.5m

The proposal meets all permitted setback requirements from this boundary and is much lower in height than what has been approved on this neighbouring allotment. Given the proposed façade design and the orientation of the built form to be constructed on this allotment, it is considered that any actual or potential effects of the proposed development will be less than minor.

Wider Neighbourhood

The proposed development is characteristic of high-density multi-unit developments throughout the environment. The proposal will not introduce a level of density that would be inappropriate within the neighbourhood, and the mixed-use nature of the development is largely anticipated and provided for.

9.3 Height and Dominance

The proposed development will result in small portions of four of the proposed units breaching the permitted height limit for the site. Due to the proposed roof form of each of the units (as shown in **Figure 3**), only the upper western areas of four of the units will breach the permitted height limit slightly. Given that the roof form and the overall bulk of the built form that will breach the permitted height limit is very limited reducing effects of the proposed breach on surrounding properties.

Overall, it is considered that any actual or potential effects of the proposed building with regards to height and dominance will be less than minor.

9.4 Transport

The proposal will provide for a carparking area along the eastern side of the of development with access directly to/from Fryer Street. Although a breach to the permitted vehicle crossing length is proposed, the vehicle crossing will be similar to what is already established on the site and is consistent with similar properties throughout the receiving environment.

Overall, any actual or potential effects of the proposed development with respect to vehicle crossing length are considered to be less than minor.

9.5 Earthworks

The matters of discretion are restricted to those prescribed under Rule 22.3.2.3(b) below. Those standards have been reproduced and assessed below;

Soil Erosion, generation and run-off of sediment

Standard conditions of consent requiring an Environmental Management Plan to be submitted and implemented during the earthworks process. These measures will appropriately avoid or mitigate actual or potential effects relating to soil erosion, generation or run-off of sediment.

Landscape and visual amenity

The bulk of earthworks required will be located within areas where built form is proposed and will not be visible following the development of the site. The proposed retaining will be typical of development throughout the receiving environment and will be limited to areas surrounding the development to terrace the site up throughout its form.

Effects on infrastructure, adjacent sites and public roads

The proposal will result in the removal of cut from the site that exceeds the permitted level prescribed through the ODP. Development of the site is anticipated, and the scale of earthworks have been largely informed by the buildable area restrictions present on the site. Standard conditions of consent will ensure that transportation of cleanfill from the site is undertaken appropriately and restricted in terms of hours of operation.

Land stability

Extensive investigation has been undertaken into the suitability of the site for development and surrounding rockfall hazard associated with areas of the site. A full assessment of the stability of land has been undertaken by Geotago in the Geotechnical Report attached as **Appendix 3**.

Effects on water bodies, ecosystem services and biodiversity

The proposal will have no effect on water bodies, ecosystem services or biodiversity.

Cultural, heritage and archaeological sites.

There are no known cultural, heritage or archaeological features associated with the site.

Nuisance effects

Standard conditions of consent regarding hours of operation and site management will ensure that all earthworks are undertaken appropriately, and site management techniques are utilised throughout the earthworks to reduce nuisance effects on the surrounding environment.

Natural Hazards

A comprehensive geotechnical report has been prepared by Geotago (attached as **Appendix 3**) assessing the natural hazard risk associated with the site. The conclusions found within this report are considered accurate and have been adopted to form part of the current application.

Functional aspects and positive effects

The proposed earthworks will provide for the development of a site that has several natural constraints apparent. All areas of earthworks will be rehabilitated and developed in a timely manner following completion.

9.6 Subdivision

The assessment matters for resource consents to breach permitted lot size are included under standard 15.2.6.4(i) of the Operative District Plan. These have been outlined and assessed below:

Whether the lot is of sufficient area and dimensions to effectively fulfil the intended purpose or land use, having regard to the relevant standards for land uses in the zone.

The proposed allotments have been designed to outline each of the individual units proposed, with a common wall easement proposed between each of the units. Although the lots are below the minimum allotment size for the zone, the zone itself does provide for multi-unit developments with several in the receiving environment that although are unit-title developments, are of a similar or greater scale than what is proposed. The proposed freehold subdivision will be in accordance with the units' design and will fully provide for the proposed land use.

Whether the lot is of sufficient size, given the nature of the intended development and site factors and characteristics, for on-site disposal of sewage, stormwater or other wastes to avoid adverse environmental effects beyond the boundaries of the lot.

The site is appropriately serviced from connections available within the Council Road Reserve. The site is within a highly urbanised area and is of a scale that is anticipated within this zone. The infrastructure report attached as **Appendix 5** has reviewed the existing infrastructure which is considered to have appropriate capacity for the proposed development.

Whether the proposed lot is of a suitable slope to enable its safe and effective use for its anticipated purpose or land use, having regard to the relevant standards for land uses in the Zone.

Although the site is technically sloping, earthworks will provide appropriate level platform for the proposed development. There will be no impacts from the slope on the proposed development or future use.

The relationship of the proposed lots and their compatibility with the pattern of the adjoining subdivision and land use activities, and access.

The site is located within a high-density residential area where multi-unit developments are anticipated and present throughout the receiving environment. The proposed development and subdivision will not result in a density that is inappropriate within the receiving environment.

Whether the lot is to be amalgamated and included in the same Certificate of Title with an adjoining parcel of land.

The carparking/storage bin Lot 100 is to be split into equal shares between landowners within the subdivision with a private covenant to be included noting specific controls around the management and use of this area. A condition of consent may address this.

Whether there is the opportunity to enable the protection or restoration of a listed or non-listed heritage item or site which is considered to be of sufficient merit for its preservation or protection to be promoted in the context of a particular development.

There are no heritage items associated with the site, therefore this assessment matter is not applicable.

With regard to proposals that breach one or more zone standard(s), whether and the extent to which the proposal will facilitate the provision of a range of Residential Activity that contributes to housing affordability in the District.

The proposal will provide for 11 mixed-use two bedroom units that will add to the Districts accommodation needs. Each unit will be subdivided into a freehold title that will either be utilized for residential or visitor accommodation use. This will provide a range of accommodation options within a close proximity to the town centre.

9.7 Visitor Accommodation

The matters to which Council has retained control under Rule 7.5.3.2(ii) with respect to visitor accommodation have been outlined and assessed as follows:

The location, external appearance and design of buildings

This has been discussed and assessed in the sections above. The development is appropriate for the site and no further assessment is required.

The location, nature and scale of activities on site

The proposal seeks to allow for a maximum of four adults and two children per unit on the site. This is an appropriate scale allowing for a maximum of two adults per bedroom. The scale is consistent with QLDC guidelines around VA use in the District and is appropriately located within an environment where visitor accommodation is both common and provided for.

The location of parking and buses and access

The NPS-UD directs that no minimum parking is required for certain matters throughout the country. QLDC has since removed all minimum parking requirements as directed by the NPS-UD. This clause also requires that in addition to the removal of all rules associated with car parking, all objectives, policies, or assessment criteria that have the effect of requiring a minimum parking number of car parks to be provided for a particular development must be removed.

Regardless of the above, the proposal seeks to locate four car parks within Lot 100 at the frontage of the site. These are to be held equally by all lot owners with a private agreement in place to manage allocation.

Noise & Hours of operation

The RVA noise management plan attached as **Appendix 8** will aid in appropriately managing, avoiding and mitigating actual or potential effects of the proposal. The proposal will be appropriate within the receiving environment and as a controlled activity, is largely anticipated within the environment. Any effects relating to noise or hours of operation are considered to be less than minor.

Summary of VA effects

Overall, any actual or potential effects associated with the visitor accommodation use of the site will be less than minor.

9.8 Summary of Assessment of Environmental Effects

Overall, for the reasons outlined above, it is considered that the proposal will have a less than minor effect on the environment and on people.

10.0 OBJECTIVES AND POLICY ASSESSMENT

An assessment of the relevant Objectives and Policies of the Operative District Plan has been attached to this application as **Annexure 1**. In summary, it is considered that the proposal is consistent with the overall objectives and policy direction provided for in the Operative District Plan.

11.0 SECTION 104D

Section 104D states that consent may be granted for a non-complying activity only if the consent authority is satisfied that the adverse effects on the environment will be minor or the activity will not be contrary to the objectives and policies of any relevant plan or proposed plan.

As a non-complying activity, consideration also needs to be given to the issue of precedent, as well as any potential effect that granting consent may have on the integrity of the District Plan. Case law has established that concerns relating to plan integrity and any potential precedent effect are not mandatory considerations, but are matters that decision makers may have regard to, and are dependent on the following matters on a case by case basis:

- Whether a proposal is contrary to the objectives and policies of the plan; and if so
- Whether in the circumstances of a particular case a proposal can be seen as having some unusual quality.

