

HYNDMAN TAYLOR ARCHITECTS

THE HILLS

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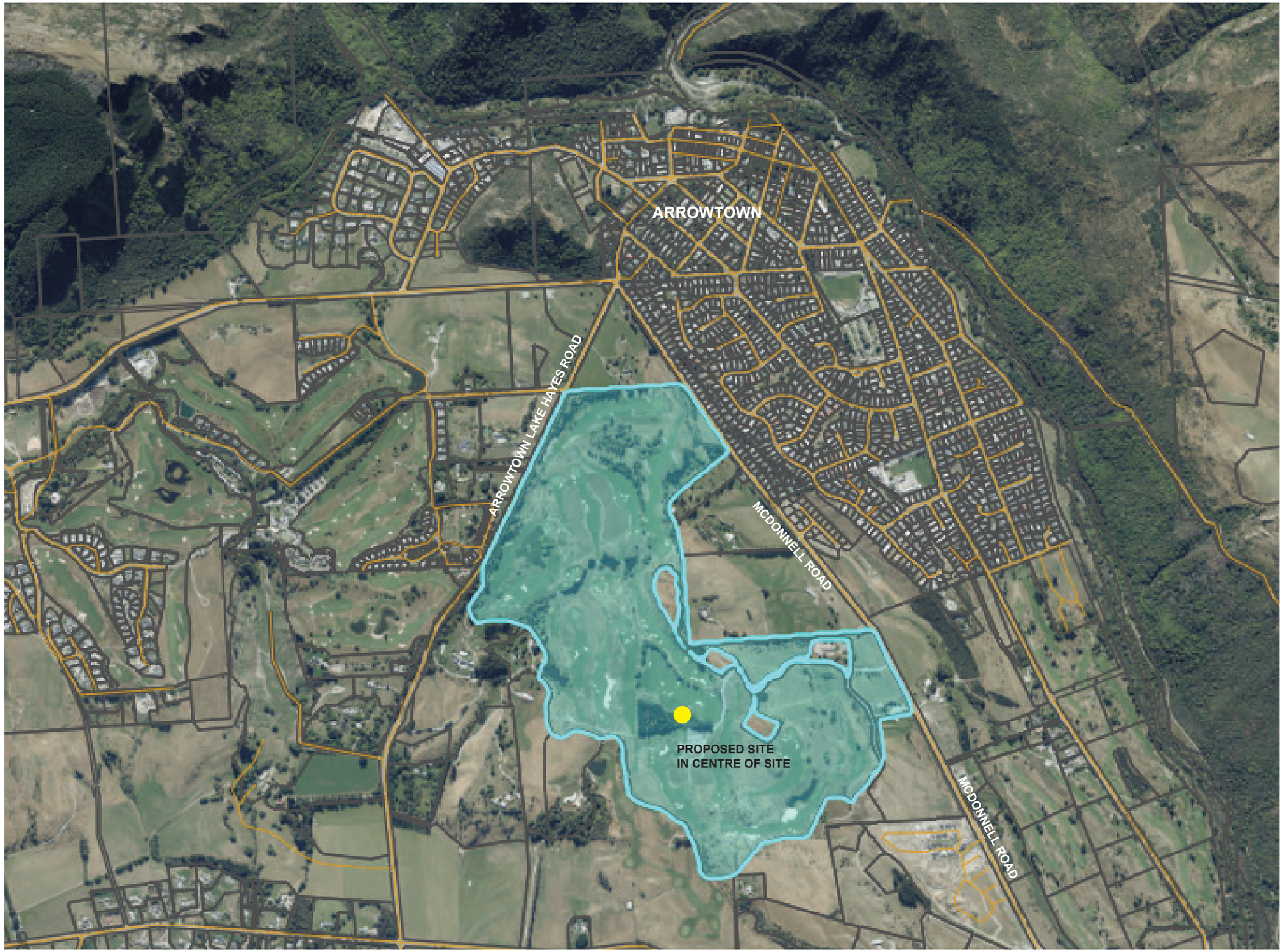
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164 MCDONNELL ROAD
QUEENSTOWN 9371
Lot 3 DP 516022

