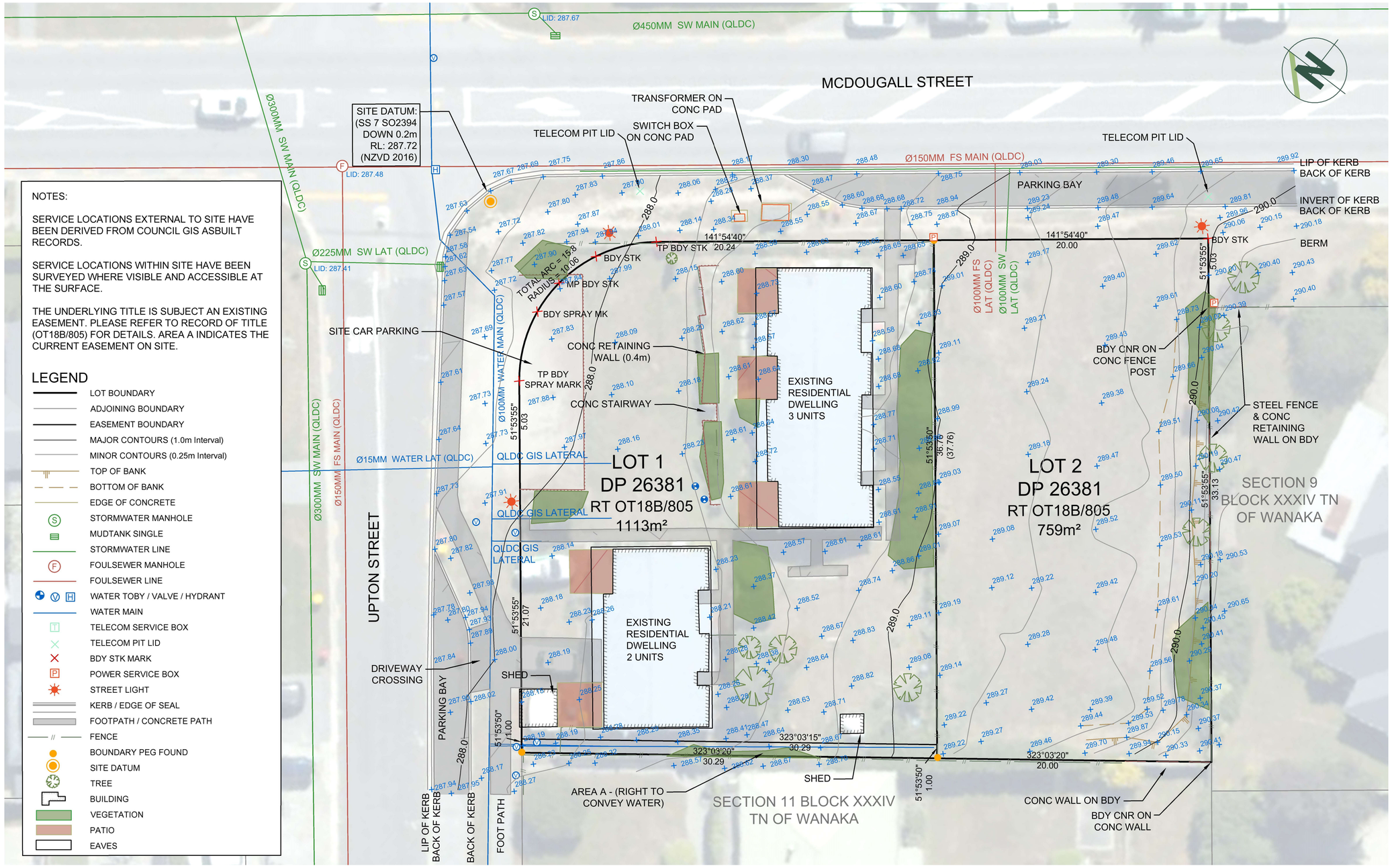
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McDougall Street Development

Resource Consent Drawings

5/03/2026

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NOTES:

SERVICE LOCATIONS EXTERNAL TO SITE HAVE BEEN DERIVED FROM COUNCIL GIS ASBUILT RECORDS.

SERVICE LOCATIONS WITHIN SITE HAVE BEEN SURVEYED WHERE VISIBLE AND ACCESSIBLE AT THE SURFACE.

THE UNDERLYING TITLE IS SUBJECT AN EXISTING EASEMENT. PLEASE REFER TO RECORD OF TITLE (OT18B/805) FOR DETAILS. AREA A INDICATES THE CURRENT EASEMENT ON SITE.

LEGEND

- LOT BOUNDARY
- ADJOINING BOUNDARY
- EASEMENT BOUNDARY
- MAJOR CONTOURS (1.0m Interval)
- MINOR CONTOURS (0.25m Interval)
- TOP OF BANK
- BOTTOM OF BANK
- EDGE OF CONCRETE
- STORMWATER MANHOLE
- MUDTANK SINGLE
- STORMWATER LINE
- FOULSEWER MANHOLE
- FOULSEWER LINE
- WATER TOBY / VALVE / HYDRANT
- WATER MAIN
- TELECOM SERVICE BOX
- TELECOM PIT LID
- BDY STK MARK
- POWER SERVICE BOX
- STREET LIGHT
- KERB / EDGE OF SEAL
- FOOTPATH / CONCRETE PATH
- FENCE
- BOUNDARY PEG FOUND
- SITE DATUM
- TREE
- BUILDING
- VEGETATION
- PATIO
- EAVES

McDougall Street Development

Job no. 2502

5/03/2026	Queenstown Lakes Community Housing Trust	Existing Site Plan	Scale 1:150 @ A3	Dwg no. 1 Issue C

Document Set ID: 9421679
Version: 1, Version Date: 10/03/2026

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1 - Context Plan
Scale 1:2000



SITE DETAILS

ADDRESS	43 McDougall Street, Wanaka
LEGAL DESCRIPTION	LOT 1 & 2 DP26381
SITE AREA	1872m²
SITE COVERAGE	631m²
WIND ZONE	MEDIUM
EARTHQUAKE ZONE:	ZONE 3
EXPOSURE ZONE:	ZONE B

PLANNING INFO

PLANNING ZONE:	LOWER DENSITY SUBURBAN RESIDENTIAL
MAX HEIGHT:	7m
FRONT YARD:	4.5m
SIDE & REAR YARD:	2m
RECESSION PLANES:	2.5m @ N | 55°, W/E | 45°, S | 35°
MAX DENSITY:	1 RESIDENTIAL UNIT/300m²
MAX SITE COVERAGE:	40%
MAX IMPERMEABLE:	70%
HAIL REGISTERED:	CLASS: LIC 1 (P) - Probably Low

McDougall Street Development

Job no. 2502

27/03/2026	Queenstown Lakes Community Housing Trust	Site Plan	Scale 1:400 @ A3	Dwg no. 2	Issue C

Document Set ID: 9487202
Version: 1, Version Date: 30/03/2026

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MCDOUGALL STREET

UPTON STREET

288.0
289.0
290.0
20.00m, 141° 54' 40"
20.00m, 141° 54' 40"
5.03m, 51° 53' 55"
33.13m, 51° 53' 55"
21.07m, 51° 53' 55"
5.03m, 51° 53' 55"
30.29m, 143° 3' 20"
20.00m, 143° 3' 20"

R2
R1

BIN STORAGE
1.000 BUILDING ENCROACHMENT LINE
5.52 m²
BUILDING ABLE TO BE LOCATED WITHIN SETBACK 6m² WITH NO WINDOWS OR OPENINGS. AREA: 5.52m²

