

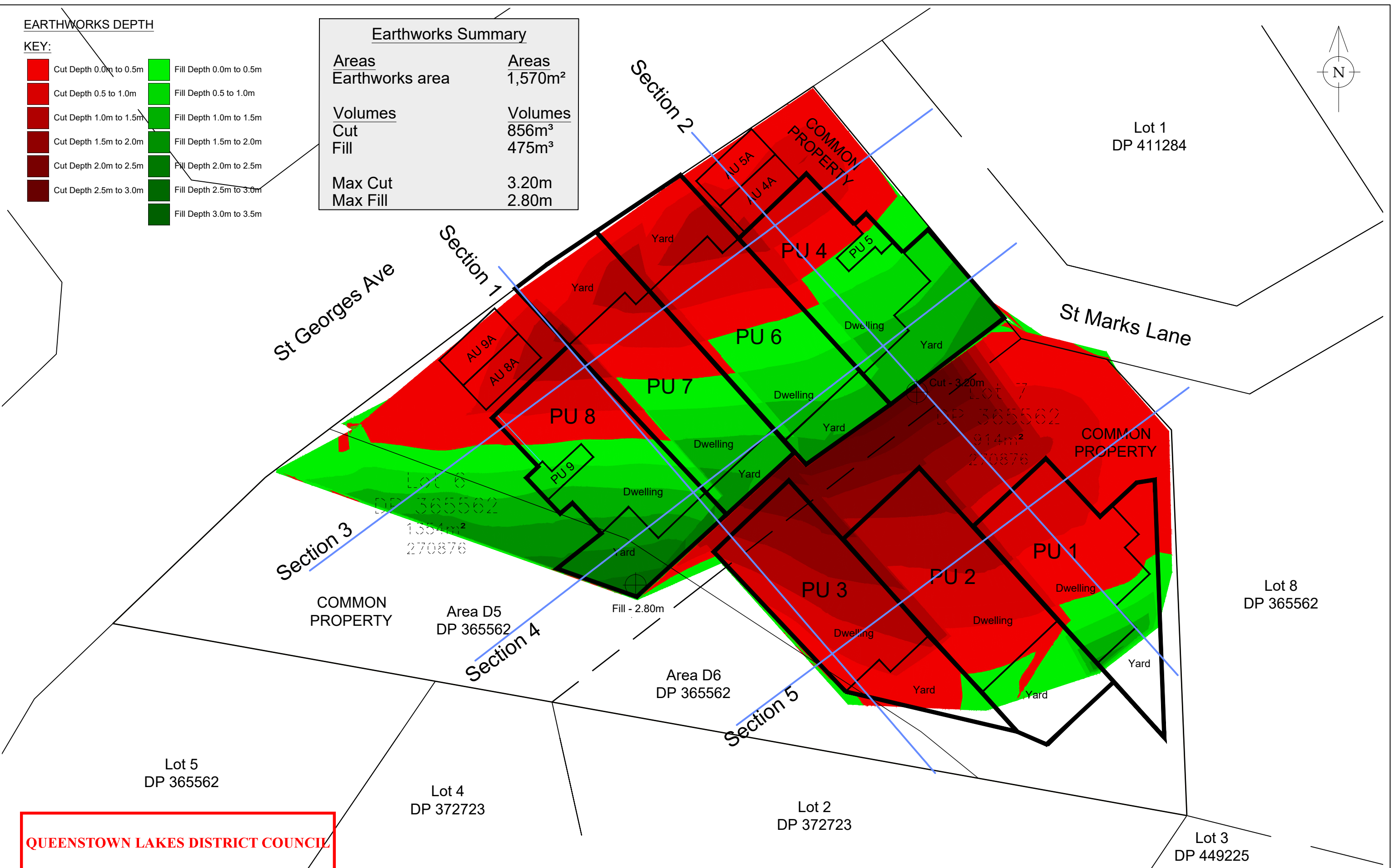
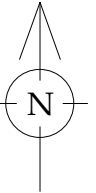
**EARTHWORKS DEPTH**

**KEY:**

	Cut Depth 0.0m to 0.5m		Fill Depth 0.0m to 0.5m
	Cut Depth 0.5 to 1.0m		Fill Depth 0.5 to 1.0m
	Cut Depth 1.0m to 1.5m		Fill Depth 1.0m to 1.5m
	Cut Depth 1.5m to 2.0m		Fill Depth 1.5m to 2.0m
	Cut Depth 2.0m to 2.5m		Fill Depth 2.0m to 2.5m
	Cut Depth 2.5m to 3.0m		Fill Depth 2.5m to 3.0m
	Cut Depth 3.0m to 3.5m		Fill Depth 3.0m to 3.5m

**Earthworks Summary**

<b>Areas</b>	<b>Areas</b>
Earthworks area	1,570m <sup>2</sup>
<b>Volumes</b>	<b>Volumes</b>
Cut	856m <sup>3</sup>
Fill	475m <sup>3</sup>
<b>Max Cut</b>	<b>3.20m</b>
<b>Max Fill</b>	<b>2.80m</b>



**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:**  
**RM180640**

**Friday, 2 November 2018** /

REV.	DATE	REVISION DETAILS	BY:
B	1/5/18	Add deepest cut/highest fill	CW
B	1/5/18	Add sections	CW
A	27/4/18	Initial release	CW

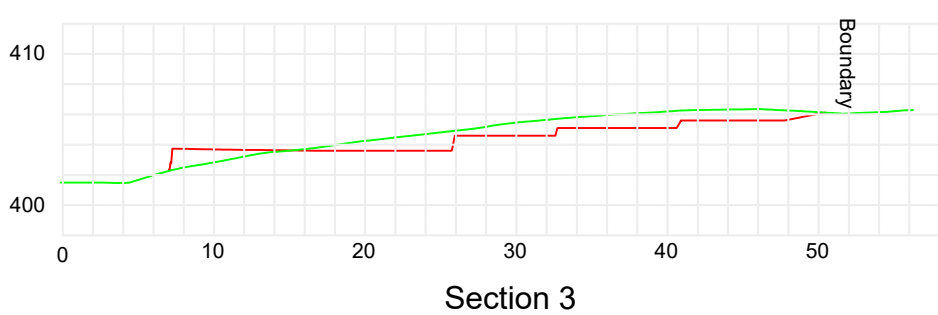
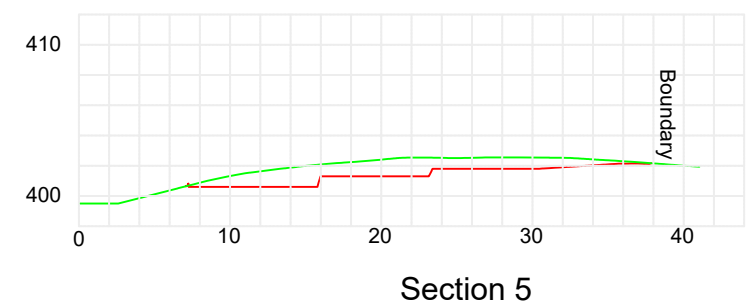
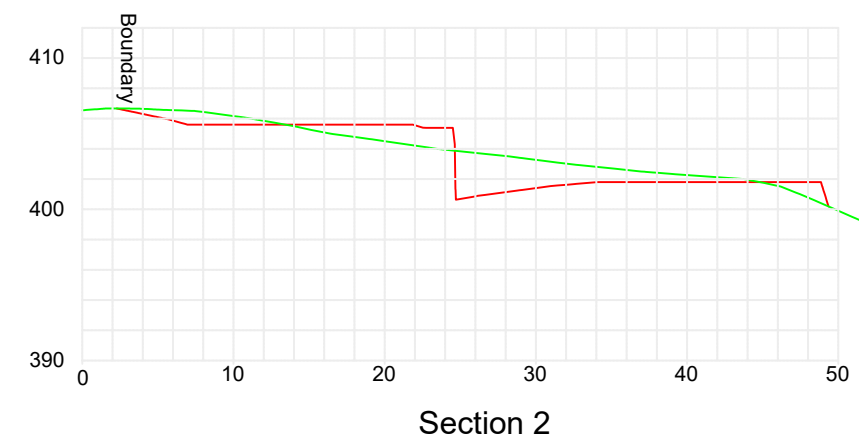
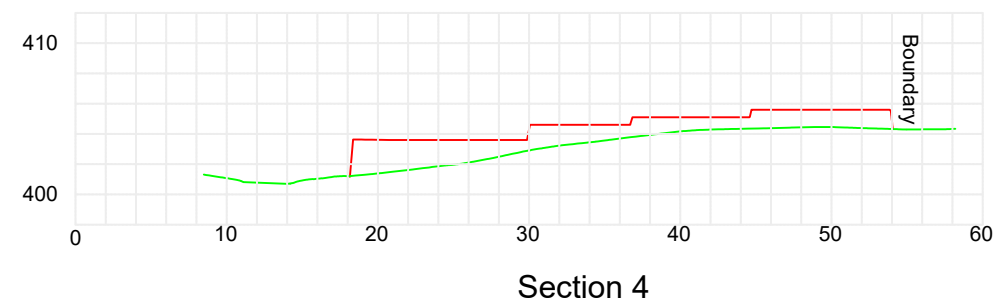
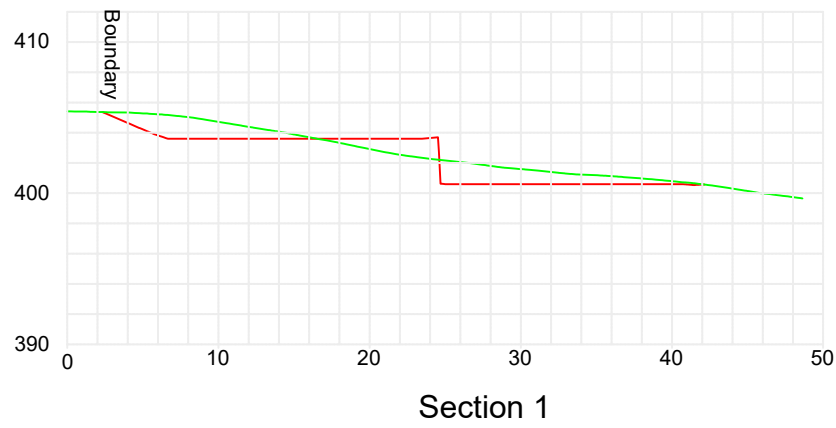
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**TITLE:**  
**PROPOSED EARTHWORKS  
ST ANDREWS PARK  
CASCADES INVESTMENT LTD**