Although the proposal is considered a non-complying activity under the ODP, the proposal provides for a development of a form that is largely anticipated and promoted for within High-Density zones. It is further anticipated that when the site is to be heard as part of the current District Plan review, following the implementation of the NPS - UD, that the development would be consistent with the intensification direction of the PDP.

12.0 OTHER MATTERS

12.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

A comprehensive review of the District and Regional Council records has been undertaken. There have been no record suggesting that a HAIL activity has been historically undertaken on the site that is subject to the current application.

13.0 THE MATTERS IN PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

In accordance with Clause 2(1)(f) of Schedule 4, an assessment of the activity against the matters set out in Part 2 is required for all resource consent applications. The relevant matters of Part 2 have been reproduced and assessed below:

5. Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –*
 - a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The proposal will provide for the social and economic well being of the applicant and future owners of the units, while avoiding, remedying and mitigating the adverse effects on the environment.

6. Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- h) *the management of significance risks from natural hazards.*

As discussed throughout this report, the proposal has been specifically designed to manage the risks associated with the natural hazards present on the site. Any risk associated with the natural hazards present on the site will be avoided or mitigated through measures proposed in the geotechnical report attached as **Appendix 3**.

7. Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to –

- c) *the maintenance and enhancement of amenity values;*
- f) *maintenance and enhancement of the quality of the environment.*

As discussed in the AEE above, the proposed development is a high-quality built form that has been designed to fully optimise the site, while avoiding, or mitigating the actual or potential effects on amenity values.

Overall, it is considered that the proposal is consistent with Part 2 of the Resource Management Act 1991.

14.0 CONCLUSION

Resource consent is sought to provide for an eleven-unit mixed use development at 18 Fryer Street, Queenstown. Subdivision consent is also sought to allow for the freehold subdivision of each of the units. It is considered that overall, the proposal will have a less than minor effect on both the environment and people and is consistent with the overall policy direction prescribed within the Operative and Proposed District Plan. As such, it is considered appropriate to process this application on a non-notified basis.

ANNEXURE 1: OPERATIVE DISTRICT PLAN OBJECTIVES AND POLICY ASSESSMENT**Table 3:** *Operative District Plan: Relevant Objectives and Policies*

Clause	Provision	Comment
Chapter 4 - District Wide Issues		
Objective 4.2.5 (Landscape and Visual Amenity)	Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.	The proposal is within an established urban area where development of the scale that is proposed is largely anticipated. The natural constraints of the site have informed the location and design of the proposed development. The proposal will be consistent with similar developments within the surrounding environment and provide a high-quality development that will enhance the urban framework through good quality urban design.
Policy 1 – Future Development	a) <i>To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.</i>	
	b) <i>To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.</i>	
	c) <i>To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.</i>	
Chapter 7 – Residential Areas – Objectives and Policies		
District Wide Residential Objectives and Policies		
Objective 1 – Availability of Land	Sufficient land to provide for a diverse range of residential opportunities for the District’s present and future urban populations, subject to the constraints imposed by the natural and physical environment.	The proposal has been designed and largely informed by the physical constraints present on the site. The development will provide for a unique urban response that will provide for future urban populations.
Policy 1.3	<i>To promote compact residential and visitor accommodation development.</i>	The proposed development has provided for a comprehensive mixed-use development that is of an appropriate scale and context within the surrounding urban environment. Both Residential and VA development are largely provided for and anticipated within this zone.
Policy 1.4	<i>To enable residential and visitor accommodation growth in areas which have primary regard to the protection and enhancement of the landscape amenity</i>	

Objective 2 – Residential Form	<i>A compact residential form readily distinguished from the rural environment which promotes the efficient use of existing services and infrastructure.</i>	The proposal is located wholly within the urban growth boundary and can be appropriately serviced by existing infrastructure available to the site.
<i>Policy 2.1</i>	<i>To contain the outward spread of residential areas and to limit peripheral residential or urban expansion.</i>	
Objective 3 – Residential Amenity	<i>Pleasant living environments within which adverse effects are minimised while still providing the opportunity for community needs.</i>	The proposed development is of a high architectural value that provides for future housing needs of the community. The proposal has been designed in response to the natural constraints of the site, while reducing the actual or potential effects on the environment.
<i>Policy 3.1</i>	<i>To protect and enhance the cohesion of residential activity and the sense of community and well being obtained from residential neighbours.</i>	Is consistent with this policy as it provides for a residential activity at a density that is anticipated within this zone.
<i>Policy 3.3</i>	<i>To provide for and encourage high density residential development within the high density residential zones.</i>	The proposal provides for a high density mixed use development that is consistent with the character of the area.
<i>Policy 3.4</i>	<i>To ensure the external appearance of buildings reflects the significant landscape values and enhance a coherent urban character and form as it relates to the landscape.</i>	The proposed building is of a high-quality architectural design that has been specifically designed with respect to the surrounding landscape character.
<i>Policy 3.5</i>	<i>To ensure hours of operation of non-residential activity do not compromise residential amenity values, social well being, residential cohesion and privacy.</i>	The proposal is located within an area where visitor accommodation is common and provided for.
<i>Policy 3.6</i>	<i>To ensure a balance between building activity and open space on sites to provide for outdoor living and planting.</i>	The location of the development has been largely informed by the natural constraints present on the site.
<i>Policy 3.7</i>	<i>To ensure residential developments are not unduly shaded by structures on surrounding properties.</i>	The proposed development will largely conform to the permitted height form with it being of a similar or smaller bulk than approved developments in the surrounding neighbourhood.
<i>Policy 3.10</i>	<i>To provide for and encourage new and imaginative residential development forms within the major new residential areas.</i>	The proposed design is of a high architectural design that provides for a high-quality residential development that has been constructed in response to the constraints available on the site.
High Density Residential Zones – District Wide		
Objective 1 - Amenity Values	<i>Sustainable residential communities and neighbourhoods that have high amenity values of a quality and character anticipated in a high-density living environment.</i>	The proposal provides for a high-quality residential development that is characteristic of the receiving high density environment.

Policy 1.1	<p><i>To ensure development enables high density living and achieves the character and amenity values anticipated in a high density living zone by: 1.1.1 Improving the aesthetic appeal of the built environment. 1.1.2 Ensuring buildings integrate well with the neighbouring locality and provide visual connections with the surrounding built and natural environment. 1.1.3 Providing attractive pedestrian access ways and linkages and protecting those that currently exist. 1.1.4 Ensuring the maintenance of road setbacks that are free of structures. 1.1.5 Ensuring development is of a high architectural quality in accordance with good urban design principles. 1.1.6 Ensuring that open space is maintained between buildings on sites, and between neighbouring sites. 1.1.7 Encouraging the provision of underground car parking.</i></p>	<p>The proposal provides for a high-quality built form that integrates well within the receiving environment. The development addresses neighbouring properties appropriately and provides for good quality urban design outcomes. Overall, it is considered that the proposal is consistent with Policy 1.1.</p>
Policy 1.2	<p><i>To avoid visually dominant buildings that overshadow public places, block views and degrade the built environment.</i></p>	<p>The proposed development addresses the street frontage appropriately and will not inappropriately overshadow public place or degrade the environment.</p>
Policy 1.3	<p><i>To enhance the attractiveness of the zone, including the streetscape, by: 1.3.1 Ensuring landscaped areas are provided in scale and proportion to the size of the building. 1.3.2 Encouraging the retention of existing vegetation where appropriate, especially established trees and native vegetation. 1.3.3 Ensuring the effects of developments are internalised to the site and do not detract from the amenities of neighbouring sites and roads.</i></p>	<p>As discussed in the AEE, the proposal will provide an attractive street frontage. Overall, it is considered that the proposal is consistent with Policy 1.3.</p>
Policy 1.4	<p><i>To encourage a mix of housing types and sizes with variety in the number of bedrooms, that will support a flexible and sustainable reuse in the future, while recognising that the zoning anticipates large scale buildings and multi-unit developments in some areas capable of containing a wide mix of types and sizes.</i></p>	<p>The proposal provides for a consistent unit design that will provide a high level of amenity for both residents and visitors to the site. The proposal will provide for a high-quality development within a zone that provides for developments of a similar scale.</p>
Policy 1.5	<p><i>To discourage the encroachment of large visitor accommodation developments into residential neighbourhoods.</i></p>	<p>The proposal is surrounded by VA developments and is located within a very close proximity to the Queenstown Town Centre. Overall, the proposal is appropriate within this environment.</p>
Objective 2 – Multi Unit Development	<p><i>Multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated where possible.</i></p>	<p>The proposal is of a similar scale to several developments throughout the receiving environment. As discussed in the AEE, the proposed development will have a less than minor effect on environment and is consistent with Objective 2.</p>
Policy 2.1	<p><i>To ensure multi-unit developments are located within easy walking distance and promote safe pedestrian access, to all of the following: 2.1.1 Existing or</i></p>	<p>The site is ideally located in close proximity to several surrounding amenities and public transport services.</p>