ZONE: HILLS RESORT ZONE
SITE AREA: 1,011,972m2

RESOURCE CONSENT DEC '24

LOCALITY PLAN







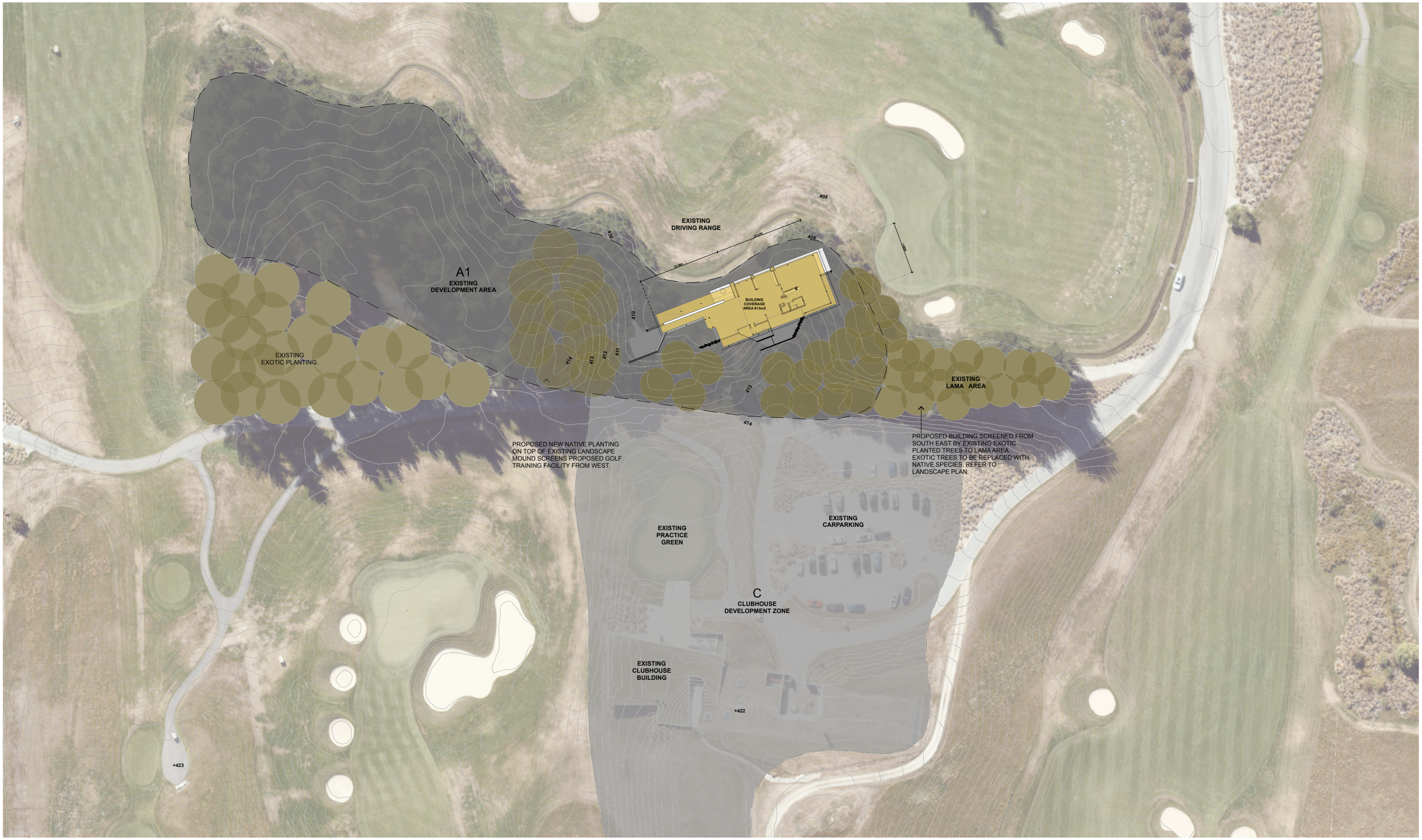
RESOURCE CONSENT

EXISTING CONTEXT **NTS**