**DATE:** 27 April 2018  
**Scale:** 1:250  
**BY:** C Woodcock  
**Original Plan A3**  
**DRAWING & ISSUE No.:** 4651.2E.1C

PO Box 2493  
Wakatipu 9349  
Ph 03 442 3466  
Fax 03 442 3469  
Email admin@ascl.co.nz

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Version: 1.0 Version Date: 06/04/2020



**QUEENSTOWN LAKES DISTRICT COUNCIL**  
  
**APPROVED PLAN:**  
**RM180640**  
  
**Friday, 2 November 2018**

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DATE: 1 May 2018      Scale 1:250  
 BY: C Woodcock      Original Plan A3      DRAWING & ISSUE No. 4651.2E.2A

TITLE:  
**PROPOSED EARTHWORKS - SECTIONS  
 ST ANDREWS PARK  
 CASCADES INVESTMENT LTD**

**AURUM SURVEY**

PO Box 2493  
 Wakatipu 9349  
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 Fax 03 442 3469  
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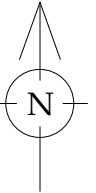
REV.	DATE	REVISION DETAILS	BY:
B	1/5/18	Add Bdys	CW
A	1/5/18	Initial release	CW

Version 1.1      Version Date: 06/04/2020  
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**HEIGHT PLANE BREACH**

**KEY:**

- Through 7m height plane - 0 - 0.2m
- Through 7m height plane - 0.2m - 0.4m
- Through 7m height plane - 0.4m - 0.6m
- Through 7m height plane - 0.6m - 0.8m
- Through 7m height plane - 0.8m - 1.0m
- Through 7m height plane - 1.0m - 1.2m
- Through 7m height plane - 1.2m - 1.4m



**QUEENSTOWN LAKES DISTRICT COUNCIL**  
  
**APPROVED PLAN:**  
**RM180640**  
  
**Friday, 2 November 2018**

REV.	DATE	REVISION DETAILS	BY:
A	1/5/18	Initial release	CW

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**TITLE:**  
**HEIGHT PLANE ANALYSIS**  
**ST ANDREWS PARK**  
**CASCADES INVESTMENT LTD**

DATE: 1 May 2018  
 BY: C Woodcock  
 Scale 1:250  
 Original Plan A3  
 DRAWING & ISSUE No.  
**4651.3E.1A**

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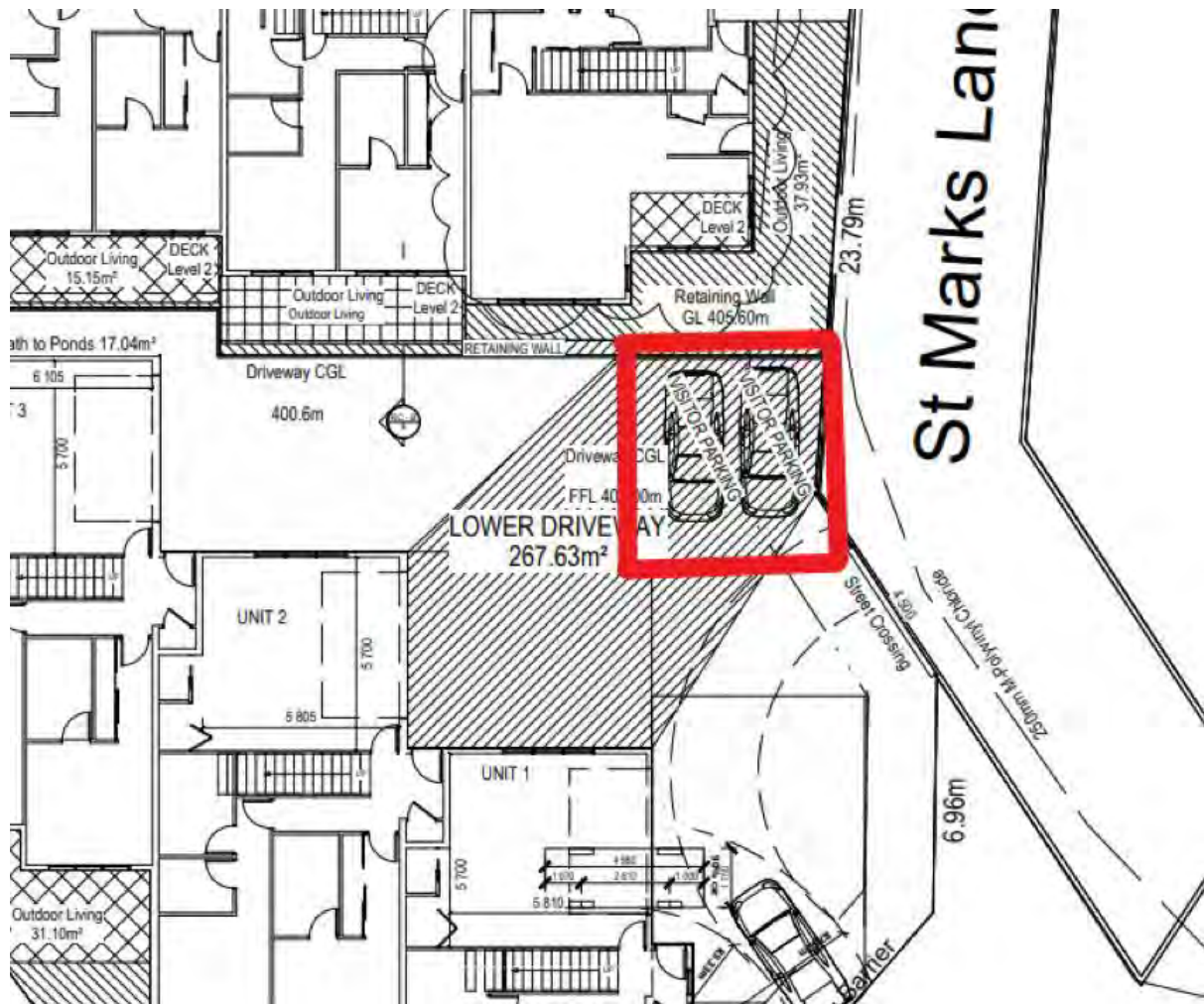


Figure 2

**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:  
RM211111**

**Monday, 15 February 2022**

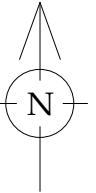


NOTE: Measurements not accurate - refer to elevation plans

**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:  
RM180640**

**Friday, 2 November 2018**



Lot 11  
DP 365562

Lot 1  
DP 411284

St Pauls Court

St Georges Ave

St Marks Lane

Lot 19  
DP 365562

COMMON  
PROPERTY

COMMON  
PROPERTY

Lot 6  
DP 365562  
1354m<sup>2</sup>  
270876

Lot 7  
DP 365562  
914m<sup>2</sup>  
270876

Lot 8  
DP 365562

Area D5  
DP 365562

Area D6  
DP 365562

Lot 5  
DP 365562

Lot 4  
DP 372723

Lot 2  
DP 372723

Lot 3  
DP 449225

**QUEENSTOWN LAKES DISTRICT COUNCIL**  
  
**APPROVED PLAN:  
RM180640**  
  
**Friday, 2 November 2018**

REV.	DATE	REVISION DETAILS	BY:
D	17/9/18	Rotate carparks	CW
C	22/6/18	Amend units	CW
B	30/4/18	Amend yard space	CW
A	23/4/18	Initial release	KB