	<i>proposed shops offering a range of convenience goods and services. 2.1.2 An existing or programmed public transport service. 2.1.3 A substantial public reserve (or reserves) that provide a range of recreational opportunities.</i>	
<i>Policy 2.2</i>	<i>To ensure that multi-unit developments are located in areas served by all of the following: 2.2.1 Roads capable of handling increased traffic. 2.2.2 Road frontage or nearby kerb-side areas having adequate visitor parking spaces. 2.2.3 Community facilities. 2.2.4 Essential public services such as water supply, wastewater and stormwater management, and refuse collection.</i>	The proposal is consistent with Policy 2.2 and can be adequately serviced by established infrastructure.
<i>Policy 2.3</i>	<i>To ensure multi-unit developments are designed to achieve all of the following: 2.3.1 Effectively incorporate existing significant vegetation and landforms. 2.3.2 Effectively cater for traffic, parking and servicing. 2.3.3 Mitigate any reverse sensitivity effects arising from the proximity of non-residential activities in the vicinity. 2.3.4 Incorporate suitable crime prevention through environmental design techniques in their layout and methods of access.</i>	The site does not have any significant vegetation that needs to be retained. The proposal caters for parking and servicing and any reverse sensitivity effects for the proposed VA effects will be appropriate. Overall it is considered that the proposal is consistent with Policy 2.3.
<i>Policy 2.4</i>	<i>To ensure multi-unit developments are located on sites that: 2.4.1 Enable units to face or relate well to public streets. 2.4.2 Relate to nearby properties and public areas in ways that facilitate the integration of the development into the neighbourhood.</i>	For the reasons outlined in the AEE, the proposal is consistent with Policy 2.4.
<i>Policy 2.5</i>	<i>To encourage multi-unit developments to be designed and built for occupancy by local residents and to encourage flexibility within multi-unit developments built for visitor accommodation so that they may readily be used for residential housing in the future, if so needed.</i>	The proposed development has been designed to be flexible in use. Although VA is proposed, the units are still able to be utilised for residential purposes whenever required by future owners.
Queenstown Residential and Visitor Accommodation Areas – Objectives and Policies		
Objective 2	<i>Residential development organised around neighbourhoods separate from areas of predominately visitor accommodation development. Provision for new consolidated residential areas at identified locations.</i>	The proposed development is located within an established high density residential area, wholly within the urban growth boundaries identified for the District.
<i>Policy 1</i>	To protect the character and amenity of the residential environments by limiting the peripheral expansion of the residential areas and promoting consolidation of the residential community with the retention of easy access to the rural area and lakeshore.	The sites natural constraints have resulted in the development breaching height standards; however the design has utilised a shifting façade design to aid in breaking up the perceived bulk of the development.
<i>Policy 3</i>	To enhance the general character of established residential environments in terms of density, height, access to sunlight, privacy and views.	

Chapter 14 - Transport - Objectives and Policies		
Objective 1 - Efficiency	<i>Efficient use of the District's existing and future transportation resource and of fossil fuel usage associated with transportation.</i>	The proposal is consistent with this objective and policy as access is characteristic of existing vehicle crossings throughout the receiving environment. Further, the existing vehicle crossing is of a very similar size to what is proposed.
Policy 1.10	<i>To require access to property to be of a size, location and type to ensure safety and efficiency of road functioning.</i>	
Chapter 15 – Subdivision, Development and Financial Contributions – Objectives and Policies		
Objective 1 – Servicing	<i>The provision of necessary services to subdivided lots and developments in anticipation of the likely effects of land use activities on those lots and within the developments.</i>	The site is located within a high density residential area where high density, multi-unit developments are provided for and anticipated. Reticulated services readily available at the site boundary and connections readily available. The access provided is appropriate for the proposed activity and development and as it is located on a local road where traffic is low. Overall, it is considered that the proposal is consistent with Objective 1 and subsequent policies.
Policy 1.2	<i>To ensure safe and efficient vehicular access is provided to all lots created by subdivision and to all developments.</i>	
Policy 1.3	<i>To achieve provision of pedestrian, cycle and amenity linkages, where useful linkages can be developed.</i>	
Policy 1.4	<i>To avoid or mitigate any adverse visual and physical effects of subdivision and development roading on the environment.</i>	
Policy 1.5	<i>To ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.</i>	
Policy 1.6	<i>To ensure that the provision of any necessary additional infrastructure for water supply, stormwater disposal and/or sewage treatment and disposal and the upgrading of existing infrastructure is undertaken and paid for by subdividers and developers in accordance with Council's Long Term Community Plan Development Contributions Policy.</i>	
Policy 1.7	<i>To ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity, with Council being responsible for meeting any additional capacity of infrastructure above that required for the subdivision then being consented to in accordance with Council's Long Term Community Plan Development Contributions Policy.</i>	

Policy 1.9	<i>To ensure, upon subdivision or development, that anticipated land uses are provided with means of treating and disposing of sewage in a manner which is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.</i>	
Policy 1.10	<i>To ensure, upon subdivision or development, that all new lots or buildings are provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available.</i>	
Policy 1.11	<i>To ensure adequate provision is made for the supply of reticulated energy, including street lighting, and communication facilities for the anticipated land uses, and the method of reticulation is appropriate to the visual amenity values of the area.</i>	
Policy 1.12	<i>To ensure the requirements of other relevant agencies are fully integrated into the subdivision/development process.</i>	
Objective 2 – Cost of Services to be Met by Subdividers	<i>The costs of the provision of services to and within subdivisions and developments, or the upgrading of services made necessary by that subdivision and development, to the extent that any of those things are necessitated by the subdivision or development to be met by subdividers.</i>	All costs associated with the development and relevant connections will be fully funded by the developer. Development contributions will be issued in accordance with the relevant QLDC policy.
Policy 2.1	<p><i>To require subdividers and developers to meet the costs of the provision of new services or the extension or upgrading of existing services (including head works), whether provided before or after the subdivision and/or development, and which are attributable to the effects of the subdivision or development, including where applicable:</i></p> <ul style="list-style-type: none"> • <i>roading and access;</i> • <i>water supply;</i> • <i>sewage collection, treatment and disposal;</i> • <i>stormwater collection, treatment and disposal;</i> • <i>trade waste disposal;</i> • <i>provision of energy;</i> • <i>provision of telecommunications.</i> 	

<i>Policy 2.2</i>	<i>Contributions will be in accordance with Council's Long Term Community Plan Development Contributions Policy.</i>	
Objective 5 – Amenity Protection	<i>The maintenance or enhancement of the amenities of the built environment through the subdivision and development process.</i>	As outlined in the AEE, the proposed development is appropriate within the receiving environment. The freehold subdivision will follow the boundaries of each of the units and provide for each of the units. Overall, it is considered that the proposal is consistent with Objective 5 and subsequent policies.
<i>Policy 5.1</i>	<i>To ensure lot sizes and dimensions to provide for the efficient and pleasant functioning of their anticipated land uses, and reflect the levels of open space and density of built development anticipated in each area.</i>	
<i>Policy 5.3</i>	<i>To encourage innovative subdivision design, consistent with the maintenance of amenity values, safe, efficient operation of the subdivision and its services.</i>	
<i>Policy 5.5</i>	<i>To minimise the effects of subdivision and development on the safe and efficient functioning of services and roads.</i>	
<i>Policy 5.6</i>	<i>To encourage the identification of archaeological sites and sites of cultural significance.</i>	
Chapter 22 – Earthworks – Objectives and Policies		
Objective 1	<i>Enable earthworks that are part of subdivision, development, or access, provided that they are undertaken in a way that avoids, remedies or mitigates adverse effects on communities and the natural environment.</i>	The proposed works are required to provide for an appropriate buildable area within a site that has several natural constraints. Standard conditions of consent will ensure that all works are undertaken appropriately, and remedial works undertaken in a timely matter. As such it is considered that the proposal is consistent with Objective 1 and subsequent policies.
<i>Policy 1.1</i>	<i>Promote earthworks designed to be sympathetic to natural topography where practicable, and that provide safe and stable building sites and access with suitable gradients.</i>	
<i>Policy 1.2</i>	<i>Use environmental protection measures to avoid, remedy or mitigate adverse effects of earthworks.</i>	
<i>Policy 1.3</i>	<i>Require remedial works and re-vegetation to be implemented in a timely manner.</i>	
<i>Policy 1.4</i>	<i>Avoid, remedy or mitigate the long term adverse effects of unfinished projects.</i>	
Objective 3	<i>Ensure earthworks do not adversely affect the stability of land, adjoining sites or exacerbate flooding.</i>	For the reasons outlined in the AEE and the matters addressed in the attached geotechnical report and EMP, the proposed works will