EAVE LOCATED WITHIN BOUNDARY SETBACK
600mm EAVE ENCROACHMENT LINE
COMMON BOUNDARY BETWEEN LOTS

FLAT A1
1 BED FLAT
UNIT A2
1 BED UNIT
FLAT A3
1 BED FLAT

CENTRAL GREEN SPACE

PICNIC BENCHES

FLAT C1
1 BED FLAT
UNIT C2
1 BED UNIT
FLAT C3
1 BED FLAT
FLAT C4
1 BED FLAT

SERVICES
DRYING
HOT WATER

600mm OVERHANG FROM LOW KERB TO REDUCE PARK LENGTH
BUILT IN MAILBOXES INTO BRICK WALL
NEW DRIVEWAY AND VEHICLE CROSSING
RED DASHED LINES TO INDICATE EXISTING VEHICLE CROSSING AND DRIVEWAY
LOW KERB

600
4,800
4,500
6,200
4,800
1,135
2,908
4,624
2,600
3,700
3500 MIN
1,790

VEHICLE PARKING SPACE
B85 CAR TRACKING CURVE

UNIT B1
1 BED UNIT
UNIT B2
1 BED UNIT
FLAT B3
1 BED FLAT

14.30 m²
22.64 m²
BIN STORAGE
HW

UNIT D1
3 BED UNIT
UNIT D2
3 BED UNIT

BIN STORAGE

RETAINING WALL 700mm OFF BOUNDARY
700
700

McDougall Street Development

Job no. 2502

27/03/2026	Queenstown Lakes Community Housing Trust	Site Detailed	Scale 1:200 @ A3	Dwg no. 3	Issue C

Document Set ID: 9487202
Version: 1, Version Date: 30/03/2026

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MCDOUGALL STREET

UPTON STREET

20.00m, 141° 54' 40"

20.00m, 141° 54' 40"

5.09m, 51° 53' 55"

SOIL STOCKPILE LOCATION

FLAT A1

UNIT A2

FLAT A3

FLAT C1

UNIT C2

FLAT C3

FLAT C4

SERVICES

UNIT D1

UNIT D2

UNIT B1

UNIT B2

FLAT B3

PROPOSED SEDIMENT FENCE BUILT IN ACCORDANCE TO SILT AND SEDIMENT CONTROL GUIDELINES

21.09m, 51° 53' 55"

GREY HATCH TO INDICATE STABILISED ENTRY/EXIT PAD

FLOW CONTROL BUND

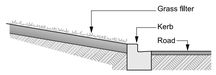
PROPOSED WASHDOWN AREA DURING CONSTRUCTION

PROPOSED SEDIMENT FENCE BUILT IN ACCORDANCE TO SILT AND SEDIMENT CONTROL GUIDELINES

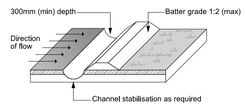
30.29m, 143° 3' 20"

20.00m, 143° 3' 20"

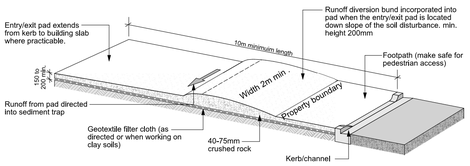
33.13m, 51° 53' 55"



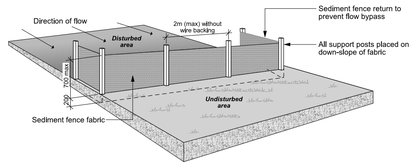
1 - Maintained Grass Area to Reduce Erosion
Scale NTS



2 - Stormwater Diversion Channel
Scale NTS



3 - Typical Stabilised Site Access
Scale NTS



4 - Sediment Fence Construction Detail
Scale NTS

McDougall Street Development

Job no. 2502

5/03/2026	Queenstown Lakes Community Housing Trust	Environmental Management Plan	Scale 1:200 @ A3	Dwg no. 4	Issue C

Document Set ID: 9421679
Version: 1, Version Date: 10/03/2026



1 Site Building Coverage
Scale 1:200

BUILDING COVERAGE - Lot 1 DP 26381
167.54m²
153.24m²
320.78m²

BUILDING COVERAGE - Lot 2 DP 26381
223.78m²
27.20m²
126.78m²
14.30m²
392.06m²

7.5.5 - BUILDING COVERAGE MAXIMUM OF 40%

Lot 1 DP 26381
(BUILDING AREA) 320.78m² / (SITE AREA) 1112.7m²
= **28.8%** OF SITE AREA

Lot 2 DP 26381
(BUILDING AREA) 392.06m² / (SITE AREA) 759m²
= **51.7%** OF SITE AREA



2 Site Landscaping Coverage
Scale 1:200

LANDSCAPED AREA - Lot 1 DP 26381	
314.86m²	12.66m²
4.32m²	1.12m²
2.40m²	4.32m²
28.09m²	2.16m²
13.67m²	7.82m²
3.57m²	
394.99m²	

LANDSCAPED AREA - Lot 2 DP 26381	
74.88m²	4.48m²
5.15m²	4.73m²
4.20m²	7.48m²
7.20m²	12.23m²
2.23m²	1.20m²
4.20m²	37.26m²
165.24m²	

7.5.6 - LANDSCAPED PERMEABLE SURFACE COVERAGE

Lot 1 DP 26381
AT LEAST 30% OF THE SITE SHALL COMPRISE LANDSCAPED (PERMEABLE) SURFACE

(LANDSCAPED AREA) 395m² / (SITE AREA) 1112.7m²
= **35.5%** OF SITE AREA

Lot 2 DP 26381
AT LEAST 30% OF THE SITE SHALL COMPRISE LANDSCAPED (PERMEABLE) SURFACE

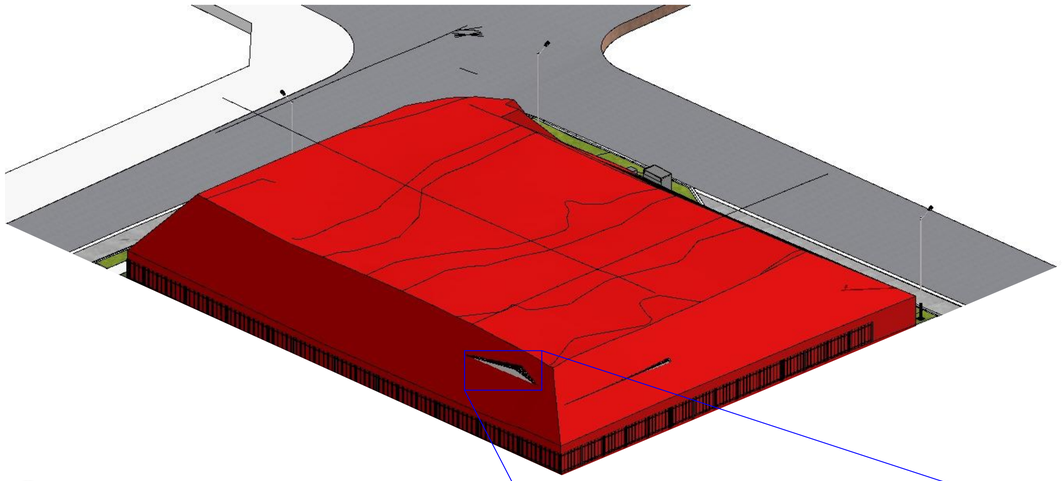
(LANDSCAPED AREA) 165.24m² / (SITE AREA) 759m²
= **21.8%** OF SITE AREA