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DATE: 23 April 2018  
BY: Kat Bulk

Scale 1:250  
Original Plan A3

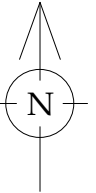
DRAWING & ISSUE No.  
4651.10.1D

TITLE:  
**PROPOSED UNITS GROUND LEVEL  
ST ANDREWS PARK  
CASCADES INVESTMENT LTD**



PO Box 2493  
Wakatipu 9349  
Ph 03 442 3466  
Fax 03 442 3469  
Email admin@ascl.co.nz

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Lot 11  
DP 365562

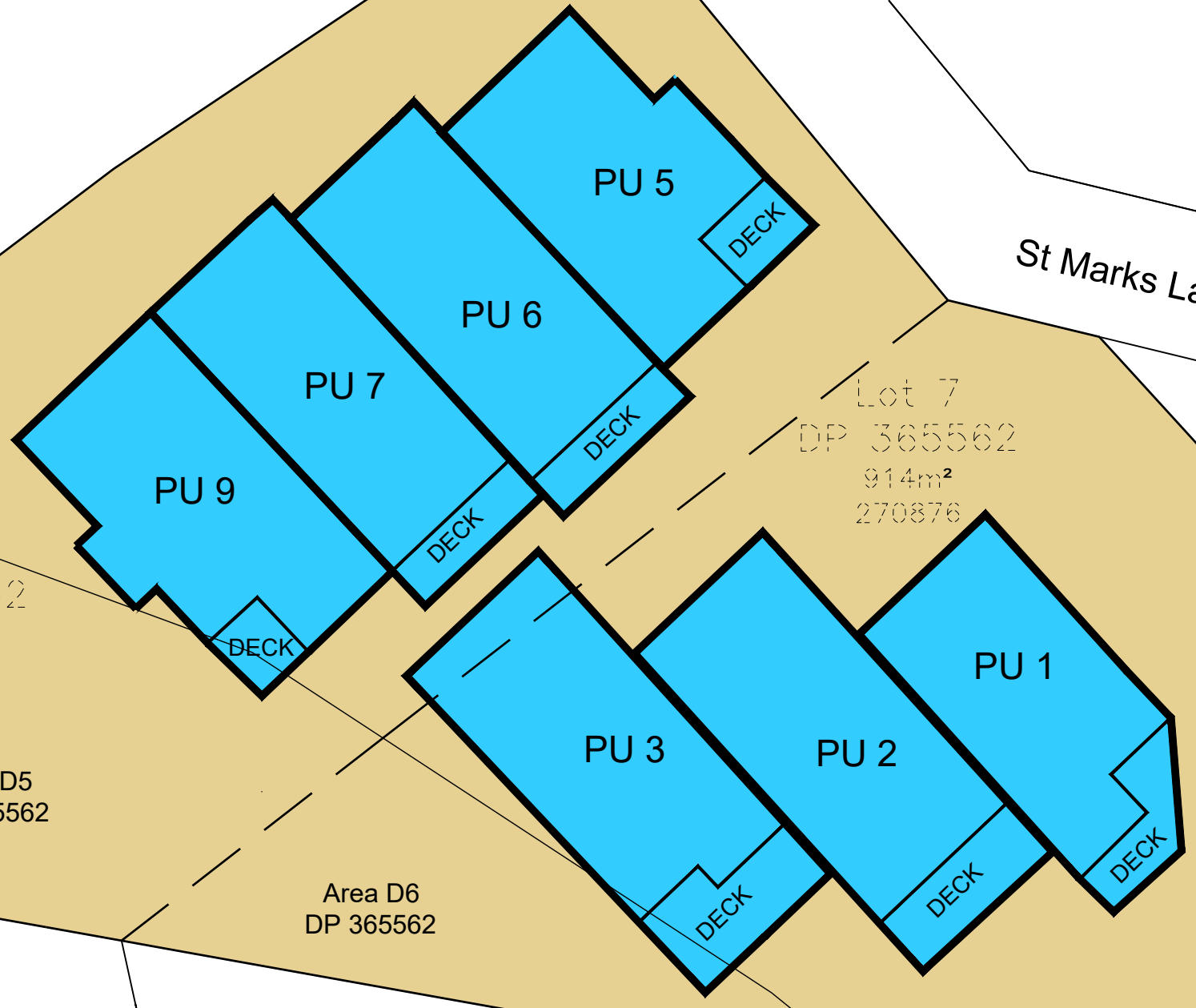
Lot 1  
DP 411284

St Pauls Court

St Georges Ave

St Marks Lane

Lot 19  
DP 365562



Lot 6  
DP 365562  
1354m<sup>2</sup>  
270876

Lot 7  
DP 365562  
914m<sup>2</sup>  
270876

Area D5  
DP 365562

Area D6  
DP 365562

Lot 8  
DP 365562

Lot 5  
DP 365562

Lot 4  
DP 372723

Lot 2  
DP 372723

Lot 3  
DP 449225

**QUEENSTOWN LAKES DISTRICT COUNCIL**  
  
**APPROVED PLAN:  
RM180640**  
  
**Friday, 2 November 2018**

REV.	DATE	REVISION DETAILS	BY:
B	22/6/18	Add decks	CW
A	23/4/18	Initial release	KB

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DATE: 23 April 2018  
BY: Kat Bulk  
Scale 1:250  
Original Plan A3  
DRAWING & ISSUE No. 4651.10.2B

TITLE:  
**PROPOSED UNITS FIRST FLOOR  
ST ANDREWS PARK  
CASCADES INVESTMENT LTD**



PO Box 2493  
Wakatipu 9349  
Ph 03 442 3466  
Fax 03 442 3469  
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Version 1, Version Date: 06/04/2020



○ **ELEVATION A**  
1:100

**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:  
RM180640**

**Friday, 2 November 2018**

REV.	DATE	REVISION DETAILS	BY:
A	31/10/18	Initial release	CW

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**TITLE:**  
**PROPOSED UNITS - Sections Units 1-3  
ST ANDREWS PARK  
CASCADES INVESTMENT LTD**

**DATE:** 31 Oct 2018  
**BY:** C Woodcock  
**Scale** 1:250  
Original Plan A3  
**DRAWING & ISSUE No.**  
4651.10.3A

**AURUM SURVEY**

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Stonewood Homes Queenstown Ltd.  
161 Glenda Drive  
P.O. Box 2466, Queenstown

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**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN:**  
**RM180640**  
**Friday, 2 November 2018**