<p><i>Policy 3.1</i></p>	<p><i>Ensure earthworks, in particular, - cut, fill and retaining, - do not adversely affect the stability of adjoining sites.</i></p>	<p>be consistent with Objective 3 and subsequent policies by appropriately mitigating and remediating any effects on land stability.</p>
<p><i>Policy 3.3</i></p>	<p><i>Avoid the adverse effects of earthworks on steeply sloping sites, where land is prone to erosion or instability, where practicable. Where these effects cannot be avoided, to ensure techniques are adopted that remedy or mitigate the potential to decrease land stability.</i></p>	



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier **OT389/173**

Land Registration District **Otago**

Date Issued 12 July 1956

Prior References

OT387/167

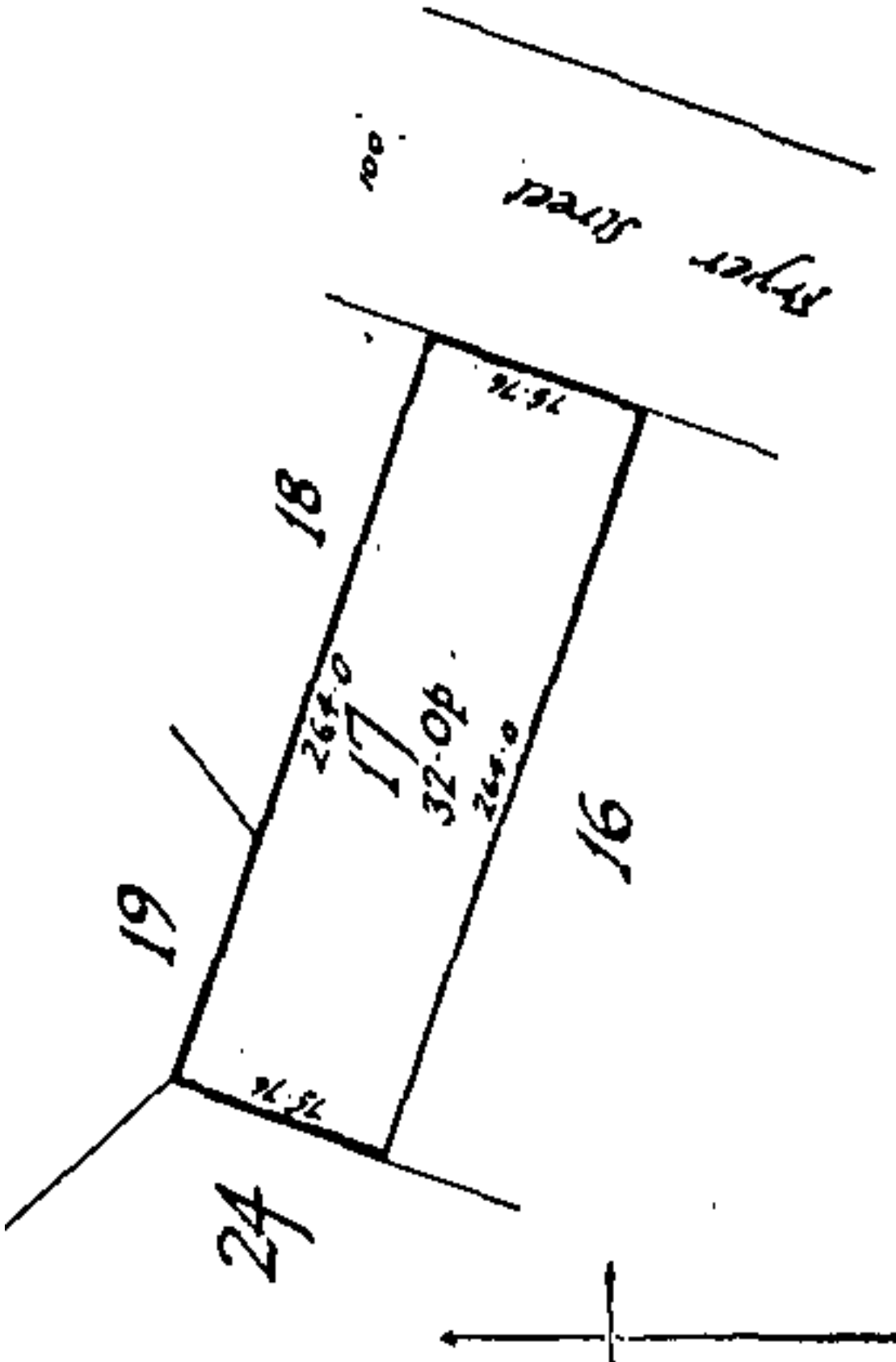
Estate Fee Simple
Area 809 square metres more or less
Legal Description Lot 17 Deposited Plan 8591

Registered Owners

Bing Li and Don Hann

Interests

12750455.3 Mortgage to Westpac New Zealand Limited - 3.7.2023 at 12:55 pm



PROJECT: 2307_18 FRYER STREET

CLIENTS: S. HANN
 ADDRESS: 18 FRYER STREET, QUEENSTOWN, 9300
 LEGAL DESCRIPTION: LOT 17 DP 8591
 STAGE: RESOURCE CONSENT



SITE CONTEXT APPROX 1:500

DRAWING SCHEDULE - RC

SHEET NUMBER	SHEET NAME	REVISION	DATE
RC00	COVER PAGE	7	20.08.2024
RC01	EXISTING SITE & DEMOLITION PLAN	3	02.11.2023
RC02	PROPOSED SITE PLAN	7	20.08.2024
RC03	PROPOSED GF PLANS	7	20.08.2024
RC04	PROPOSED FF PLANS	7	20.08.2024
RC05	PROPOSED ELEVATIONS	7	20.08.2024
RC06	PROPOSED ELEVATIONS	7	20.08.2024
RC07	PROPOSED SECTION + HEIGHT PLANE	7	20.08.2024
RC08	PROPOSED SHADOW DIAGRAMS	7	20.08.2024
RC09	PROPOSED SITE INFO + LANDSCAPE	7	20.08.2024



1 3D View - South East corner
SCALE



2 3D View - North East corner
SCALE



3 3D View - Northern elevation
SCALE

YOKE

architecture / interiors / design

Level 1, 44 Beach street
Queenstown, NZ

studio@yoke.net.nz
+64 21 0873 3838

General Notes

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS WHERE RELEVANT:

1. ARCHITECTURAL SPECIFICATION
2. FINISHES, FIXTURES, LIGHTING AND DOOR HARDWARE SCHEDULES
3. SUPPLEMENTARY TRADE SPECIFICATIONS
4. STRUCTURAL ENGINEERS DOCUMENTS
5. CIVIL ENGINEERING DOCUMENTS
6. RESOURCE CONSENT
7. BUILDING CONSENT
8. ADDITIONAL SPECIALIST CONSULTANTS DOCUMENTS

BUILDERS / CONTRACTORS SHALL VERIFY ALL LEVELS / DIMENSIONS / SET OUTS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE ARCHITECT IS TO BE MADE AWARE OF ANY DISCREPANCIES IN ANY OF THE DOCUMENTS BEFORE AFFECTED WORKS COMMENCE.

ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW WHERE APPROPRIATE AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS / BY LAWS, THE BUILDING CODE OF NEW ZEALAND + ANY RELEVANT NEW ZEALAND STANDARDS & ACCEPTABLE SOLUTIONS WHERE APPLICABLE.

ALL WORK TO COMPLY WITH THE BUILDING CONSENT ISSUED FOR THE PROJECT. CO-ORDINATE AND KEEP UPDATED ALL REQUIRED SUB CONTRACTORS TO ENSURE PROMPT TIMING & INTEGRATION OF ALL TRADES INVOLVED ACROSS THE PROJECT.

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Consultants	Contact
STRUCTURAL AND CIVIL ENGINEER	?
PROJECT MANAGER	?