AERIAL PHOTO OF SITE BETWEEN EXISTING TREES





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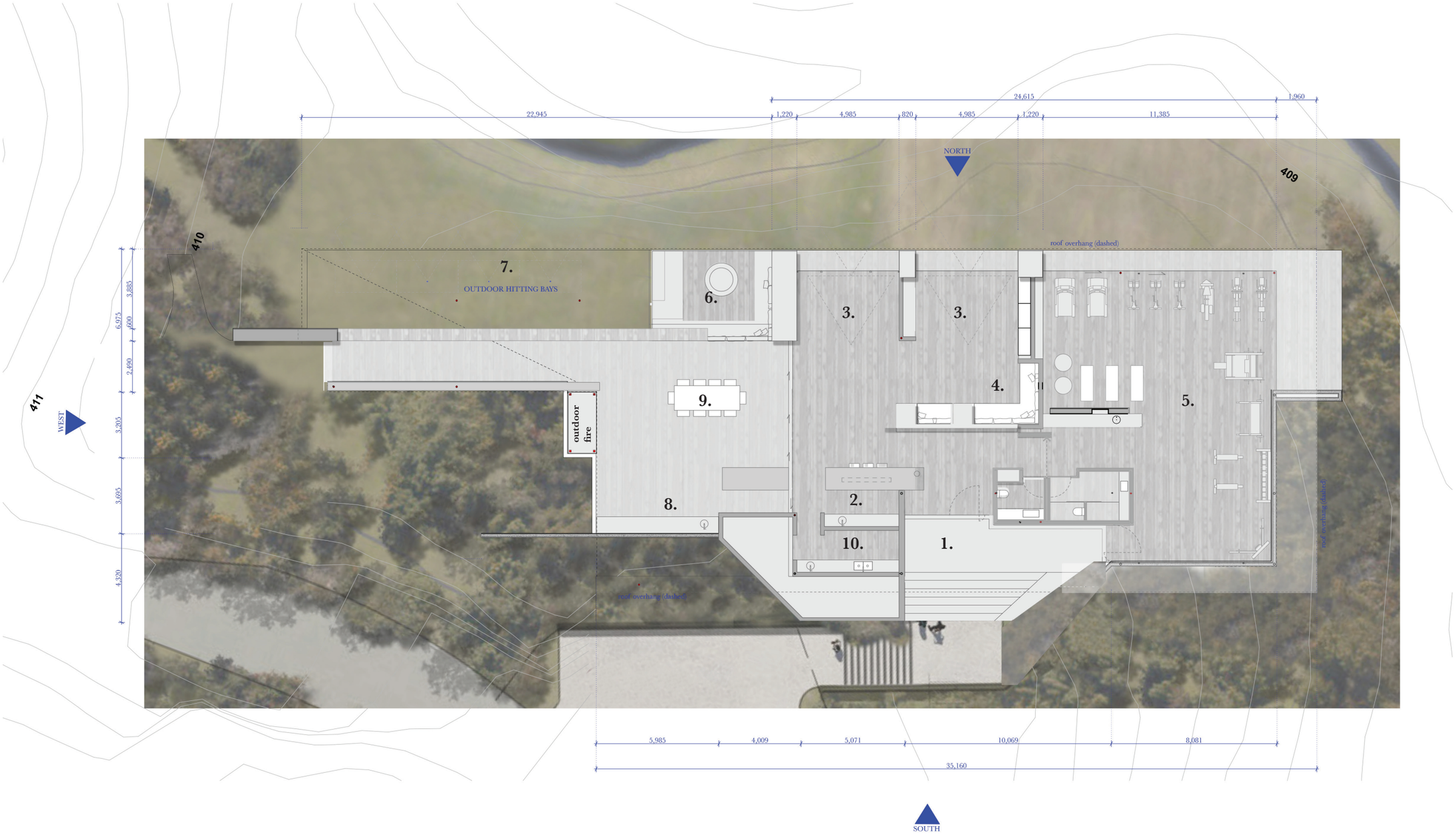
164 MCDONNELL ROAD
QUEENSTOWN 9371
Lot 3 DP 516022