**NOTE: DOORS AND WINDOWS  
 OUTDATED. REFER TO OTHER  
 ELEVATION PLANS FOR DETAILS**

○ **ELEVATION C**  
**1:100**

- FFL UNIT 4 CGL
- FFL UNIT 6 CGL
- FFL UNIT 7 CGL
- FFL UNIT 8 CGL

Version 1, Version Date: 06/01/2020  
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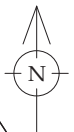
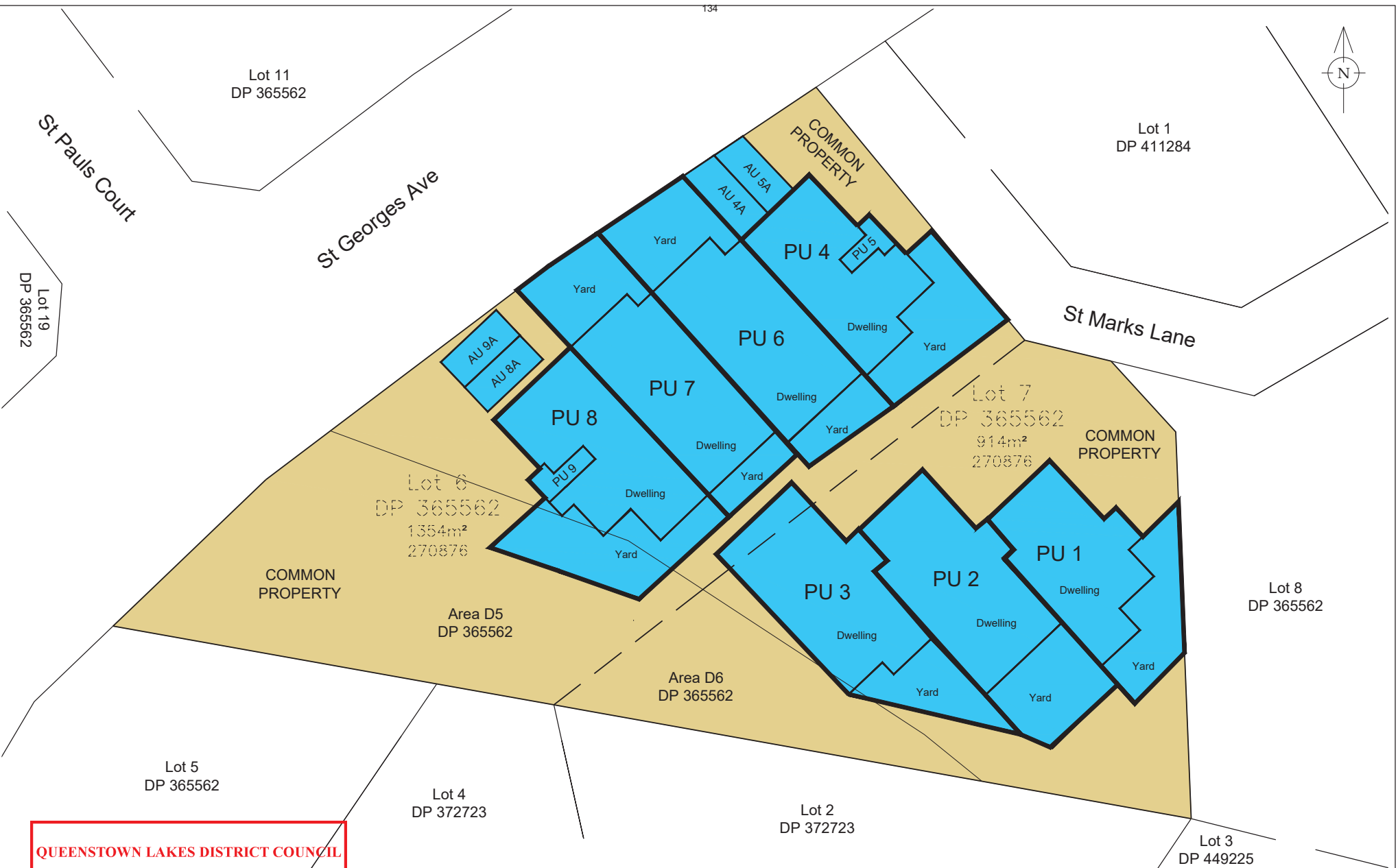
REV.	DATE	REVISION DETAILS	BY:
A	31/10/18	Initial release	CW

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**TITLE:**  
**PROPOSED UNITS - Section Units 4-9**  
**ST ANDREWS PARK**  
**CASCADES INVESTMENT LTD**

**DATE:** 31 Oct 2018  
**BY:** C Woodcock  
**Scale:** 1:250  
 Original Plan A3  
**DRAWING & ISSUE No.**  
**4651.10.4A**

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**QUEENSTOWN LAKES DISTRICT COUNCIL**  
  
**APPROVED PLAN:**  
**RM180640**  
  
**Friday, 2 November 2018**

REV.	DATE	REVISION DETAILS:	BY:
D	17/9/18	Rotate carparks	CW
C	22/6/18	Amend units	CW
B	30/4/18	Amend yard space	CW
A	23/4/18	Initial release	KB

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**TITLE:**  
**PROPOSED UNITS GROUND LEVEL**  
**ST ANDREWS PARK**  
**CASCADES INVESTMENT LTD**

**DATE:** 23 April 2018    **Scale:** 1:250  
**BY:** Kat Bulk    Original Plan A3    **DRAWING & ISSUE No.:** 4651.10.1D

**AURUM**

**SURVEY**

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1 exposed aggregate concrete

2 bin storage / 2 bike storage (unit 4 and 8) with 1.3m high (absolute height if including retaining wall), horizontally slatted timber fence, stained dark with / without gate. Concrete surface.

2A bike storage - 2 bike stands on gravel surface

3 timber retaining wall 1.0m high with 1.5m high horizontally slatted timber screen, stained dark

3A just timber screen but 1.6m high

3B timber retaining wall 0.5m high

3D timber retaining wall 1m high

4 existing tree - Sorbus aria to be removed, new tree planted further west

4A new Sorbus aria 35/45l pot - 2

5 Cordyline australis, 35/45l pot - 9

6 not applicable

7 Amelanchier lamarkii 35/45l pot or Prunus subhirtella autumnalis in white 35/45l pot

8 Chinochloa rubra @ 1pl/sqm

9 50 % Phormium cookianum @ 1pl/sqm  
50% Chinochloa rubra @ 1pl/sqm

10 mixed native planting:  
30% Phormium cookianum @ 1pl/sqm  
20% Hebe salicifolia @ 0.8pl/sqm  
20% Cortaderia richardii @ 0.8pl/sqm  
15% Coprosma rugosa @ 0.8pl/sqm  
15% Phormium tenax @ 0.8pl/sqm

11 concrete and timber wall softened with Hedera helix creeper @ 1.5m crs.

12 Corokia hedge, about 1m high

13 replant possible disturbed areas along pond with natives:

- Phormium cookianum
- Hebe salicifolia
- Cortaderia richardii
- Carex solandrii along St. Georges

14 gravel path and gravel seating area with bench

15 lawn

16 Liriope munroe's White @ 2pl/sqm

17 existing overflow ponds  
Pond water level is changing and is out of control of the property owner. Access / connections to western / pond area of the property was requested by the urban design panel - UDQ241

18 visitor parking, illuminated with motion sensor lights

19 take out the first 10m of the existing planting west of the access way and replace it with the following:  
50% Hebe odora nana (buxifolia) @ 1pl/sqm - 10 plants  
and 50% Carex testacea @ 1pl/sqm - 10 plants

albula or Poa cita



Arrowtown 9302 | New Zealand  
03.409.8123 | 027.40.80.122

office@creationgreen.co.nz | www.creationgreen.co.nz

project			
Units   2 and 4 St Marks Lane   Queenstown			
drawing		scale	
Landscape Plan - Concept		1:250 @ A3	
file		id	
Martin development.vwx	21.09.2018	10	FINAL

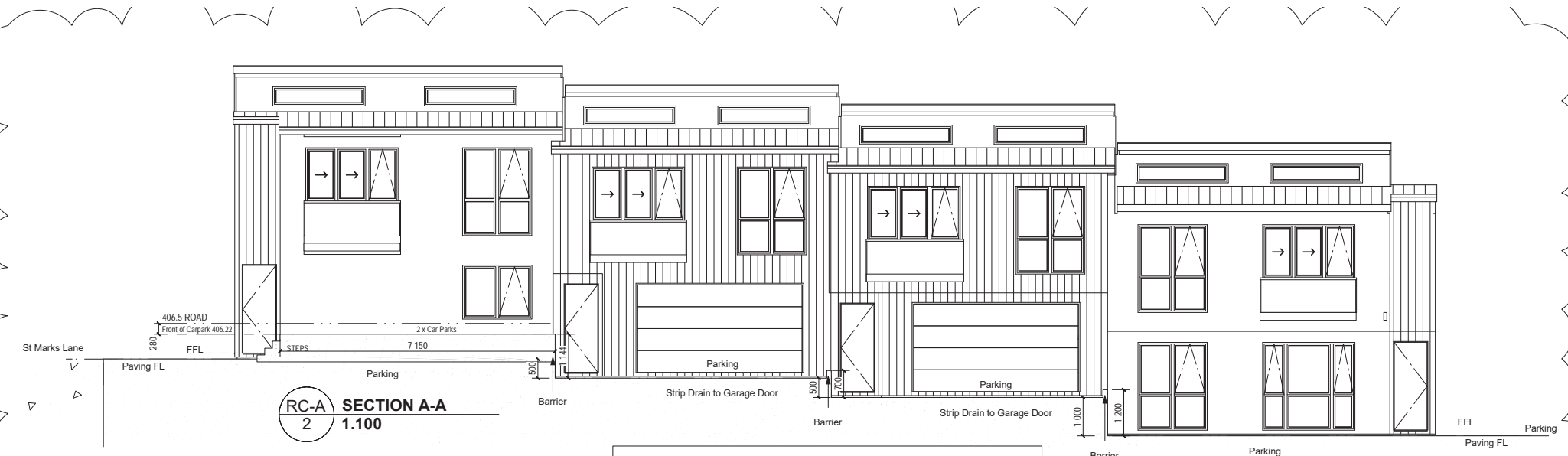
Plan NOT suitable for building - concept only