McDougall Street Development

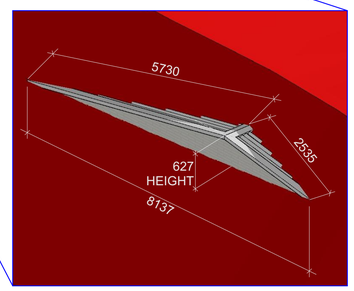
Job no. 2502

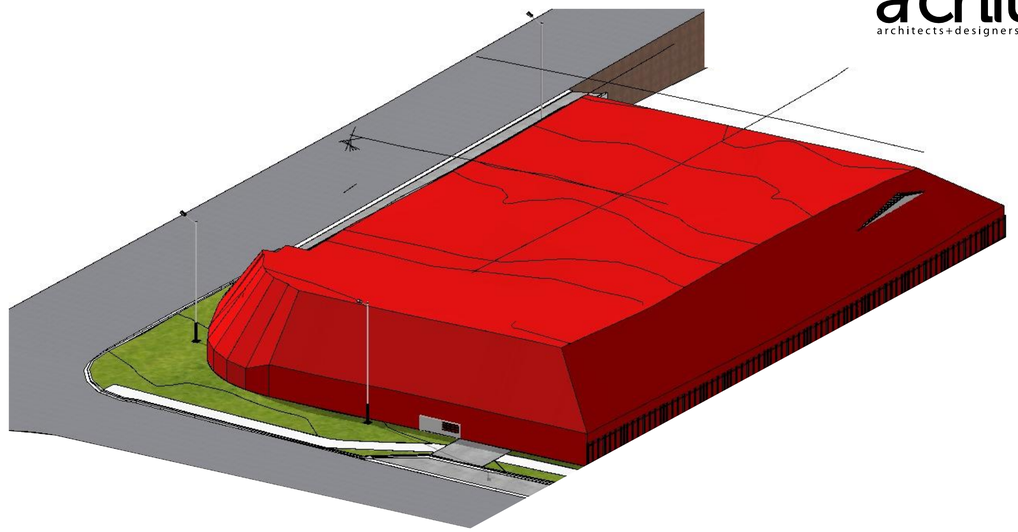
27/03/2026	Queenstown Lakes Community Housing Trust	Building & Landscape Coverage	Scale 1:400 @ A3	Dwg no. 5	Issue C