ZONE: HILLS RESORT ZONE
ACTIVITY AREA: A1 (9100m2)
MAXIMUM BUILDING COVERAGE: 55%

PROPOSED BUILDING COVERAGE AREA: 613m2 = 7%

GOLF TRAINING FACILITY | 1:1000

THE HILLS



1 COVERED ENTRY
2 BAR / SERVERY
3 INTERNAL GOLF SIMULATOR BAYS
4 LOUNGE
5 GYM
6 SUNKEN OUTDOOR FIREPIT
7 OUTDOOR HITTING BAYS
8 BBQ / PIZZA OVEN
9 OUTDOOR SEATING TERRACE
10 BACK OF HOUSE / SERVICE

GOLF TRAINING FACILITY | 1:200

THE HILLS

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06

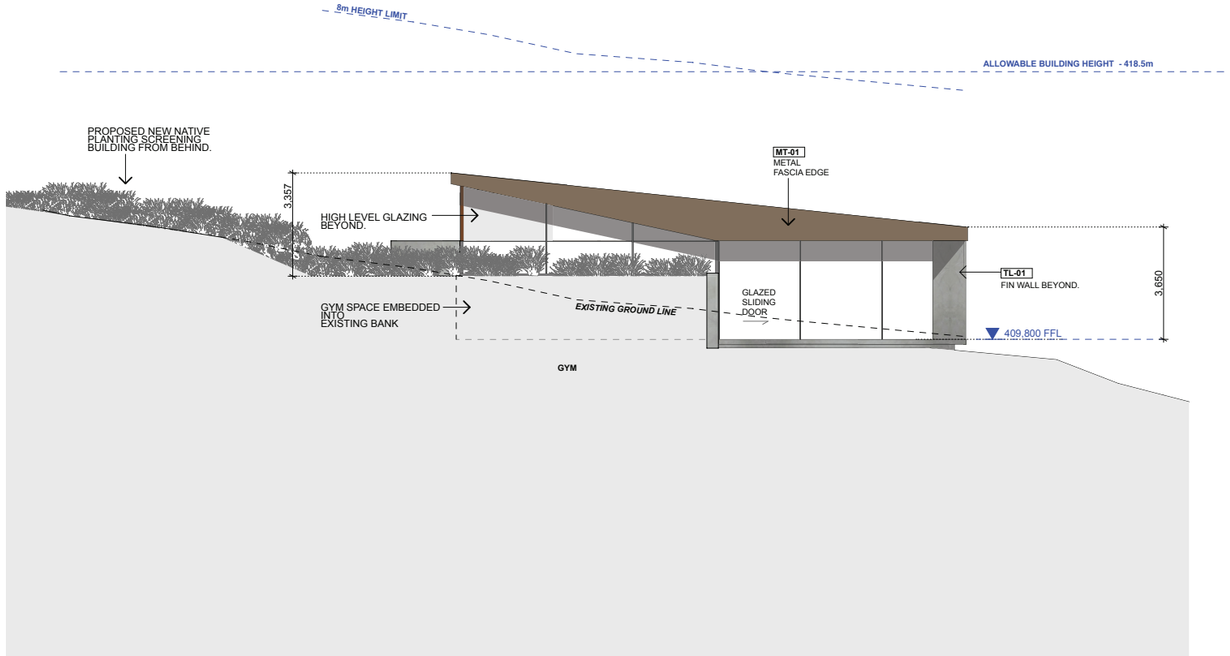


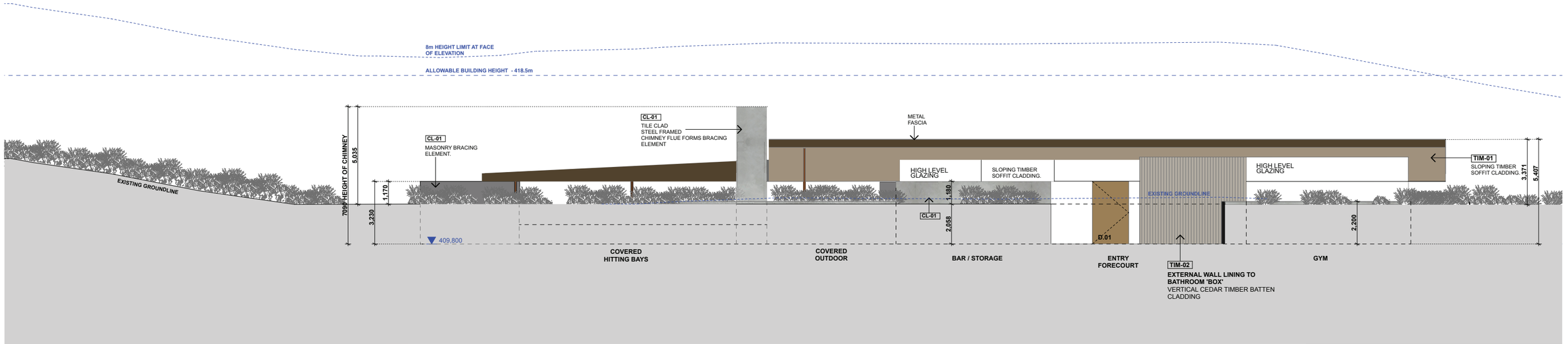




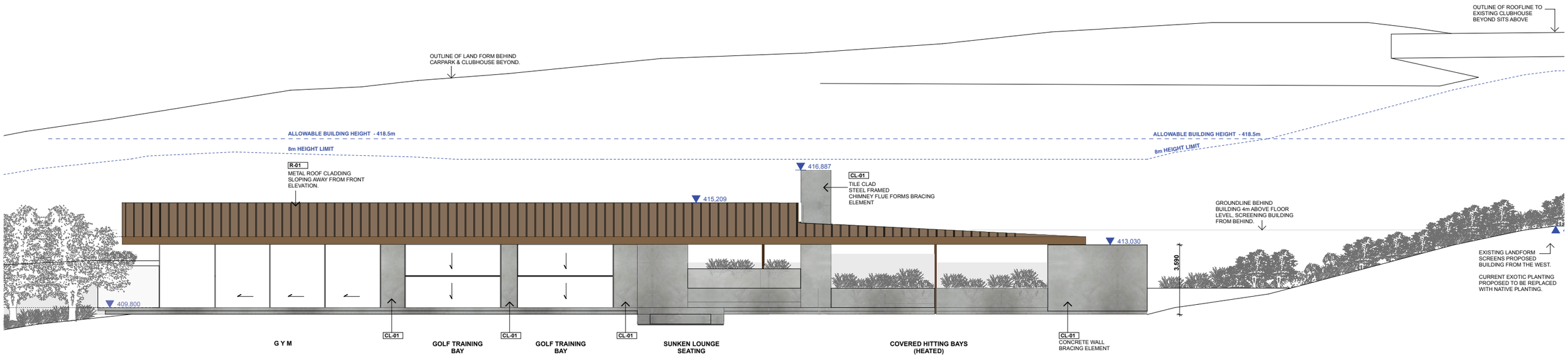