**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:**  
**RM180640**

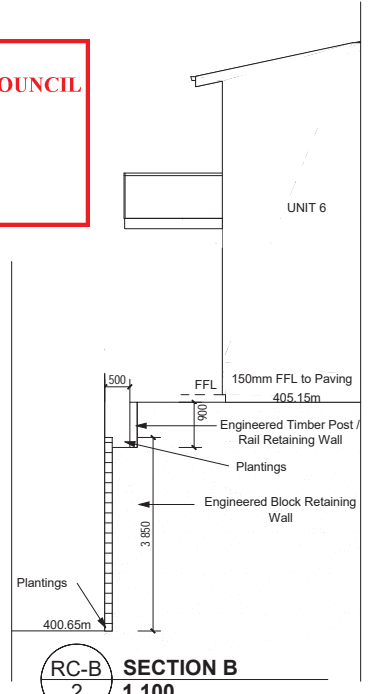
**Friday, 2 November 2018**



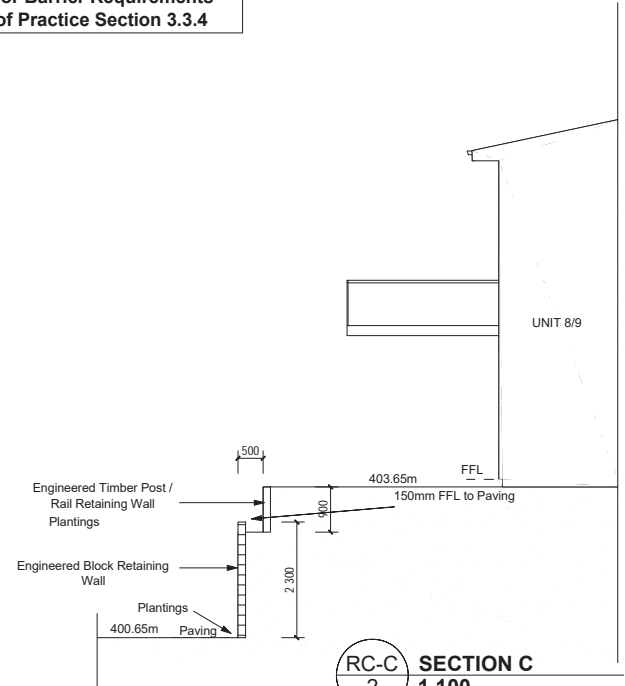
**RC-A SECTION A-A**  
2 1.100

**NOTE: REFER Sheet 2 Site Plan for Barrier Requirements as per QLDC Subdivision Code of Practice Section 3.3.4**

**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN:**  
**RM180640**  
**Friday, 2 November 2018**



**RC-B SECTION B**  
2 1.100



**RC-C SECTION C**  
2 1.100

**PROPOSED UNIT DEVELOPMENT**

**CASCADES INVESTMENTS Ltd**  
Lot 6 / Lot 7 DP 365562  
St Andrews Park  
Queenstown

**RESOURCE CONSENT Cross Sections**



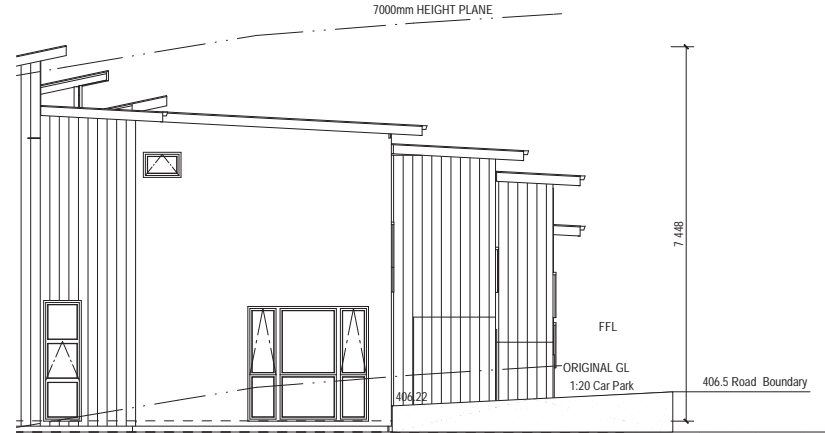
Stonewood Homes Queenstown Ltd  
161 George Street  
Queenstown  
Phone: +64 3 499 0924  
Fax: +64 3 499 0923  
E: john.herbert@stonewood.co.nz  
www.stonewood.co.nz

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Drawn By <b>Nomad Architecture</b>	CRP# <b>BP127595</b>	DWG NO. <b>6</b>
Registered Architect <b>Filberto Rayon - Villela</b>	Print Date <b>29/10/2018</b>	A3 Scale <b>1:400</b>
	Version <b>A</b>	Revision <b>12</b>
<b>CONCEPT</b>		



**NOTE: REFER Sheet 2 Site Plan for Barrier Requirements as per QLDC Subdivision Code of Practice Section 3.3.4**



**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:  
RM180640**

**Friday, 2 November 2018**

**PROPOSED UNIT DEVELOPMENT**

CASCADES INVESTMENTS Ltd  
 Lot 6 / Lot 7 DP 365562  
 St Andrews Park  
 Queenstown

**CAR PARKS UNIT 4/5**

**STONEWOOD HOMES**

Stonewood Homes Queenstown Ltd  
 161 Glenda Drive  
 P O Box 2465, Queenstown  
 Phone: +64 3 499 0924  
 Fax: +64 3 499 0923  
 E: john.herbert@stonewood.co.nz  
 www.stonewood.co.nz

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Drawn By	LBP#	DWG NO.
Nomad Architecture	BP127595	11
Registered Architect	Print Date	A3 Scale
Filberto Rayon - Villela	29/10/2018	1:100
	Version	Revision
	A	12
<b>CONCEPT</b>		OF

**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:  
RM180640**

**Friday, 2 November 2018**



**UNIT 8/9**

**UNIT 7**

**UNIT 6**

**UNIT 4/5**

**ELEVATION A**  
**1:100**

**PROPOSED UNIT DEVELOPMENT**

**SCALE 1:100**

**CASCADES INVESTMENTS Ltd**  
Lot 6 / Lot 7 DP 365562  
St Andrews Park  
Queenstown

**ELEVATION A - Units 4-9**

**STONEWOOD**  
HOMES

Stonewood Homes Queenstown Ltd  
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PO Box 2465, Queenstown  
Phone: +64 3 459 0924  
Fax: +64 3 459 0923  
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Drawn By	LBP#	DWG NO.
<b>Nomad Architecture</b>	<b>BP127595</b>	<b>20</b>
Registered Architect	Print Date	A3 Scale
<b>Filberto Rayon - Villela</b>	<b>29/10/2018</b>	<b>1:100</b>
Version	Revision	OF
<b>CONCEPT</b>	<b>A</b>	<b>12</b>

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM180640

Friday, 2 November 2018



ELEVATION A  
1:100

PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd  
Lot 6 / Lot 7 DP 365562  
St Andrews Park  
Queenstown

SITE CUT / LEVELS ELEVATION A

**STONEWOOD**  
HOMES

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Fax: +64 3 499 0923  
E: john.herbert@stonewood.co.nz  
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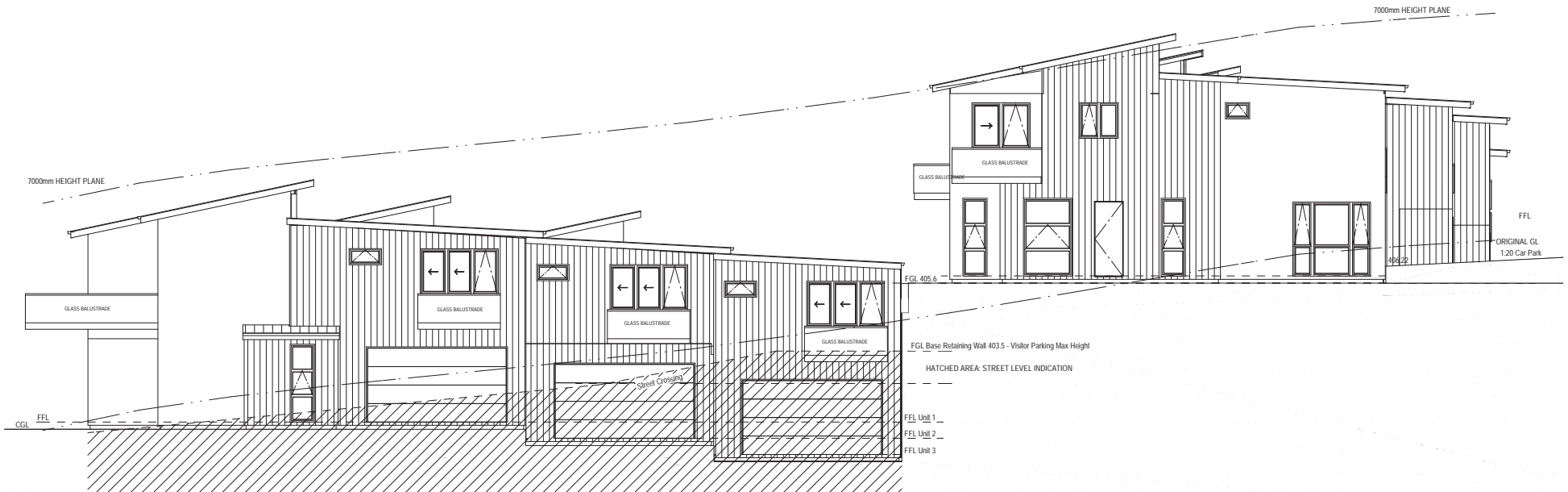
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Nomad Architecture	BP127595	24
Registered Architect	Print Date	A3 Scale
Filberto Rayon - Villela	29/10/2018	1:100
Version	Revision	OF
CONCEPT	A	12