Document Set ID: 9487202
Version: 1, Version Date: 30/03/2026

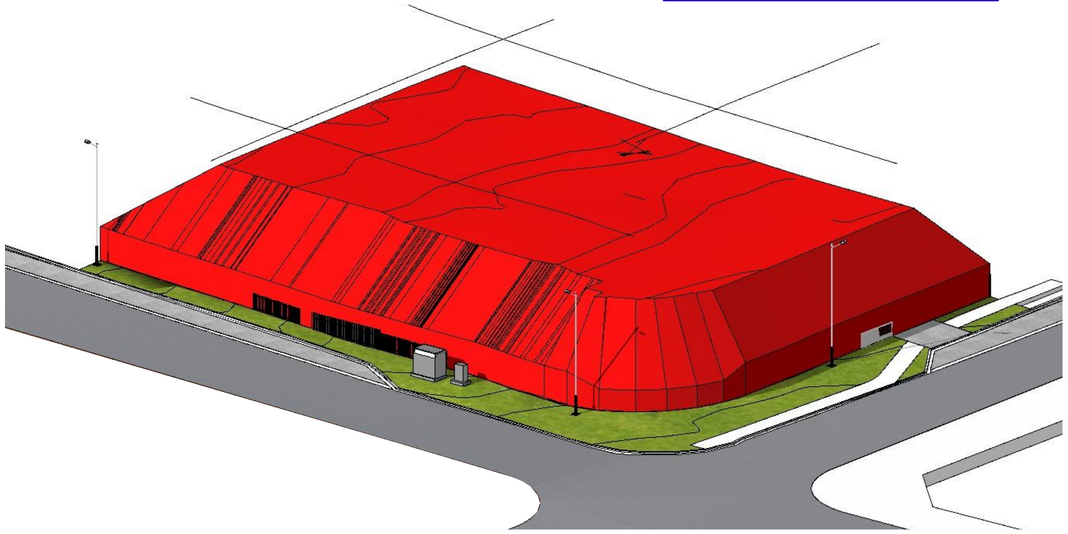


1 - Planning Envelope - South

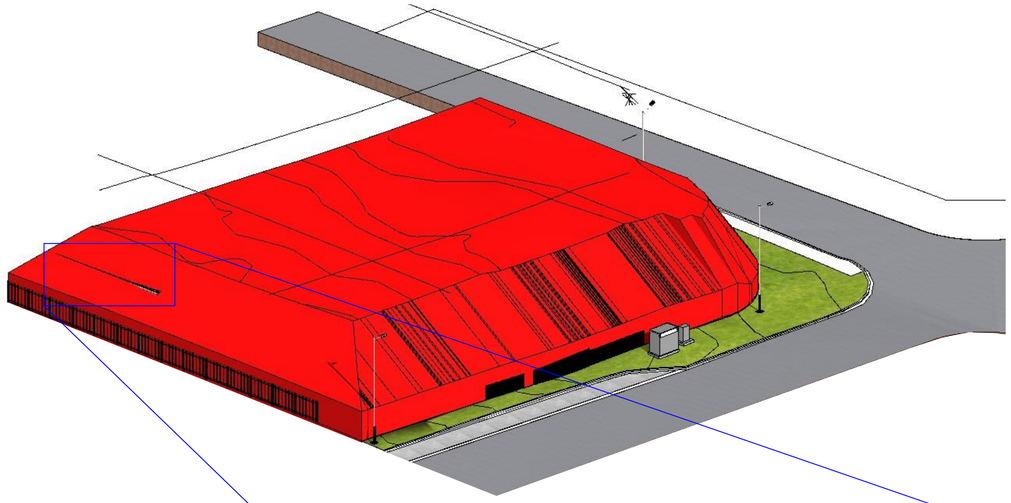




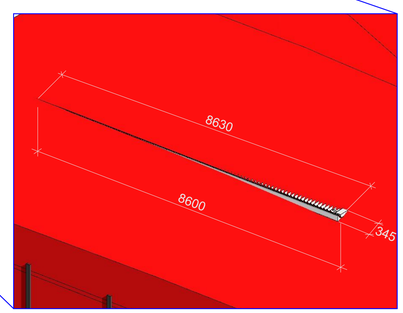
2 - Planning Envelope West



3 - Planning Envelope North



4 - Planning Envelope East

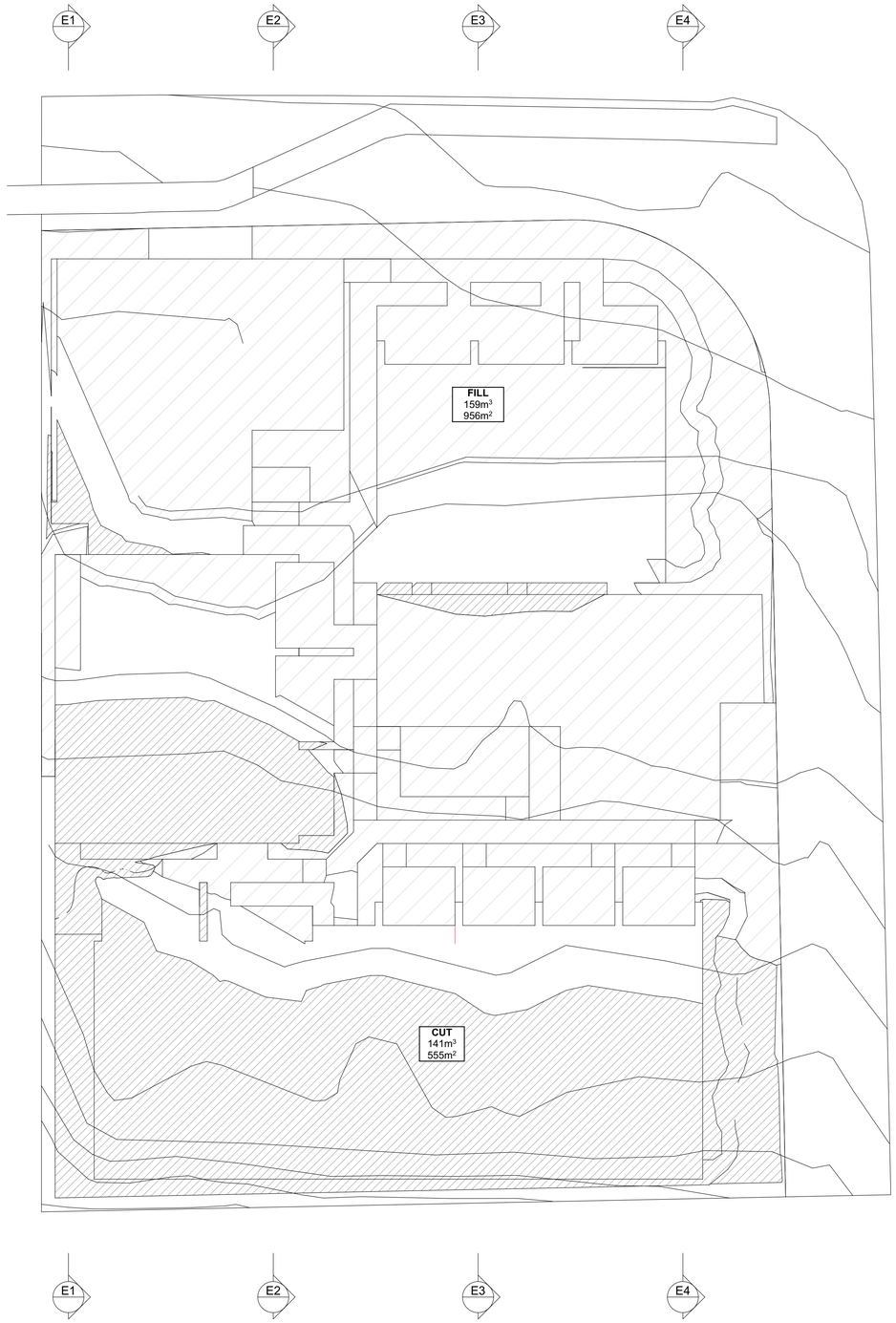


McDougall Street Development

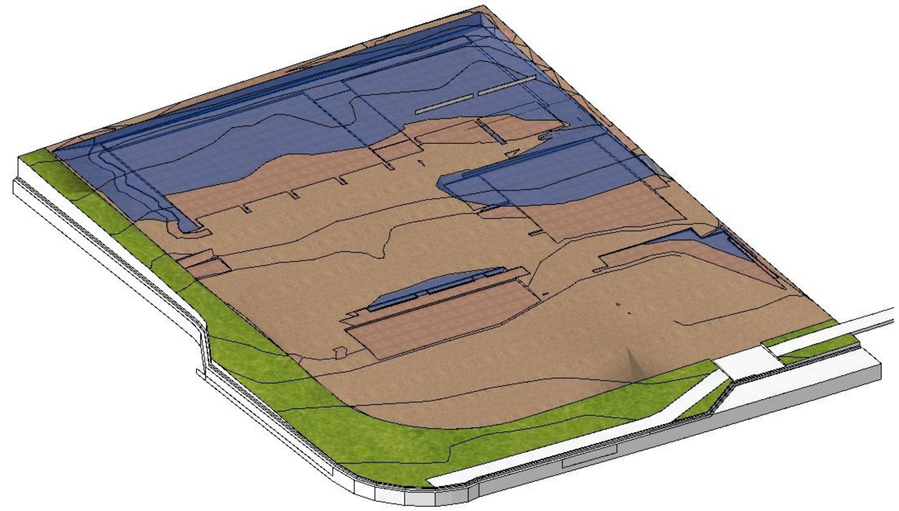
Job no. 2502

	5/03/2026	Queenstown Lakes Community Housing Trust	Planning Envelope	Scale	@ A3	Dwg no. 6	Issue C

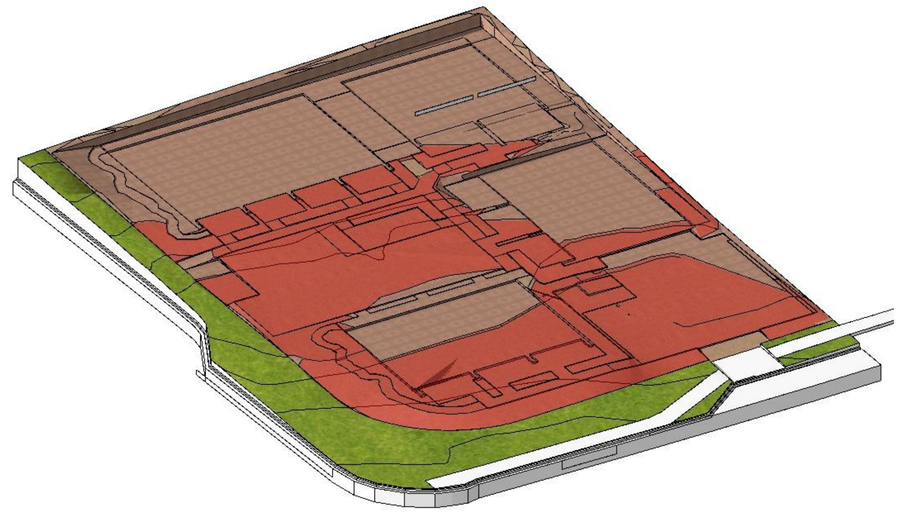
Document Set ID: 9421679
Version: 1, Version Date: 10/03/2026



1 - Earthworks Cut & Fill
Scale 1:150



2 - Earthworks Cut



3 - Earthworks Fill

EARTHWORKS

CUT		555m² / 141m³
FILL		956m² / 159m³
COMBINED CUT & FILL		1511m² / 300m³

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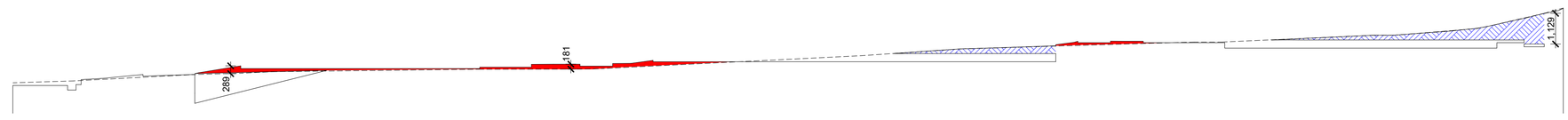
Job no. 2502

5/03/2026	Queenstown Lakes Community Housing Trust	Land Disturbance	Scale 1:300 @ A3	Dwg no. 7	Issue C