Project Name
18_FRYER STREET

Site Address
18 FRYER STREET, QUEENSTOWN

Project Number
#2307

Client
SKY HANN

Status
SKD

Date
20.08.2024

Sheet Name
COVER PAGE

Scale
1 : 500 @ A1
50% AT A3

Drawing Number
RC00



Revision
7

General Notes

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Project Number
#2307

Client
SKY HANN

Status
SKD

Date
02.11.2023

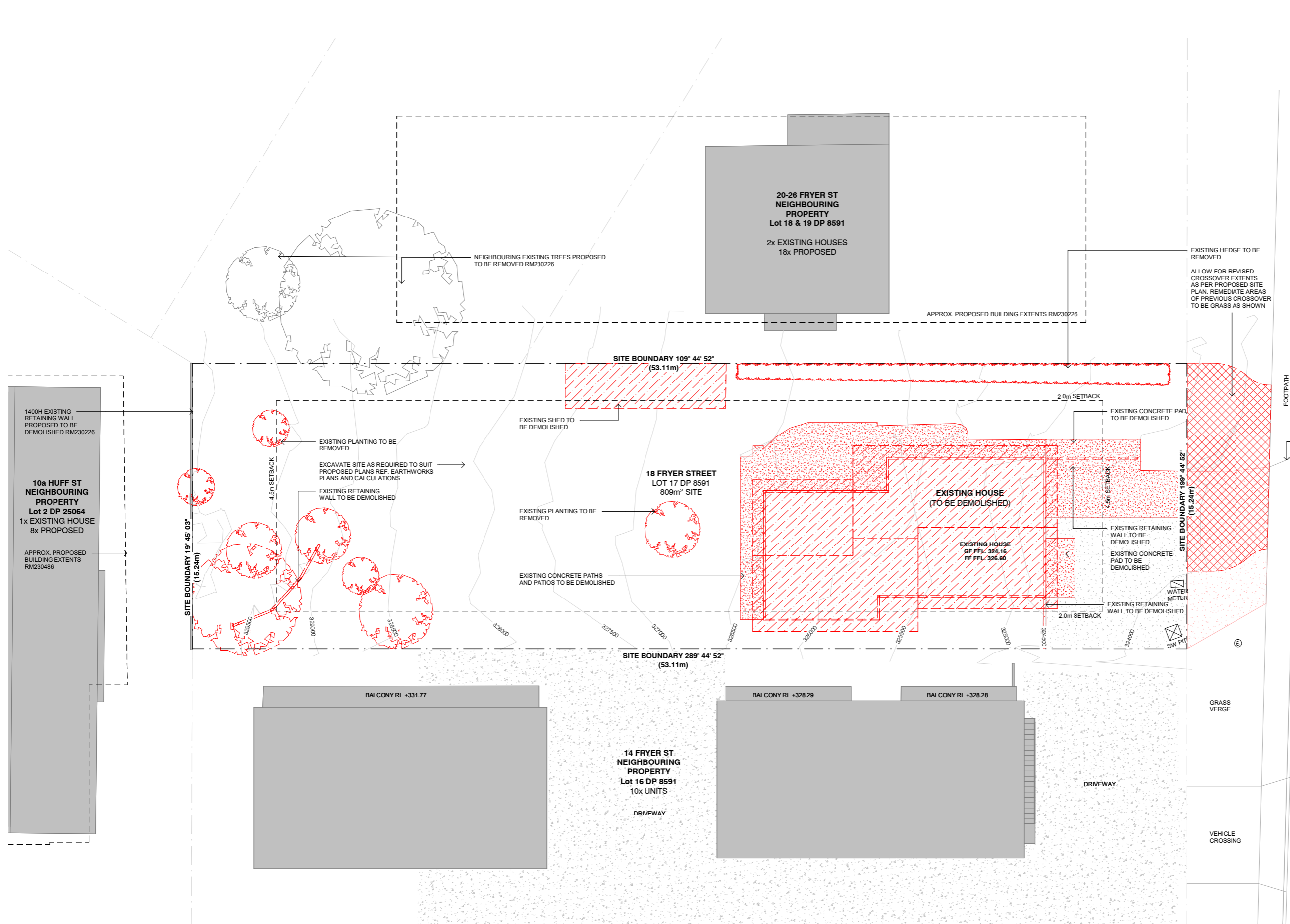
Sheet Name
EXISTING SITE & DEMOLITION PLAN

Scale
**1 : 100 @ A1
50% AT A3**

Drawing Number
RC01



Revision
3



General Notes

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS WHERE RELEVANT:

1. ARCHITECTURAL SPECIFICATION
2. FINISHES, FIXTURES, LIGHTING AND DOOR HARDWARE SCHEDULES
3. SUPPLEMENTARY TRADE SPECIFICATIONS
4. STRUCTURAL ENGINEERS DOCUMENTS
5. CIVIL ENGINEERING DOCUMENTS
6. RESOURCE CONSENT
7. BUILDING CONSENT
8. ADDITIONAL SPECIALIST CONSULTANTS DOCUMENTS

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Consultants	Contact
STRUCTURAL AND CIVIL ENGINEER	?
PROJECT MANAGER	?

Project Name
18_FRYER STREET

Site Address
18 FRYER STREET, QUEENSTOWN

Project Number
#2307

Client
SKY HANN

Status
SKD

Date
20.08.2024

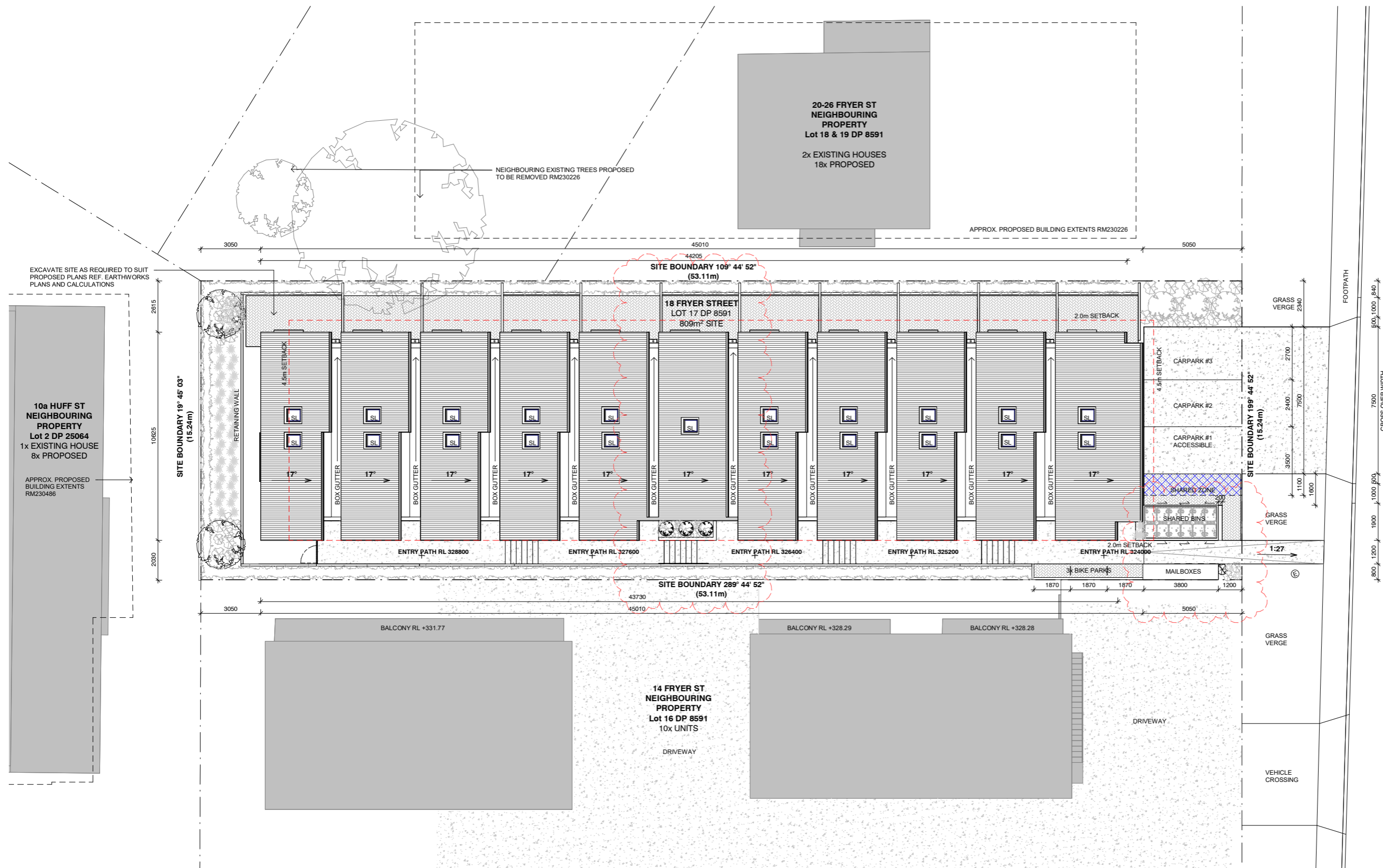
Sheet Name
PROPOSED SITE PLAN

Scale
1 : 100 @ A1
50% AT A3

Drawing Number
RC02



Revision
7



SITE CALCULATIONS
 Site Area: 809m²
 Site Coverage: 461.5m² (57.1%)
 Landscape Area: 248.38m² (30.7%)
 Permeable Area: 124.7m² (15.4%) /
 50.2% of Landscape Area
 Number of Residences: 11
 Number of Carparks: 3
 Number of Bike Parks: 3

General Notes

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Consultants	Contact
STRUCTURAL AND CIVIL ENGINEER	?
PROJECT MANAGER	?