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM180640

Friday, 2 November 2018



**ELEVATION B**  
1:125

PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd  
Lot 6 / Lot 7 DP 365562  
St Andrews Park  
Queenstown

SITE CUT / LEVELS ELEVATION B



Stonewood Homes Queenstown Ltd  
161 Glenda Drive  
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Filberto Rayon - Villela	29/10/2018	1:125
	Version	Revision
CONCEPT	A	12
		OF



**ELEVATION C**  
1:100

**PROPOSED UNIT DEVELOPMENT**

CASCADES INVESTMENTS Ltd  
Lot 6 / Lot 7 DP 365562  
St Andrews Park  
Queenstown

SITE CUT / LEVELS ELEVATION C

**STONEWOOD**  
HOMES

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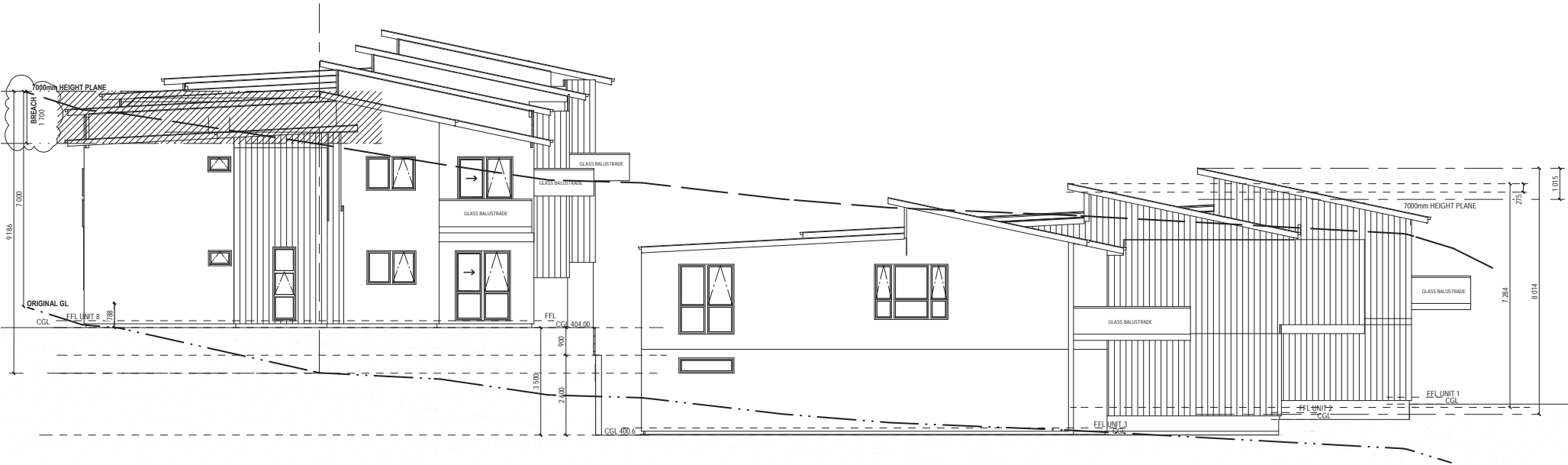
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Version	Revision	OF
<b>CONCEPT</b>	<b>A</b>	<b>12</b>

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM180640

Friday, 2 November 2018



**ELEVATION D**  
1:125

PROPOSED UNIT DEVELOPMENT



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CASCADES INVESTMENTS Ltd  
Lot 6 / Lot 7 DP 365562  
St Andrews Park  
Queenstown

SITE CUT / LEVELS ELEVATION D

Drawn By	LBP#	DWG NO.
Nomad Architecture	BP127595	27
Registered Architect	Print Date	A3 Scale
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Version	Revision	OF
<b>CONCEPT</b>	<b>A</b>	<b>12</b>

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM180640

Friday, 2 November 2018



**ELEVATION A**  
1:100

PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd  
Lot 6 / Lot 7 DP 365562  
St Andrews Park  
Queenstown

SITE CUT / LEVELS ELEVATION A

**STONEWOOD**  
HOMES

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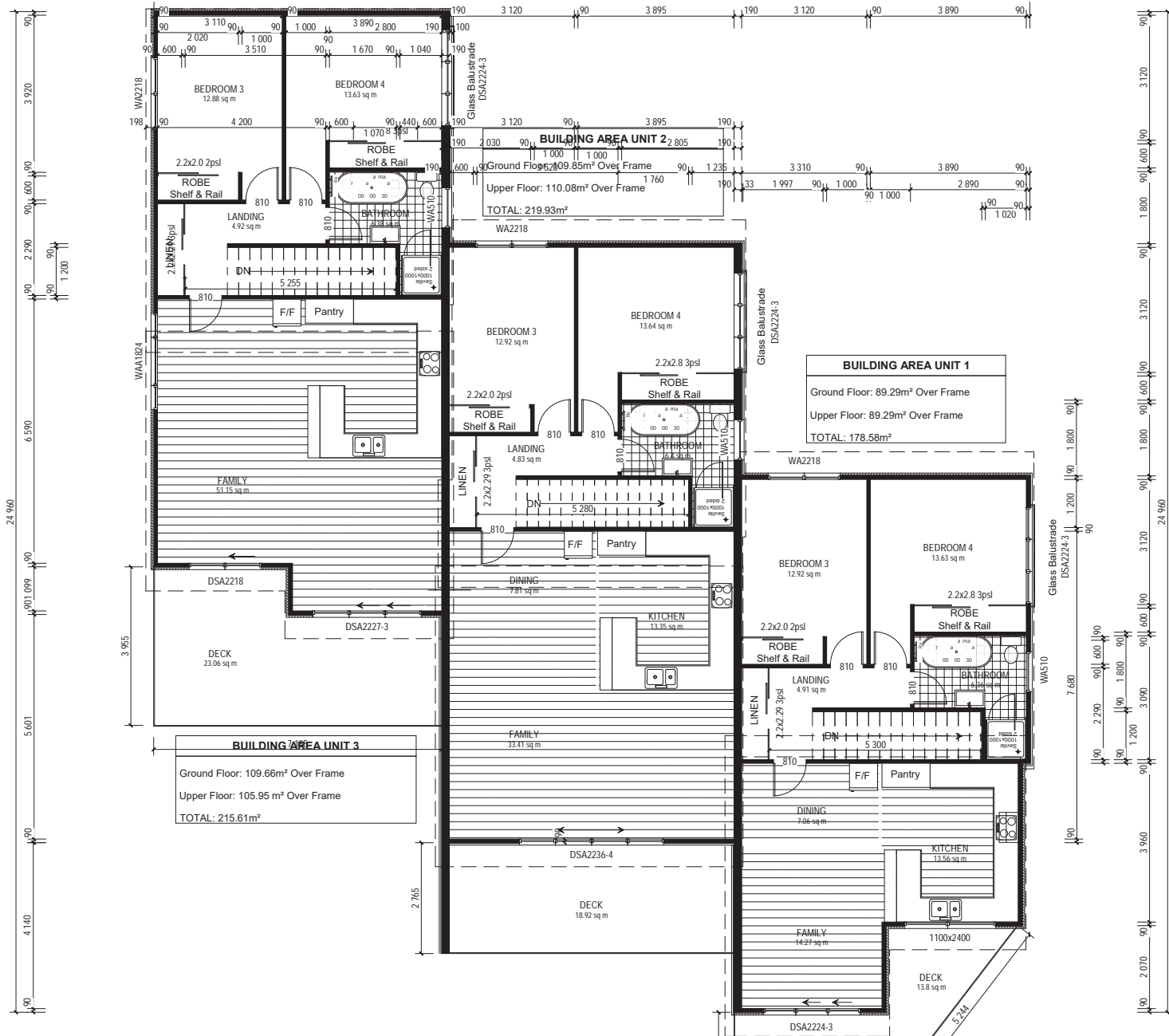
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Version	Revision	OF
<b>CONCEPT</b>	<b>A</b>	<b>7</b>