Document Set ID: 9421679
Version: 1, Version Date: 10/03/2026



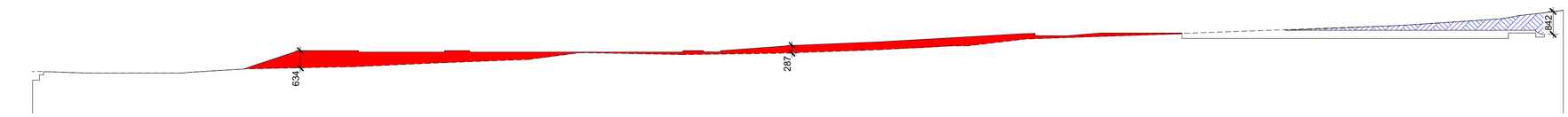
1 - Earthworks Section 1
Scale 1:100



2 - Earthworks Section 2
Scale 1:100



3 - Earthworks Section 3
Scale 1:100



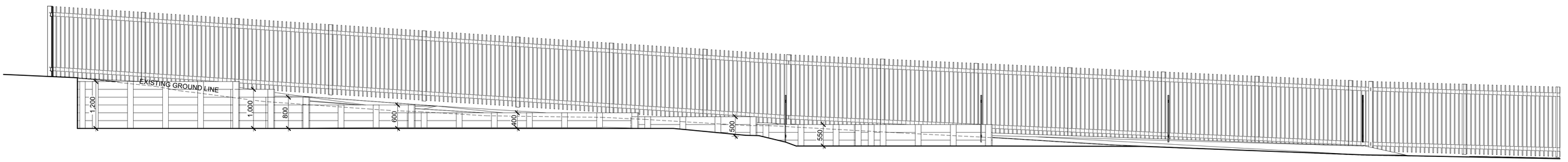
4 - Earthworks Section 4
Scale 1:100

McDougall Street Development

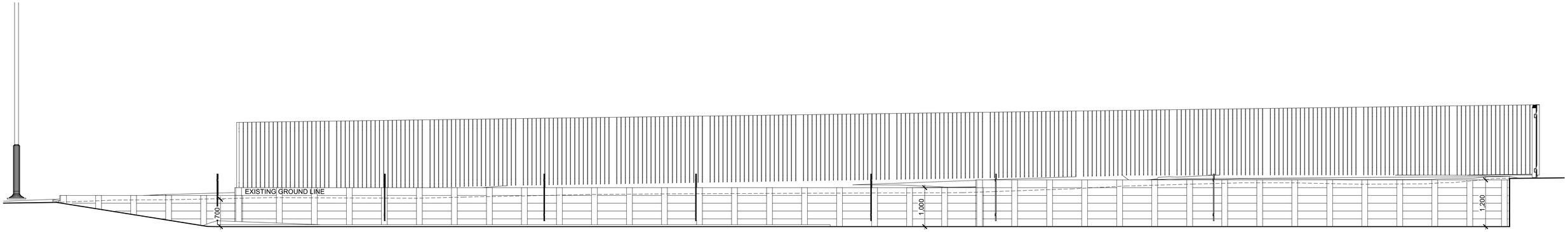
Job no. 2502

5/03/2026	Queenstown Lakes Community Housing Trust	Land Disturbance Sections	Scale 1:200 @ A3	Dwg no. 8 Issue C

Document Set ID: 9421679
Version: 1, Version Date: 10/03/2026



1 Retaining R1
- Scale 1:50



2 Retaining R2
- Scale 1:50

McDougall Street Development

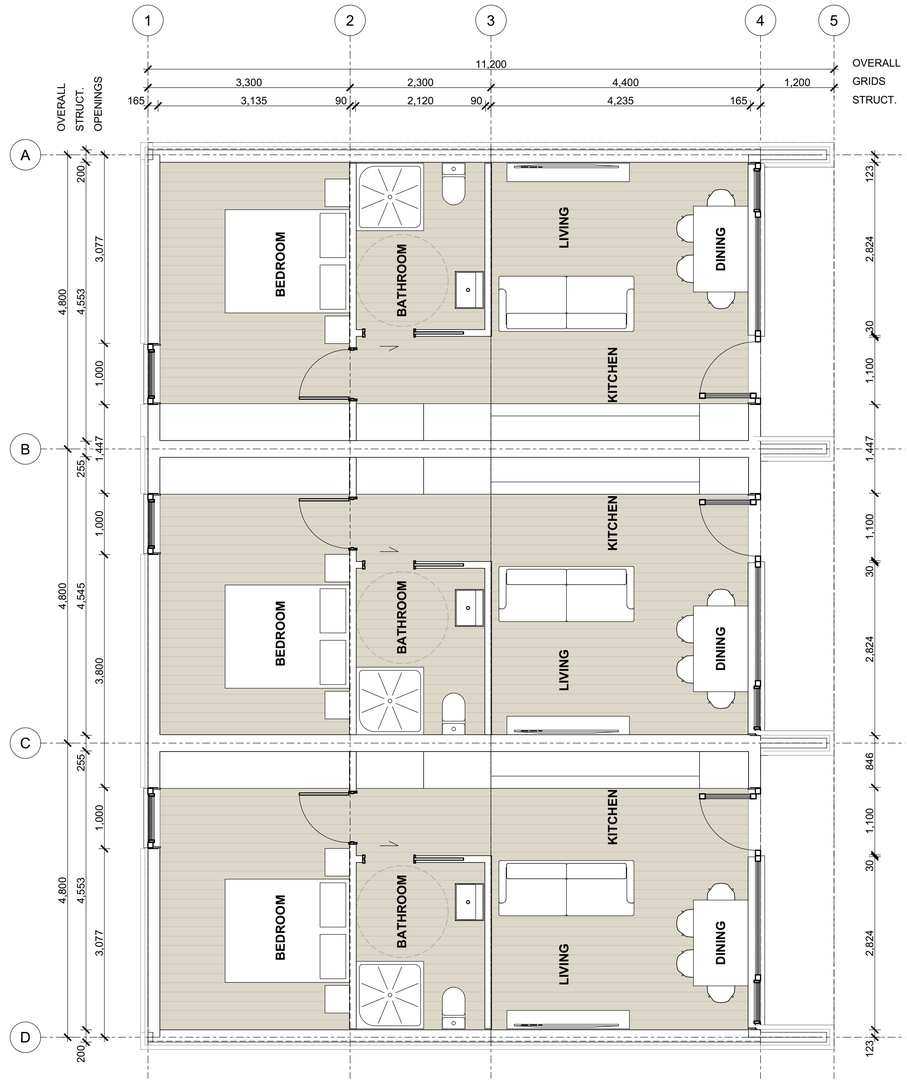
Job no. 2502

5/03/2026	Queenstown Lakes Community Housing Trust	Retaining Wall Sections	Scale 1:100 @ A3	Dwg no. 9	Issue C

Document Set ID: 9421679
Version: 1, Version Date: 10/03/2026



1 A Block Floor Plan
- Scale 1:50



2 B Block Floor Plan
- Scale 1:50

McDougall Street Development

Job no. 2502

5/03/2026	Queenstown Lakes Community Housing Trust	Blocks A & B Floor Plan	Scale 1:100 @ A3	Dwg no. 10	Issue C