Project Name
18_FRYER STREET

Site Address
18 FRYER STREET, QUEENSTOWN

Project Number
#2307

Client
SKY HANN

Status
SKD

Date
20.08.2024

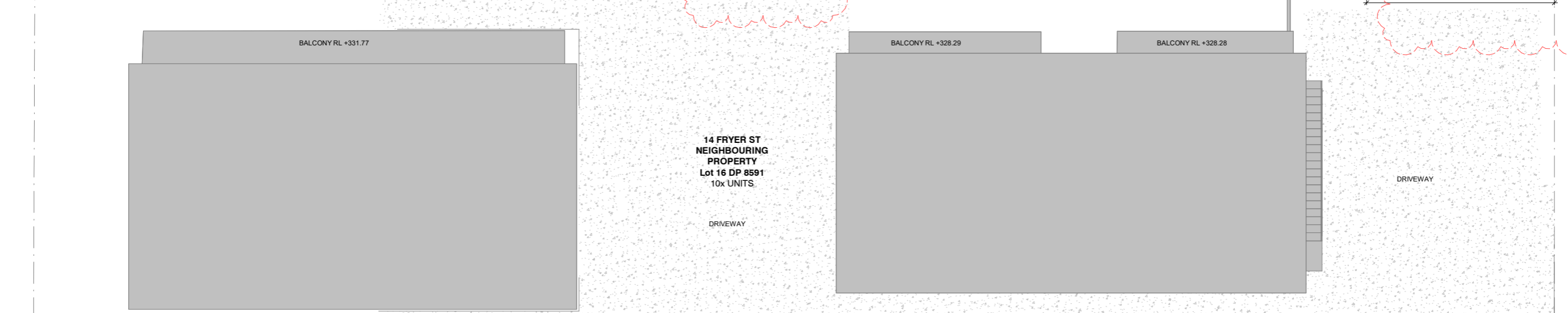
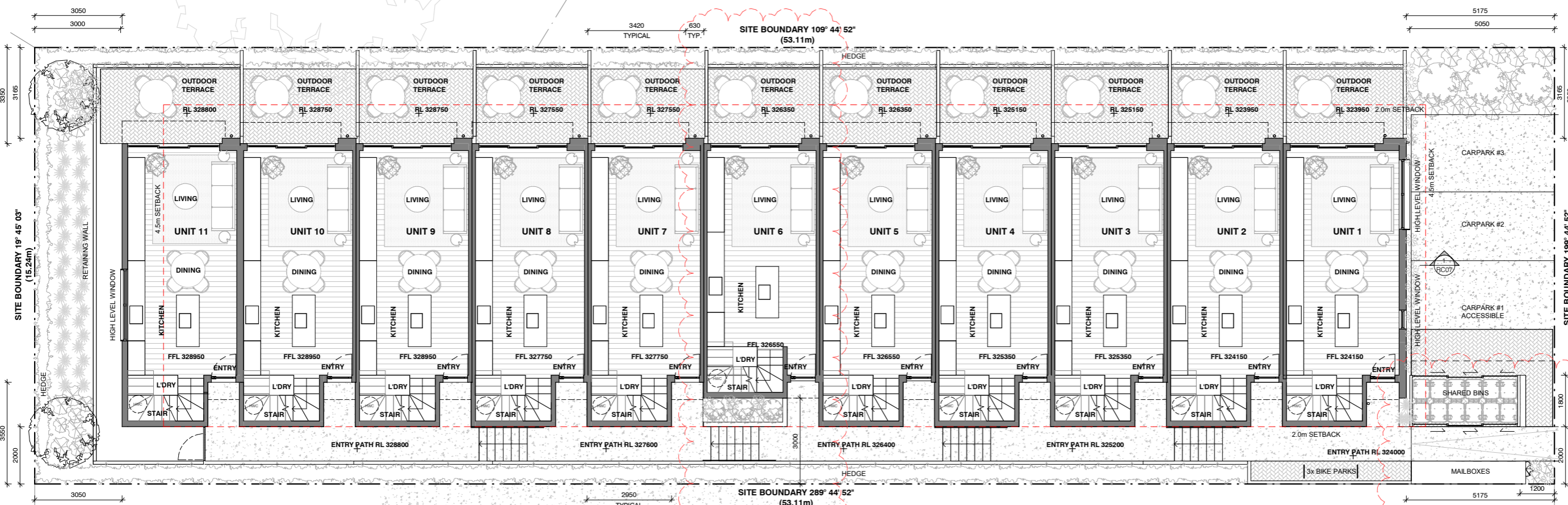
Sheet Name
PROPOSED GF PLANS

Scale
**As indicated @ A1
50% AT A3**

Drawing Number
RC03

Revision
7

18 FRYER ST PROPOSED FLOOR AREAS				
Unit no.	Ground Floor Area	First Floor Area	Total Floor Area	Outdoor Area
Unit 1	40.8m ²	44.0 m ²	84.8 m ²	14.3 m ²
Units 2-5, 7-10	38.75 m ²	41.9 m ²	80.7 m ²	13.3 m ²
Unit 11	39.2 m ²	42.5 m ²	81.7 m ²	66.0 m ²
Units 6	35.83 m ²	38.98 m ²	74.81 m ²	13.3 m ²



General Notes

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Consultants	Contact
STRUCTURAL AND CIVIL ENGINEER	?
PROJECT MANAGER	?