Key To Elevations



**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN:**  
**RM180640**  
**Friday, 2 November 2018**

**PROPOSED UNIT DEVELOPMENT**

**CASCADES INVESTMENTS Ltd**  
 Lot 6 / Lot 7 DP 365562  
 St Andrews Park  
 Queenstown

**FRONT ROW UPPER FLOOR PLAN**

STONWOOD

HOMES

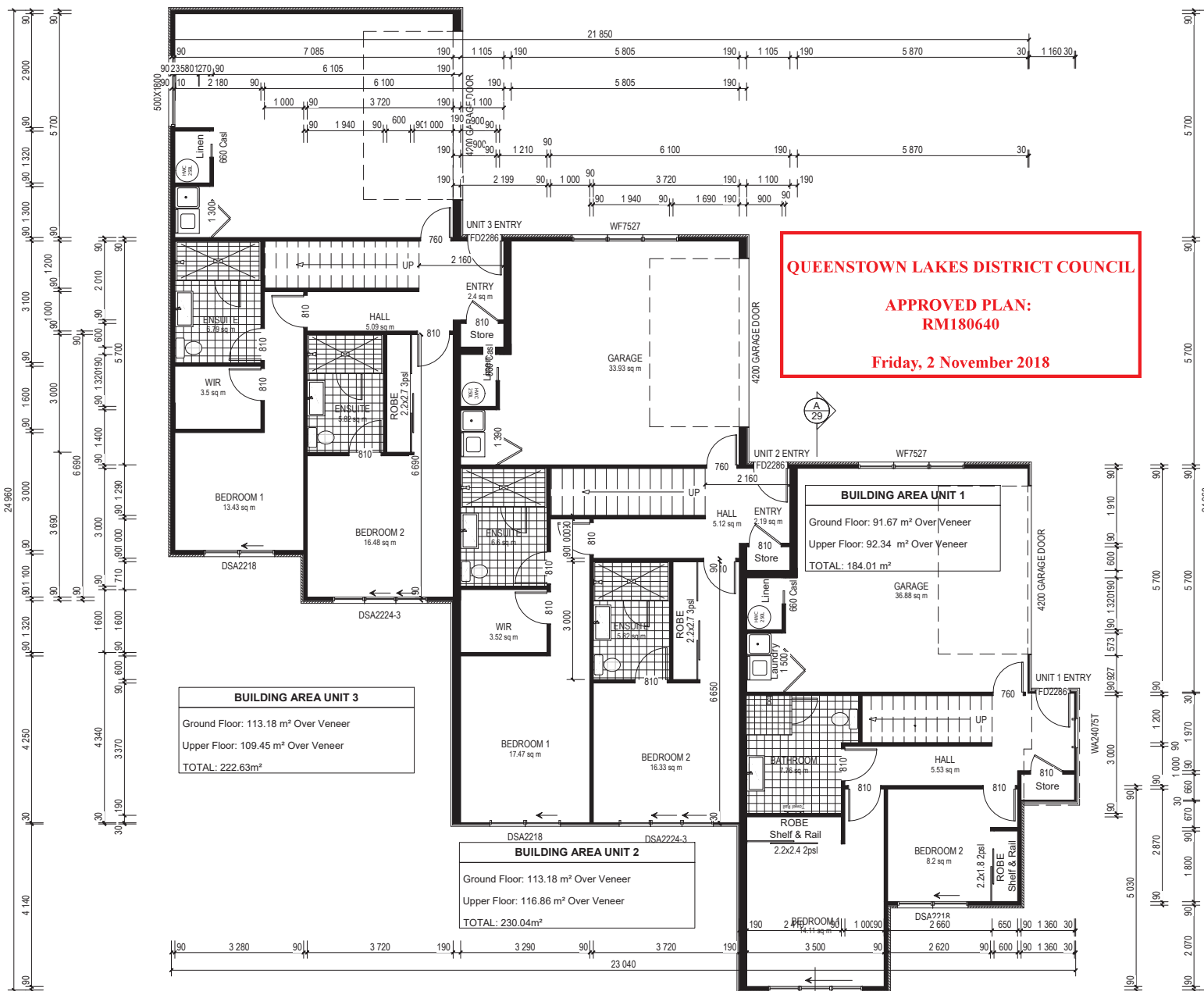
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Registered Architect <b>Filiberto Rayon - Villela</b>	Print Date A3 Scale <b>29/10/2018 1:100</b>	Version Revision <b>OF</b>
CONCEPT	A	12



Key To Elevations



PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd  
 Lot 6 / Lot 7 DP 365562  
 St Andrews Park  
 Queenstown

FRONT ROW GROUND FLOOR PLAN



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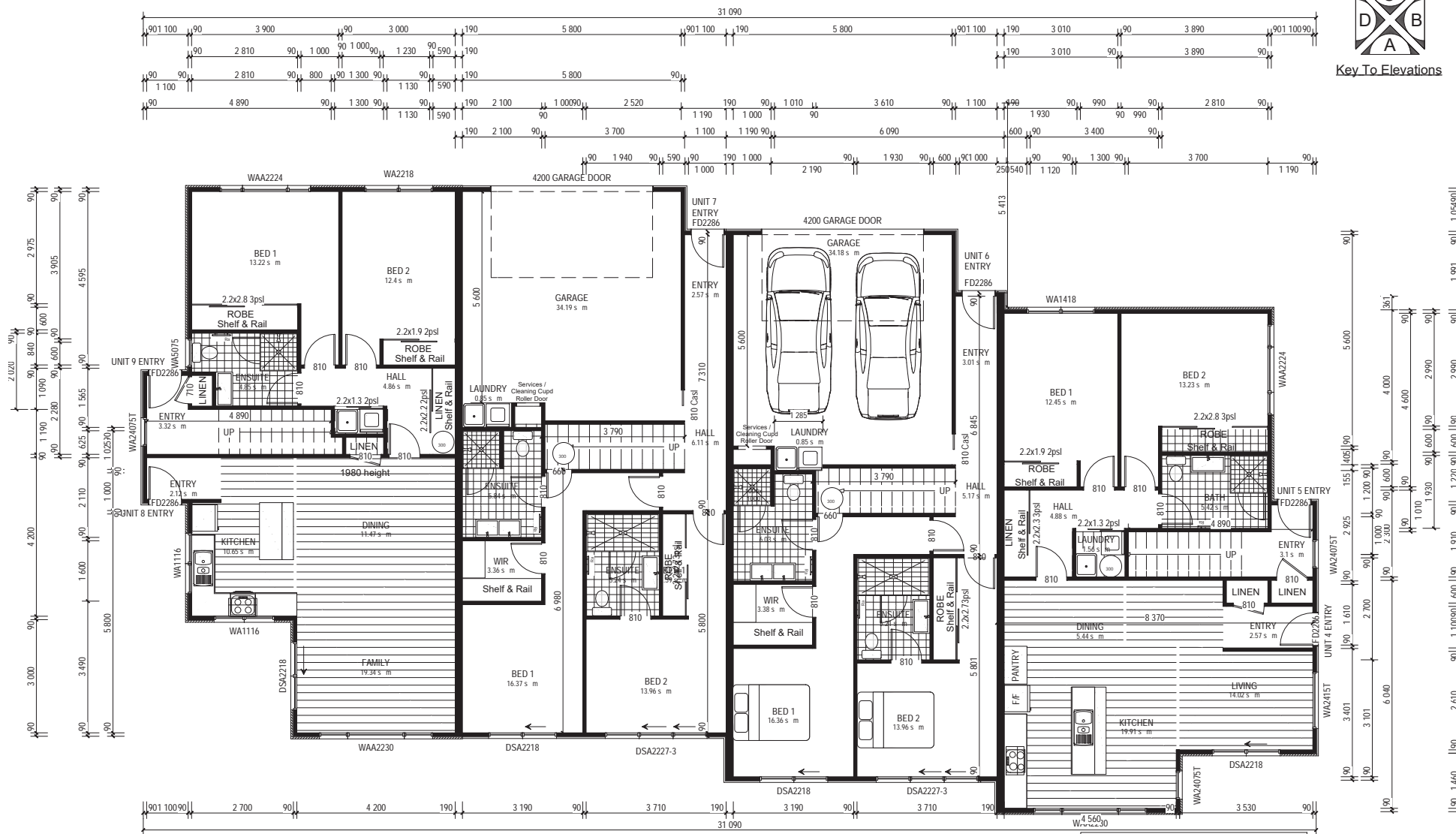
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Registered Architect	Print Date	A3 Scale
Filiberto Rayon - Villela	30/04/2018	1:100
Version	Revision	OF
<b>CONCEPT</b>	<b>A</b>	<b>7</b>



Key To Elevations



**BUILDING AREA UNIT 6**

Ground Floor: 102.60 m<sup>2</sup> Over Frame

Upper Floor: 104.92 m<sup>2</sup> Over Frame

TOTAL: 207.52m<sup>2</sup>

**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:**

**RM109649**

**STONWOOD HOMES**

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**PROPOSED UNIT DEVELOPMENT**