Document Set ID: 9421679
Version: 1, Version Date: 10/03/2026



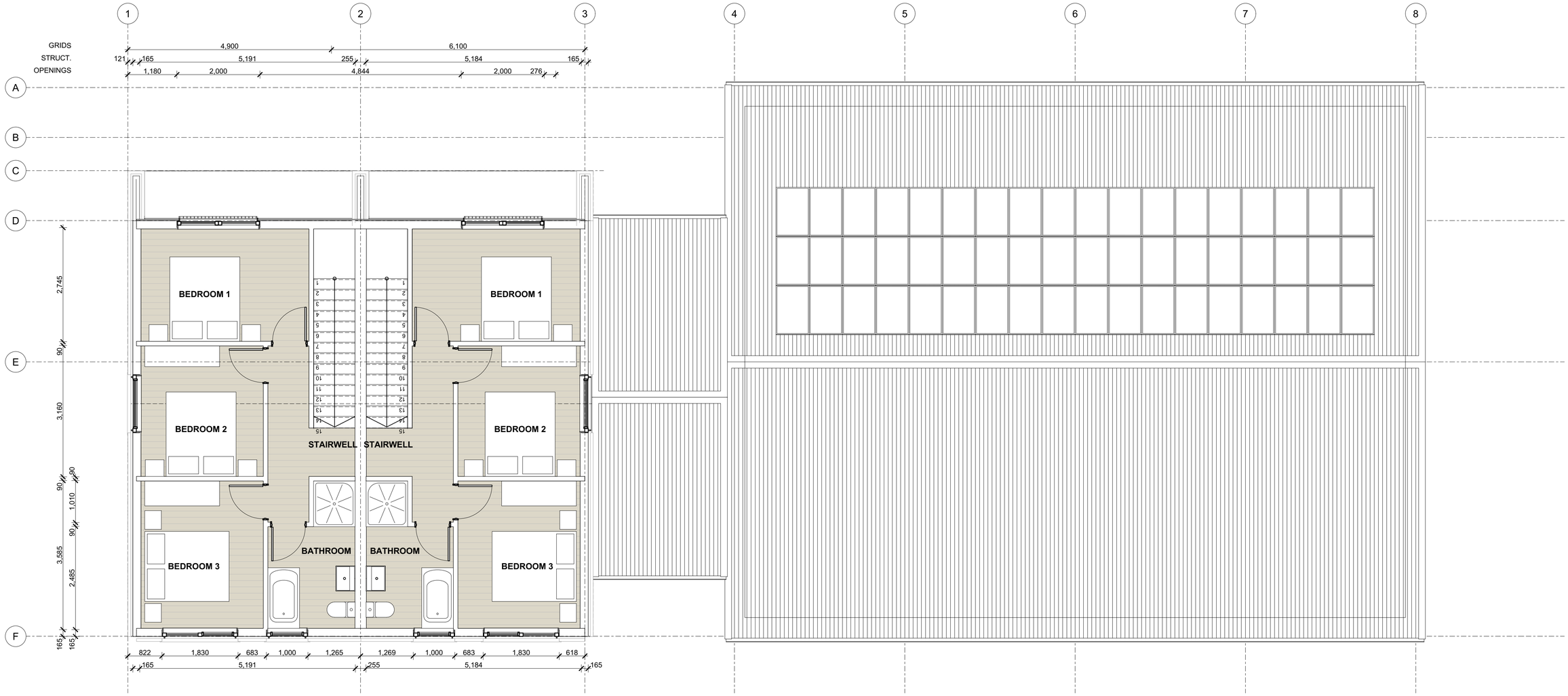
McDougall Street Development

Job no. 2502

5/03/2026	Queenstown Lakes Community Housing Trust	Blocks C & D Floor Plan	Scale 1:100 @ A3	Dwg no. 11	Issue C

Document Set ID: 9421679
Version: 1, Version Date: 10/03/2026

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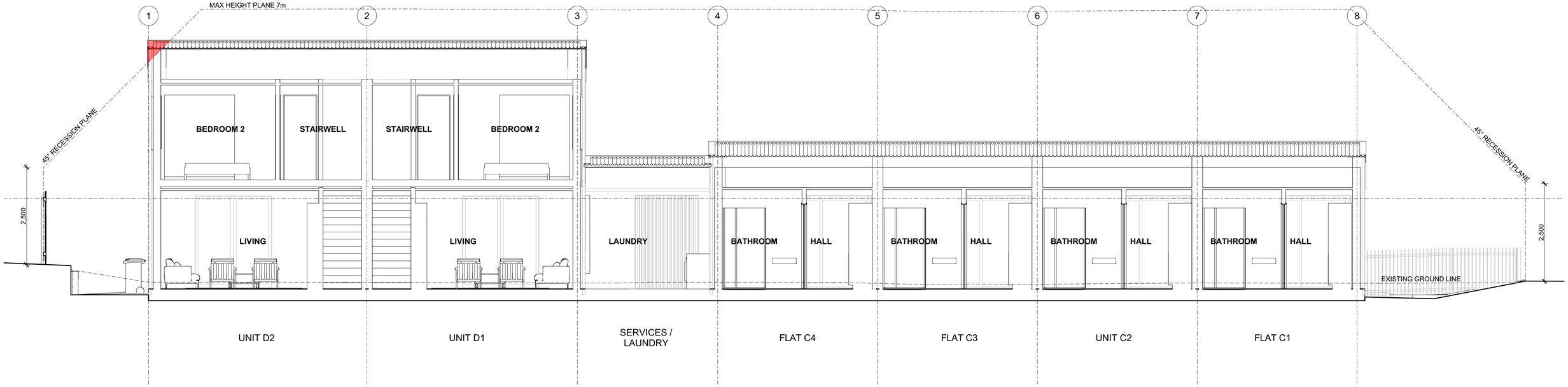
McDougall Street Development

Job no. 2502

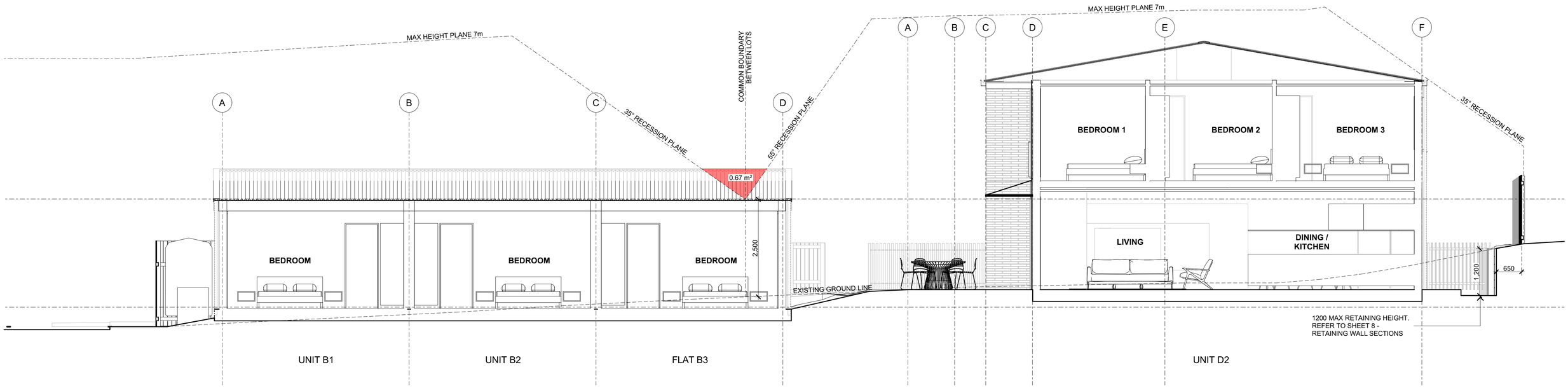
5/03/2026	Queenstown Lakes Community Housing Trust	Upper Block D Floor Plan	Scale 1:100 @ A3	Dwg no. 12 Issue C

Document Set ID: 9421679
Version: 1, Version Date: 10/03/2026

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1 - Site Section 1
Scale 1:50



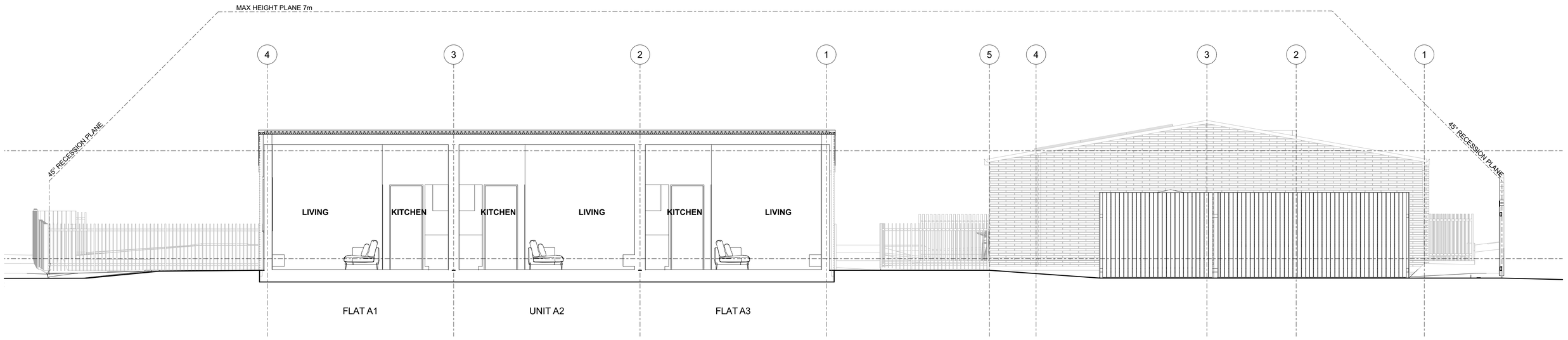
2 - Site Section 2
Scale 1:50

McDougall Street Development

Job no. 2502

27/03/2026	Queenstown Lakes Community Housing Trust	Sections	Scale 1:100 @ A3	Dwg no. 13	Issue C