Project Name
18_FRYER STREET

Site Address
18 FRYER STREET, QUEENSTOWN

Project Number
#2307

Client
SKY HANN

Status
SKD

Date
20.08.2024

Sheet Name
PROPOSED FF PLANS

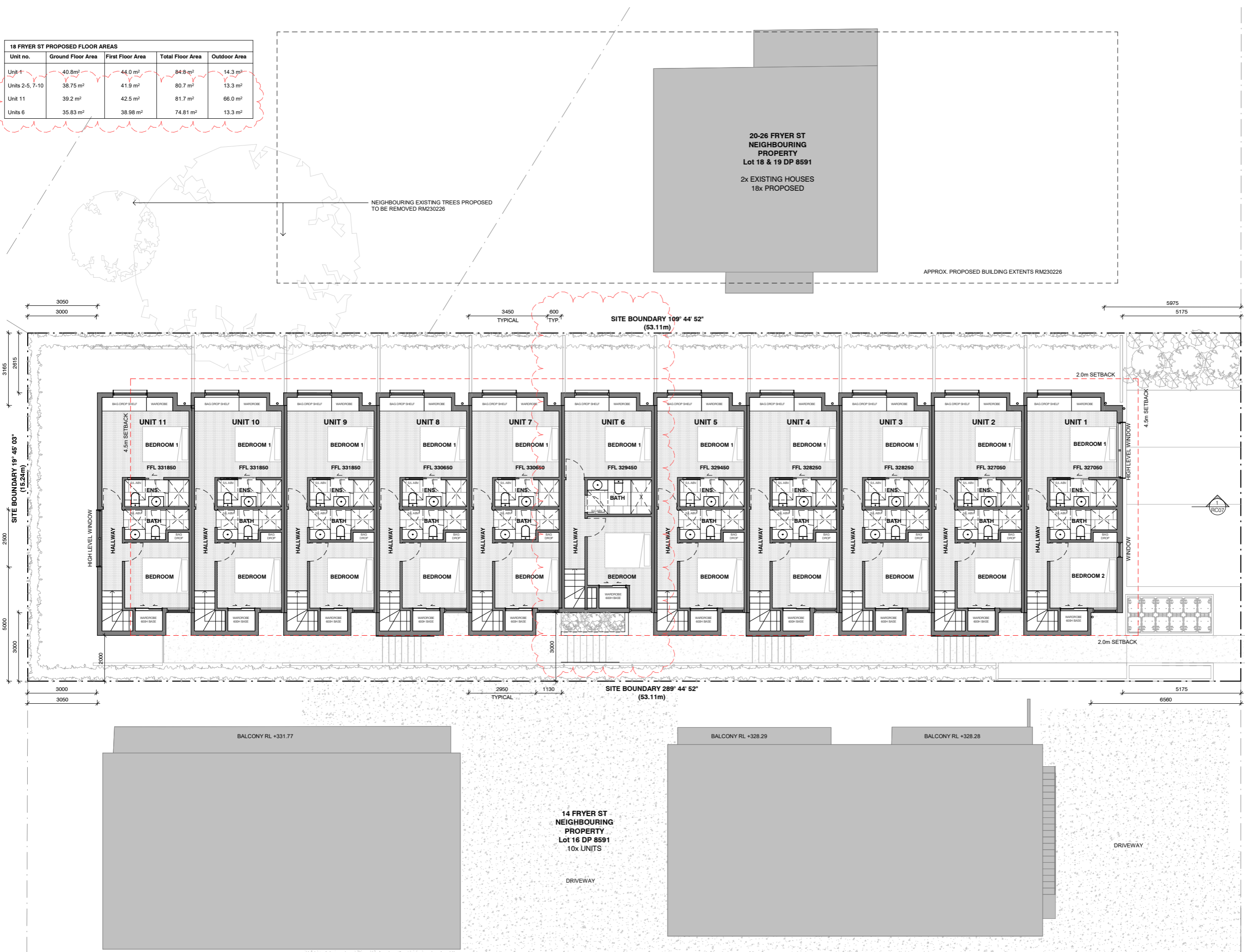
Scale
**As indicated @ A1
50% AT A3**

Drawing Number
RC04



Revision
7

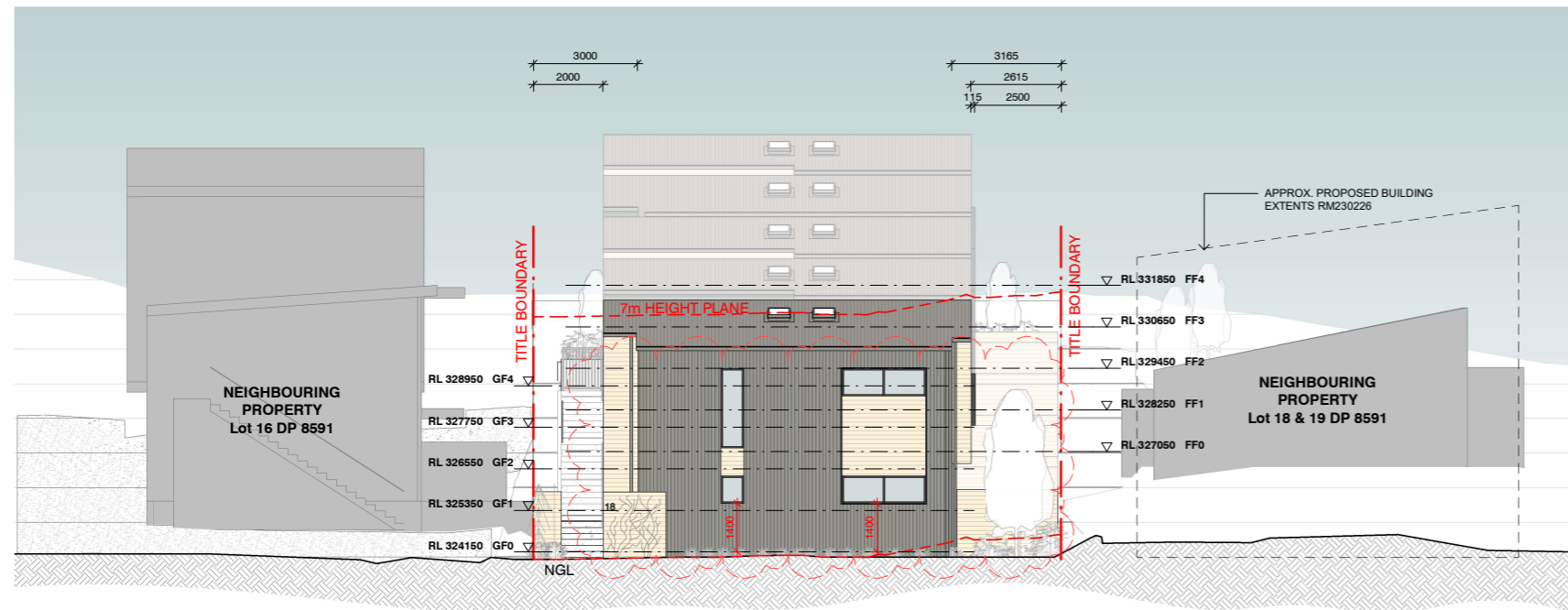
18 FRYER ST PROPOSED FLOOR AREAS				
Unit no.	Ground Floor Area	First Floor Area	Total Floor Area	Outdoor Area
Unit 1	40.8 m ²	44.0 m ²	84.8 m ²	14.3 m ²
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Unit 11	39.2 m ²	42.5 m ²	81.7 m ²	66.0 m ²
Units 6	35.83 m ²	38.98 m ²	74.81 m ²	13.3 m ²



1 PROPOSED FULL FIRST FLOOR PLAN
SCALE 1:75



1 NORTH ELEVATION
SCALE 1:100



2 EAST ELEVATION
SCALE 1:100

LEGEND - MATERIALS

GL TO ALL WINDOWS - CLEAR UNLESS NOTED	GL/R TO WINDOWS AS NOTED	MR-01 METAL MID GREY COLOUR CLADDING TO WALLS & ROOF AS SHOWN	TIM-01 TIMBER LOOK HORIZONTAL CLADDING TO WALLS AS SHOWN - LIGHT COLOUR	TIM-02 TIMBER LOOK HORIZONTAL CLADDING TO WALLS AS SHOWN - DARK COLOUR	MR-02 MEMBRANE ROOF DARK COLOUR	CONC CONCRETE - EXPOSED AGGREGATE	PAV PAVERS DARK COLOUR

General Notes

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Consultants	Contact
STRUCTURAL AND CIVIL ENGINEER	?
PROJECT MANAGER	?

Project Name
18 FRYER STREET

Site Address
18 FRYER STREET, QUEENSTOWN

Project Number
#2307

Client
SKY HANN

Status
SKD

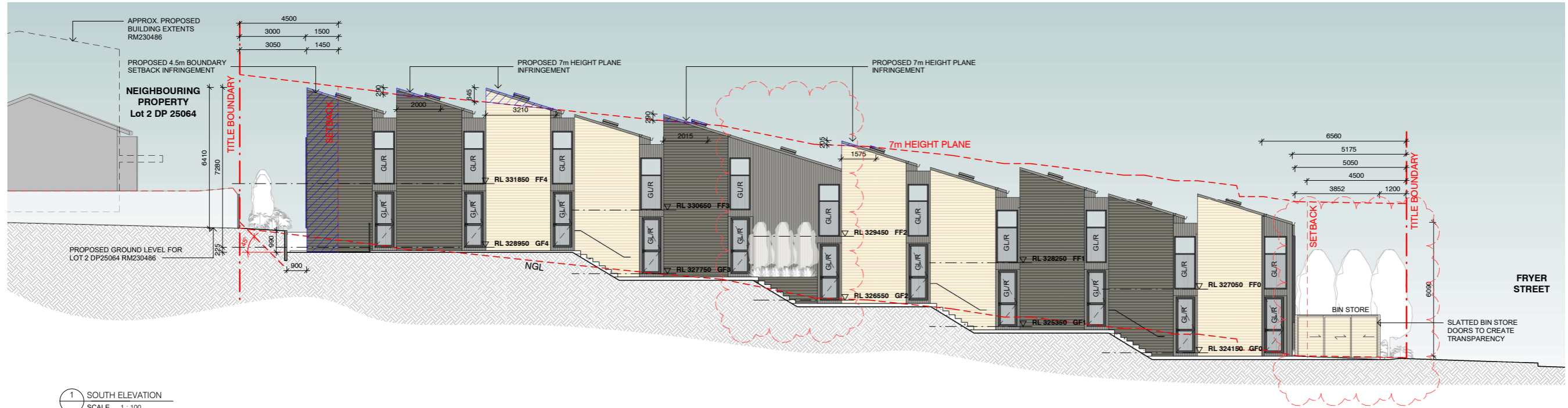
Date
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Sheet Name
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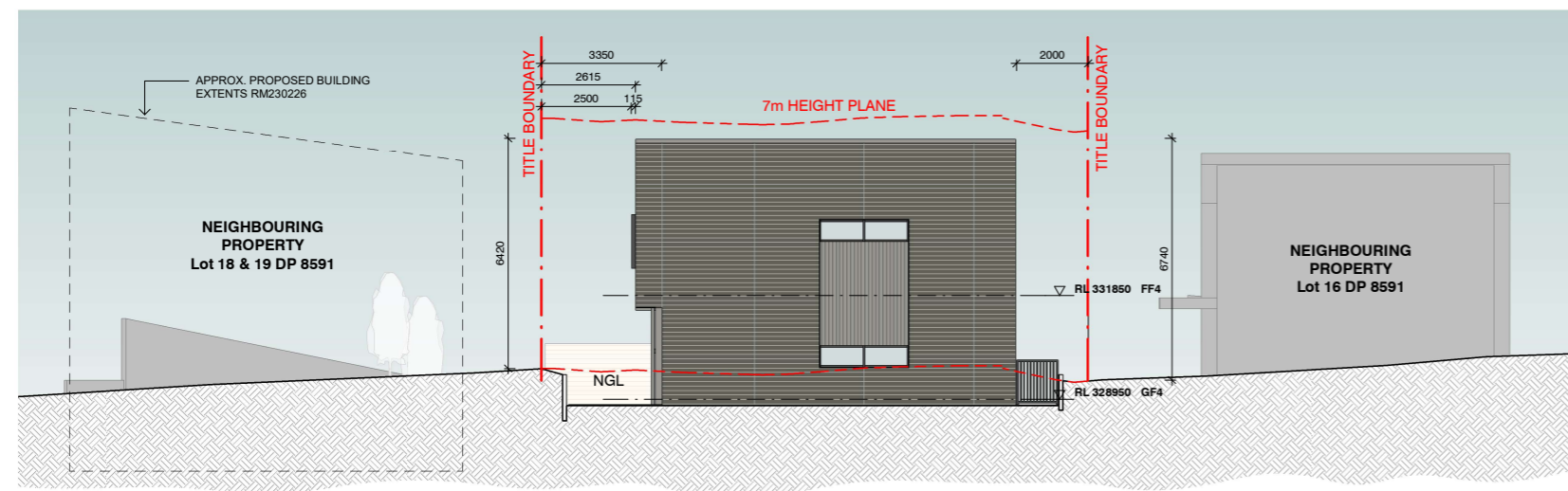
Scale
1:100 @ A1
50% AT A3