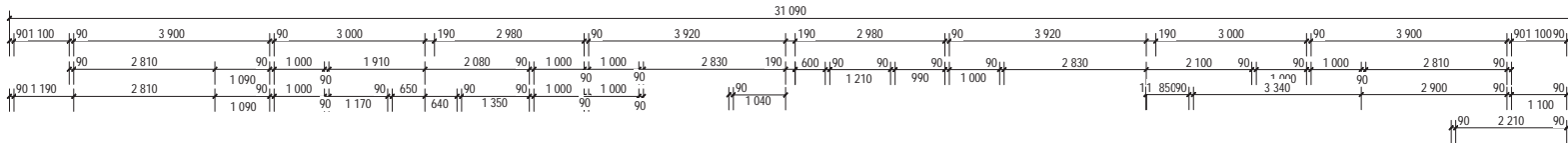
**CASCADES INVESTMENTS Ltd**  
Lot 6 / Lot 7 DP 365562  
St Andrews Park  
Queenstown

**BACK ROW GROUND FLOOR PLAN**

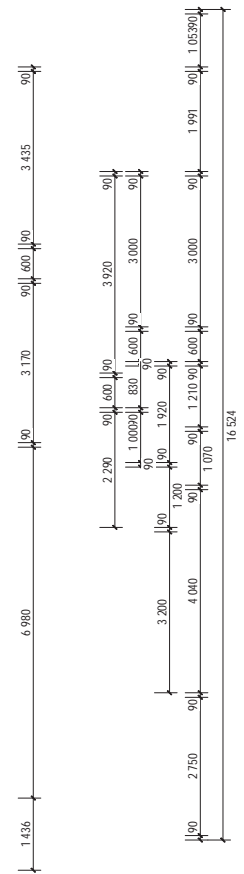
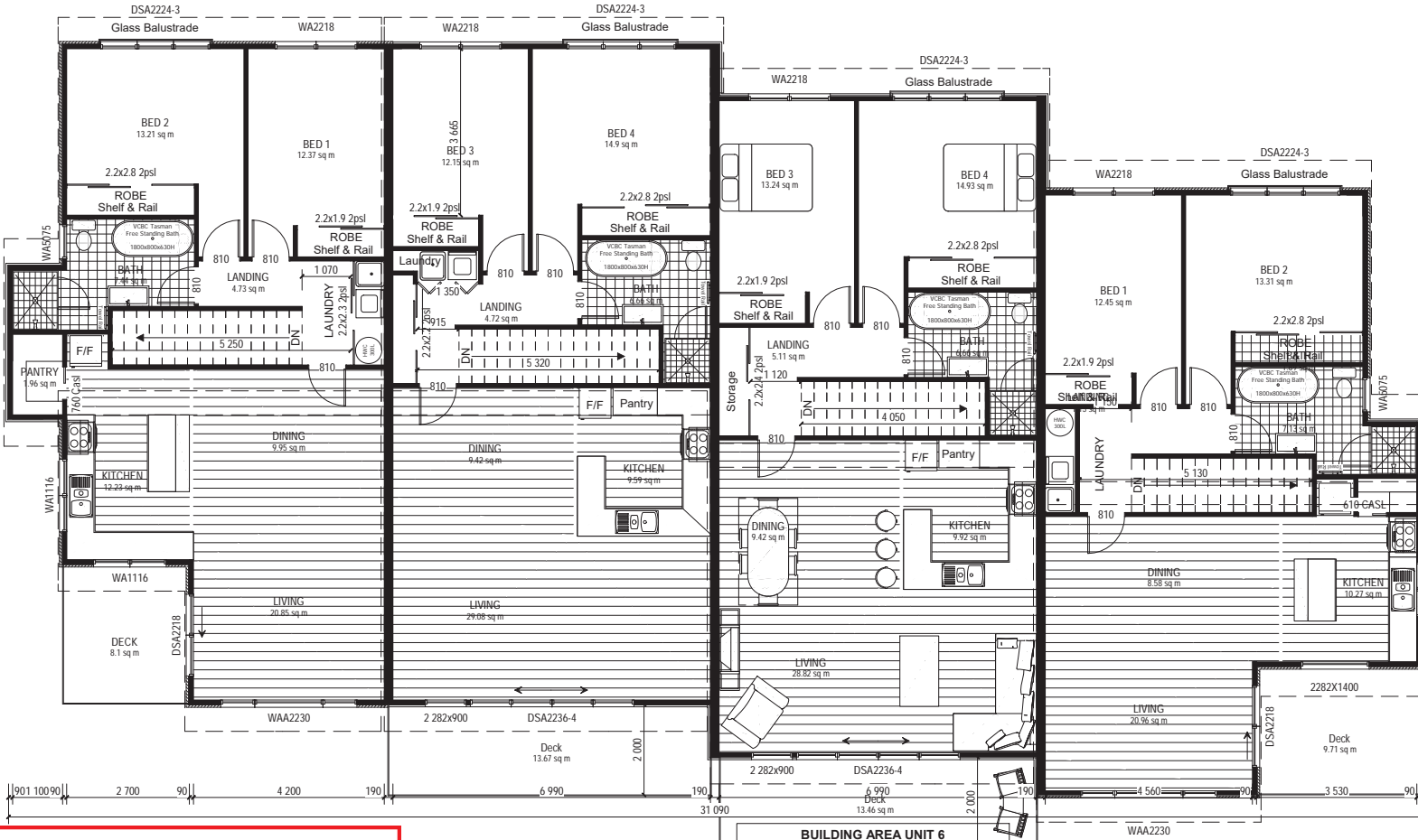
Drawn By	LBP#	DWG NO.
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Key To Elevations



**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:**  
**RM180640**

**Friday, 2 November 2018**

**BUILDING AREA UNIT 6**  
-21.855

Ground Floor: 102.60 m<sup>2</sup> Over Frame  
Upper Floor: 104.92 m<sup>2</sup> Over Frame  
**TOTAL: 207.52m<sup>2</sup>**

**PROPOSED UNIT DEVELOPMENT**

**CASCADES INVESTMENTS Ltd**  
Lot 6 / Lot 7 DP 365562  
St Andrews Park  
Queenstown

**BACK ROW UPPER FLOOR PLAN**



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Registered Architect	Print Date	A3 Scale
<b>Filiberto Rayon - Villela</b>	<b>29/10/2018</b>	<b>1:100</b>
Version	Revision	OF
<b>CONCEPT</b>	<b>A 12</b>	

# Visitor Accommodation Management Plan

This Management Plan applies to the use of a residential unit on the site located at 2 and 4 St Marks Lane, Queenstown as Residential Visitor Accommodation in accordance with resource consent RM25XXXX.

## Property Manager

The Property Manager of this Residential Visitor Accommodation is: TO BE CONFIRMED

The Property Manger's Contact Details are as follows:

Address:	TO BE CONFIRMED
Email:	TO BE CONFIRMED
24 hour contact number:	TO BE CONFIRMED
Alternative contact number:	TO BE CONFIRMED

The Property Manager shall have the following responsibilities:

### General:

- Be available on call to address any breaches of the resource consent.
- Maintain a record of all tenancies detailing the number of occupants and the number of days/nights of occupancy. This register shall be made available for inspection by the Council at all times upon request.
- Keep a dated record of any complaints received, and the steps taken to address the breach. Have this available to QLDC upon request.
- Provide contact details to the nearby and adjoining neighbours on an annual basis.

### On booking & prior to check-in:

- To advise guests where to park on site.
- To advise guests that no coaches are to pick-up, drop-off or park at the site.
- To advise guests that there is no dedicated mobility parking available on-site.

### On check-in of tenants:

- To provide the tenants with a copy of the House Rules;
- To check that the number of guests does not exceed 2 adults per bedroom
- To check that the tenants have not brought their own stereo equipment, or if they have brought such equipment, to impound it for the term of the tenancy;
- To have all adult tenants read the full terms of the tenancy agreement;
- To check that the on-site compendium contains a copy of the House Rules and a copy of the conditions of resource consent.

### On servicing and other visits:

- To ensure that rubbish and recycling bins do not remain on the street for more than 24 hours.
- To check that the number of tenants does not exceed nine (9) including adults and children.

### **House Rules**

- There shall be no more than eight guests (adults) present at any one time.
- There shall be no use of any other outdoor entertainment areas between 10pm and 7am.
- Any noisy activities should only occur inside after 10pm with windows and doors closed.
- All vehicles are to be parked on the driveway within the site.
- Rubbish and recycling shall only be placed for collection on the day of, or day prior to collection and shall be brought back in as soon as possible after being emptied.

### **Other Matters**

- A sign will be placed on the door leading to the outdoor balconies stating "This outdoor area is not to be used between 10pm and 7am daily".
- Signs (minimum A4 size) shall be erected on doors leading to outdoor living areas to remind guests that the use of outdoor areas is prohibited between the hours of 10.00pm to 7.00am.
- In addition, one sign shall be installed in the kitchen of the unit and a weatherproof sign (e.g. laminated) shall be installed within the outdoor areas.
- Upon installation, and prior to the use of the property for visitor accommodation, photographs of these signs shall be submitted to the Council Monitoring Department for monitoring purposes. The signs shall be retained on site as long as the visitor accommodation activity is undertaken.