Document Set ID: 9487202
Version: 1, Version Date: 30/03/2026



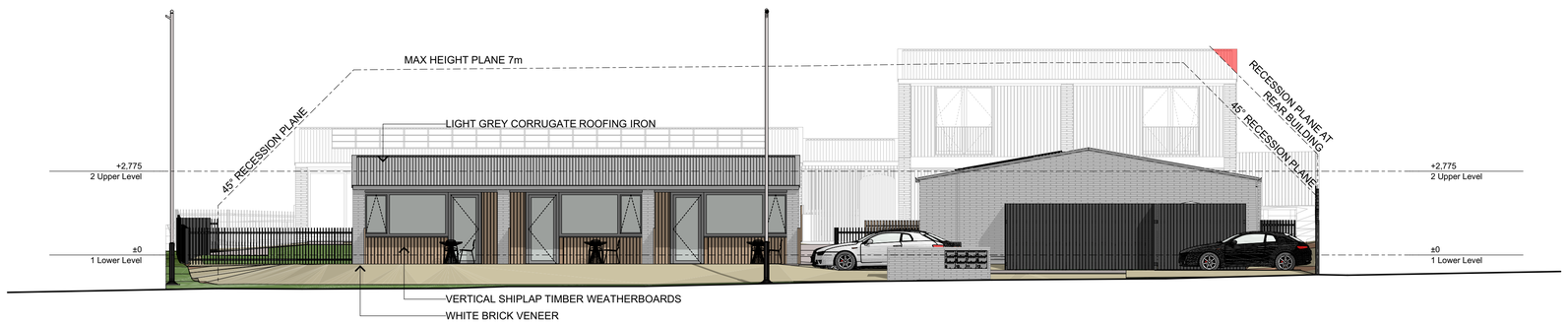
1 / - Site Section 3
Scale 1:50

McDougall Street Development

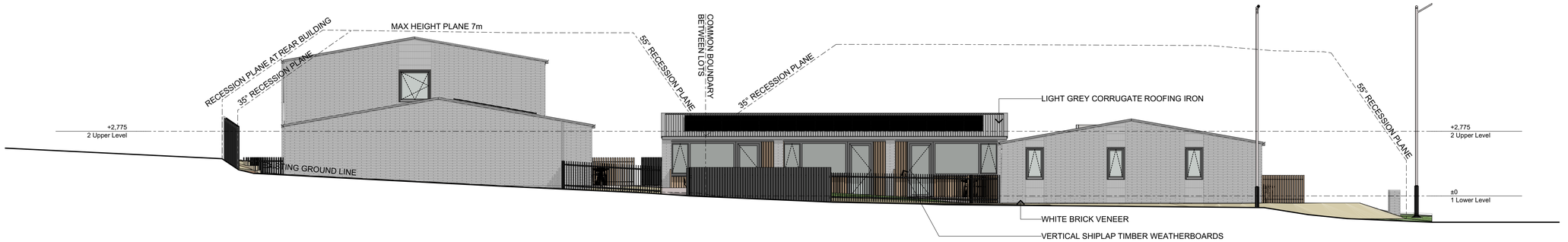
Job no. 2502

5/03/2026	Queenstown Lakes Community Housing Trust	Sections	Scale 1:100 @ A3	Dwg no. 14	Issue C

Document Set ID: 9421679
Version: 1, Version Date: 10/03/2026



2 - East Elevation
Scale 1:100



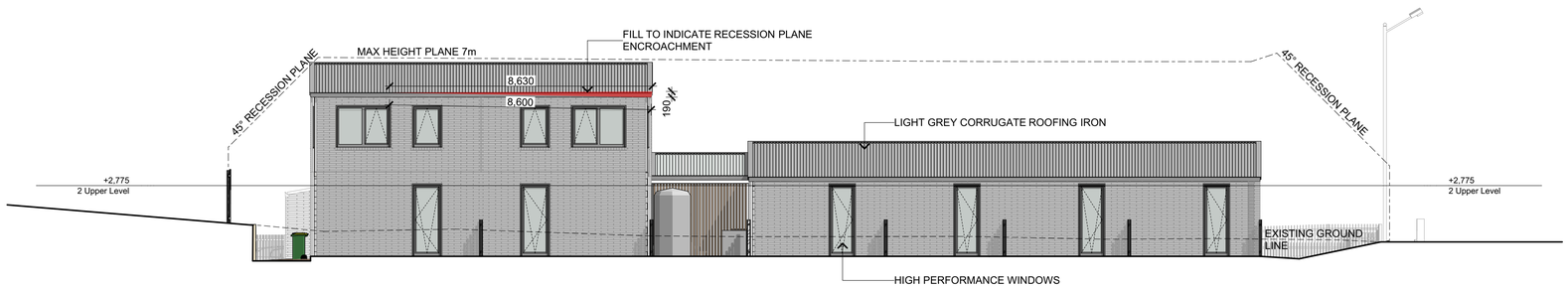
1 - North Elevation
Scale 1:100

McDougall Street Development

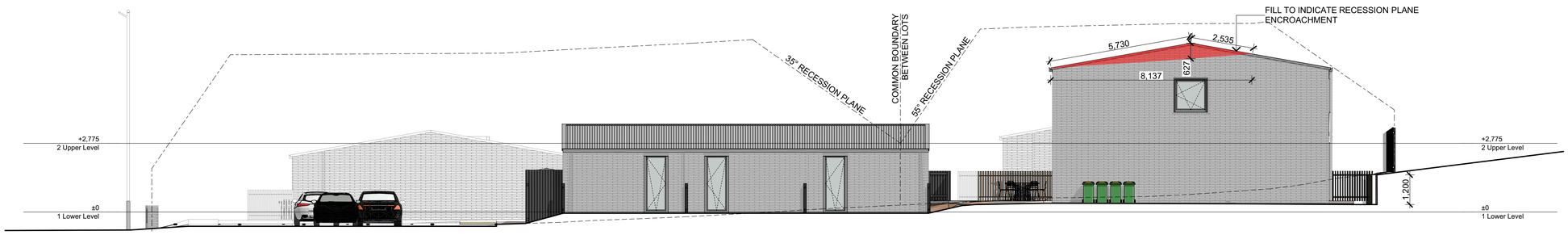
Job no. 2502

27/03/2026	Queenstown Lakes Community Housing Trust	Site Elevations	Scale 1:200 @ A3	Dwg no. 15 Issue C