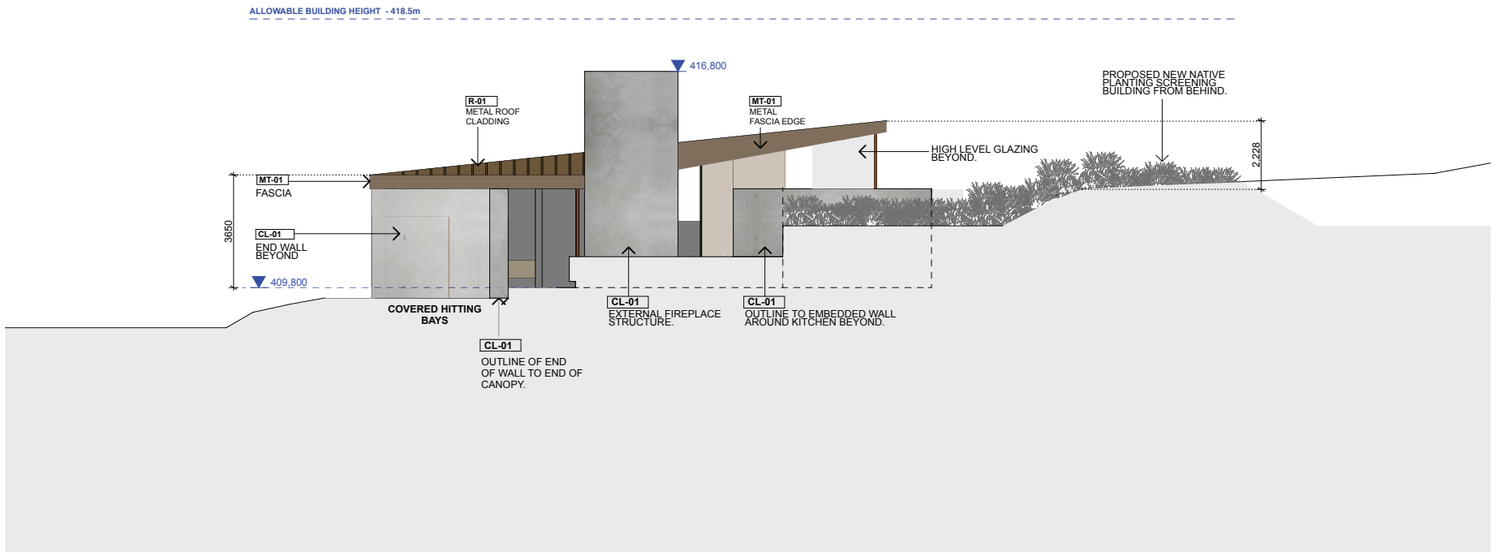

8m HEIGHT LIMIT
ALLOWABLE BUILDING HEIGHT - 418.5m
PROPOSED NEW NATIVE PLANTING SCREENING BUILDING FROM BEHIND.
3,357
HIGH LEVEL GLAZING BEYOND.
MT-01
METAL FASCIA EDGE
TL-01
FIN WALL BEYOND.
3,650
GLAZED SLIDING DOOR
GYM SPACE EMBEDDED INTO EXISTING BANK
EXISTING GROUND LINE
409,800 FFL
GYM



RESOURCE CONSENT SUBMISSION 01 | DEC '24



RESOURCE CONSENT SUBMISSION 01 | DEC '24


ALLOWABLE BUILDING HEIGHT - 418.5m
416,800
R-01
METAL ROOF CLADDING
MT-01
METAL FASCIA EDGE
PROPOSED NEW NATIVE PLANTING SCREENING BUILDING FROM BEHIND.
HIGH LEVEL GLAZING BEYOND.
2,228
MT-01
FASCIA
3650
CL-01
END WALL BEYOND
409,800
COVERED HITTING BAYS
CL-01
EXTERNAL FIREPLACE STRUCTURE.
CL-01
OUTLINE TO EMBEDDED WALL AROUND KITCHEN BEYOND.
CL-01
OUTLINE OF END OF WALL TO END OF CANOPY.



EARTHWORKS & RETAINING PLAN KEY:

EXCAVATION:
DEPTH BELOW EXISTING GROUND LEVELS:

3000mm 2500mm 2000mm 1500mm 1000mm 500mm 0

FILL:
DEPTH ABOVE EXISTING/CUT GROUND LEVELS:

0 500mm 1000mm 1500mm 2000mm 2500mm

TOTAL EXCAVATION: 650m³

NET TOTAL REMOVED: 240m³

TOTAL FILL: 410m³

MAXIMUM CUT DEPTH: 2.5m

MAXIMUM FILL HEIGHT: 2.5m