Drawing Number
RC05

Revision
7



1 SOUTH ELEVATION
SCALE 1 : 100



2 WEST ELEVATION
SCALE 1 : 100

LEGEND - MATERIALS

GL	GLAZING - CLEAR UNLESS NOTED	GL	GLAZING - REEDED TO WINDOWS AS NOTED	MR-01	METAL MID GREY COLOUR CLADDING TO WALLS & ROOF AS SHOWN	TIM-01	TIMBER LOOK HORIZONTAL CLADDING TO WALLS AS SHOWN - LIGHT COLOUR	TIM-02	TIMBER LOOK HORIZONTAL CLADDING TO WALLS AS SHOWN - DARK COLOUR	MR-02	MEMBRANE ROOF DARK COLOUR	CONC	CONCRETE - EXPOSED AGGREGATE	PAV	PAVERS DARK COLOUR
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YOKE
architecture / interiors / design
Level 1, 44 Beach street
Queenstown, NZ
studio@yoke.net.nz
+64 21 0873 3838

General Notes
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Consultants	Contact
STRUCTURAL AND CIVIL ENGINEER	?
PROJECT MANAGER	?

Project Name
18_FRYER STREET
Site Address
18 FRYER STREET, QUEENSTOWN
Project Number
#2307
Client
SKY HANN
Status
SKD
Date
20.08.2024

Sheet Name
PROPOSED ELEVATIONS

Scale
1 : 100 @ A1
50% AT A3
Drawing Number
RC06
Revision
7

General Notes

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Consultants	Contact
STRUCTURAL AND CIVIL ENGINEER	?
PROJECT MANAGER	?

Project Name
18_FRYER STREET

Site Address
18 FRYER STREET, QUEENSTOWN

Project Number
#2307

Client
SKY HANN

Status
SKD

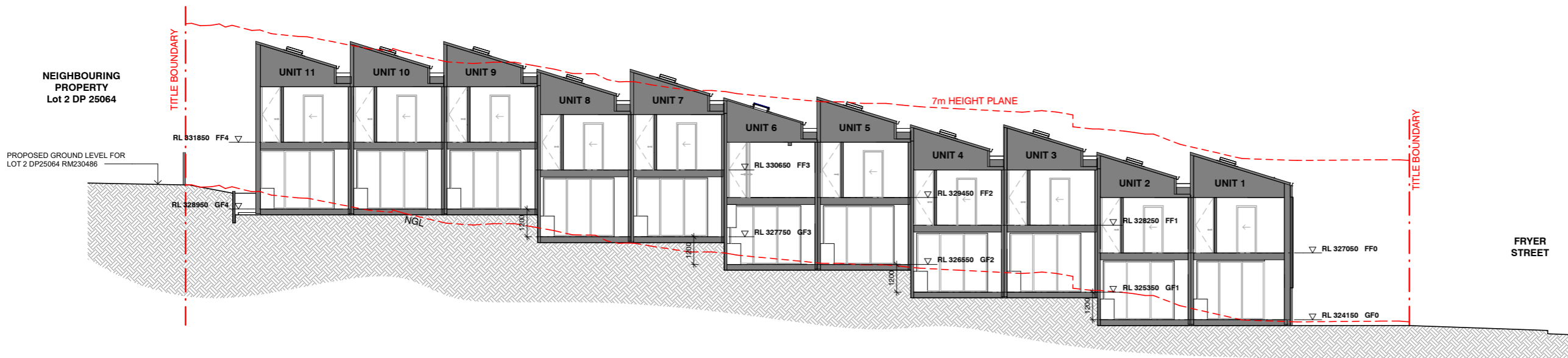
Date
20.08.2024

Sheet Name
PROPOSED SECTION + HEIGHT PLANE

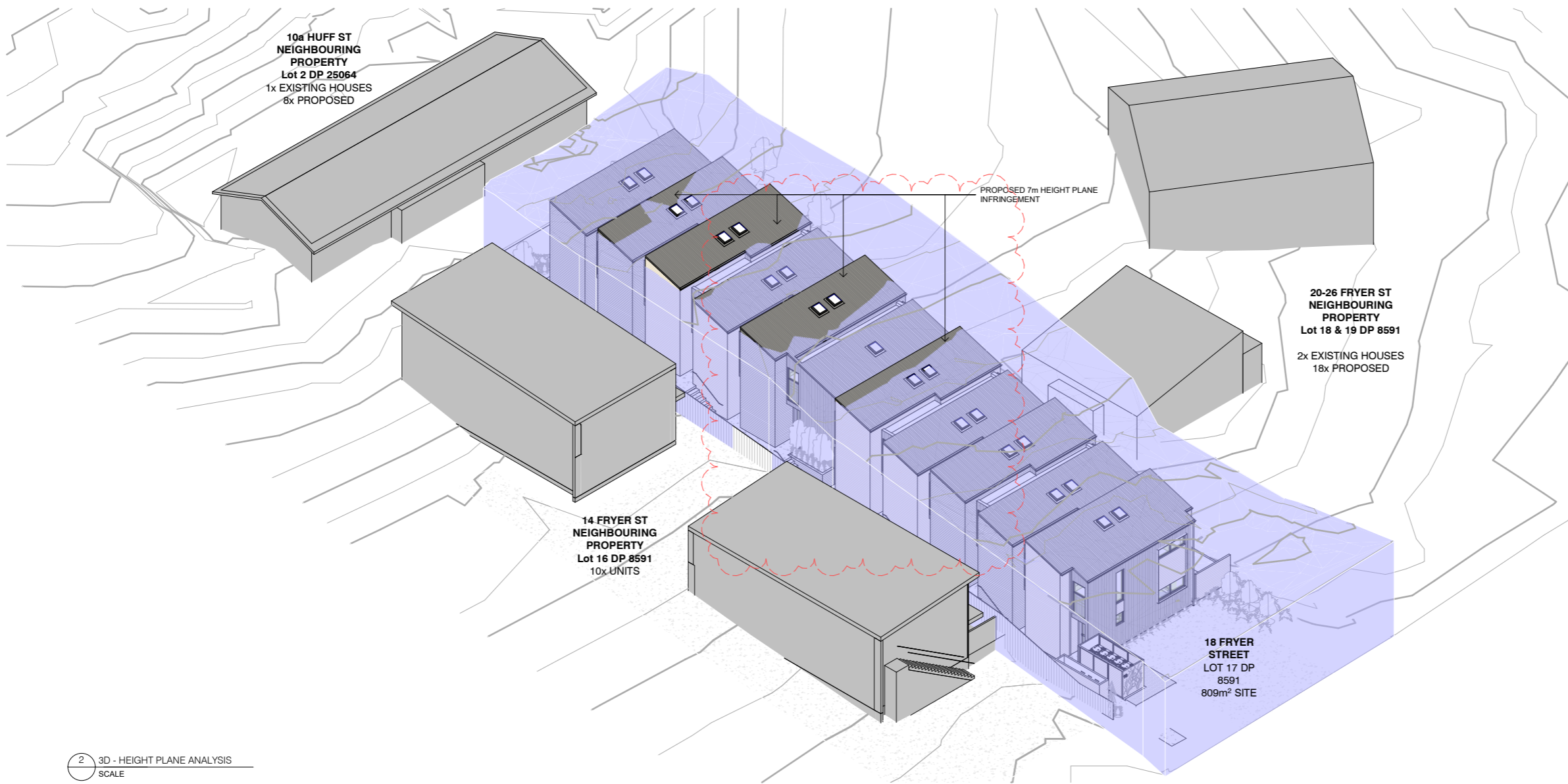
Scale
**1 : 100 @ A1
50% AT A3**

Drawing Number
RC07

Revision
7



1 PROPOSED SECTION
SCALE 1 : 100



2 3D - HEIGHT PLANE ANALYSIS
SCALE