Document Set ID: 9487202
Version: 1, Version Date: 30/03/2026



1 / - South Elevation
Scale 1:100

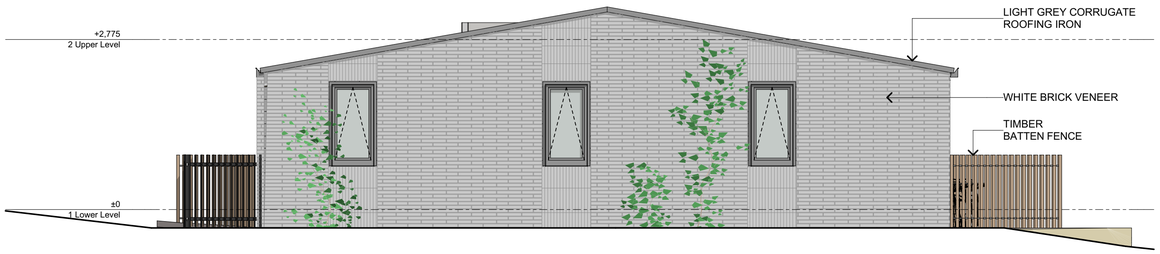


2 / - West Elevation
Scale 1:100

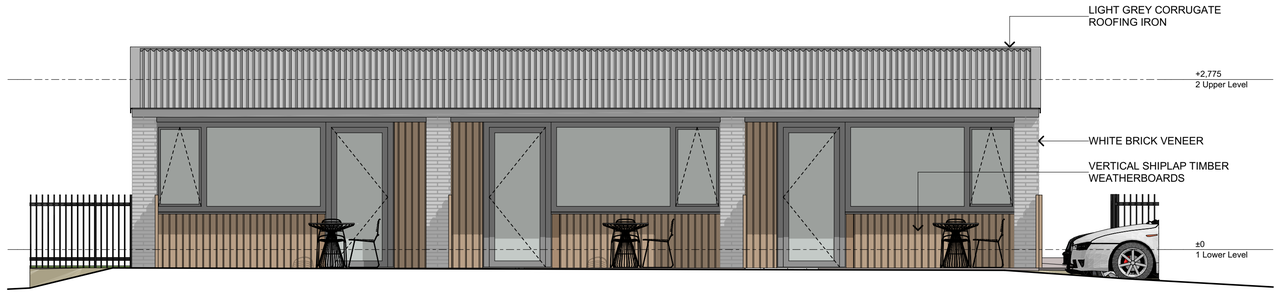
McDougall Street Development Job no. 2502

27/03/2026	Queenstown Lakes Community Housing Trust	Site Elevations	Scale 1:200 @ A3	Dwg no. 16	Issue C

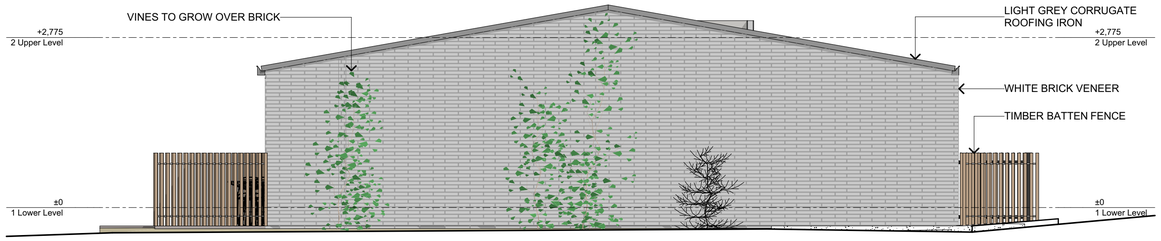
Document Set ID: 9487202
Version: 1, Version Date: 30/03/2026



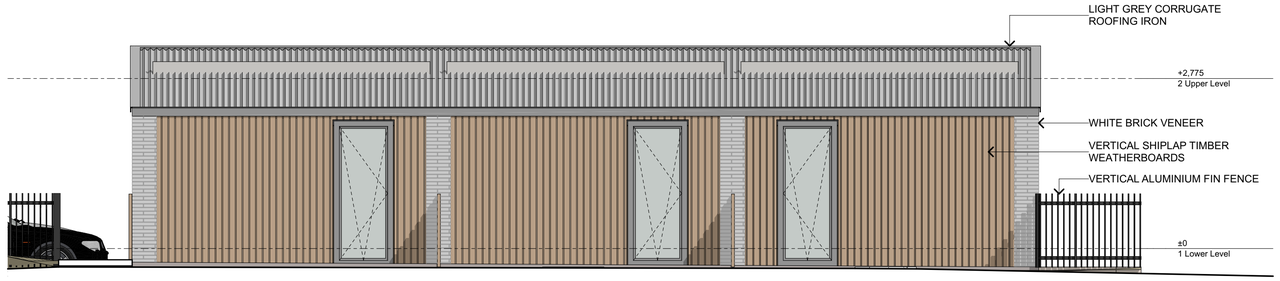
1 Unit A East Elevation
Scale 1:50



2 Unit A North Elevation
Scale 1:50



3 Unit A West Elevation
Scale 1:50



4 Unit A South Elevation
Scale 1:50

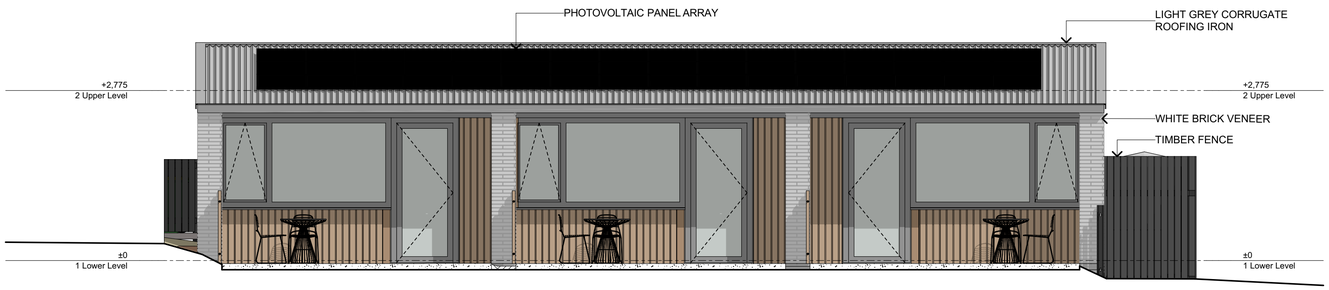
*CLADDING MATERIALS ARE INDICATIVE AND SUBJECT TO FURTHER DESIGN DEVELOPMENT

McDougall Street Development

Job no. 2502

5/03/2026	Queenstown Lakes Community Housing Trust	Unit A Elevations	Scale 1:100 @ A3	Dwg no. 17	Issue C

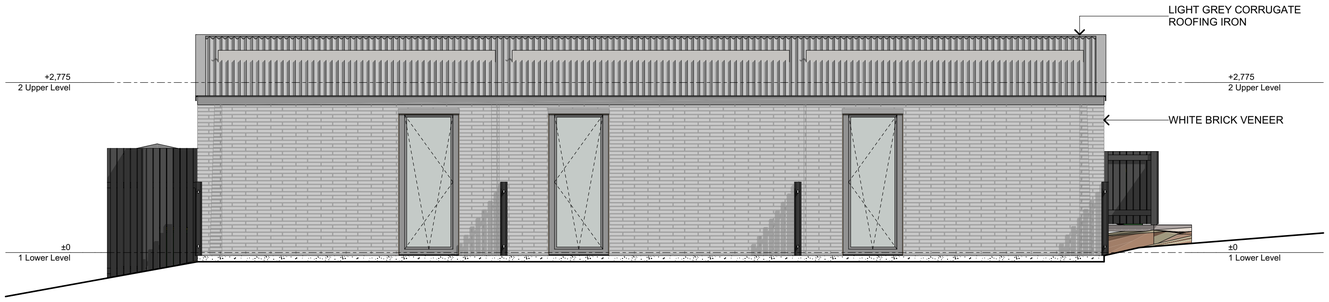
Document Set ID: 9421679
Version: 1, Version Date: 10/03/2026



1 Unit B East Elevation
- Scale 1:50



2 Unit B North Elevation
- Scale 1:50



3 Unit B West Elevation
- Scale 1:50



4 Unit B South Elevation
- Scale 1:50

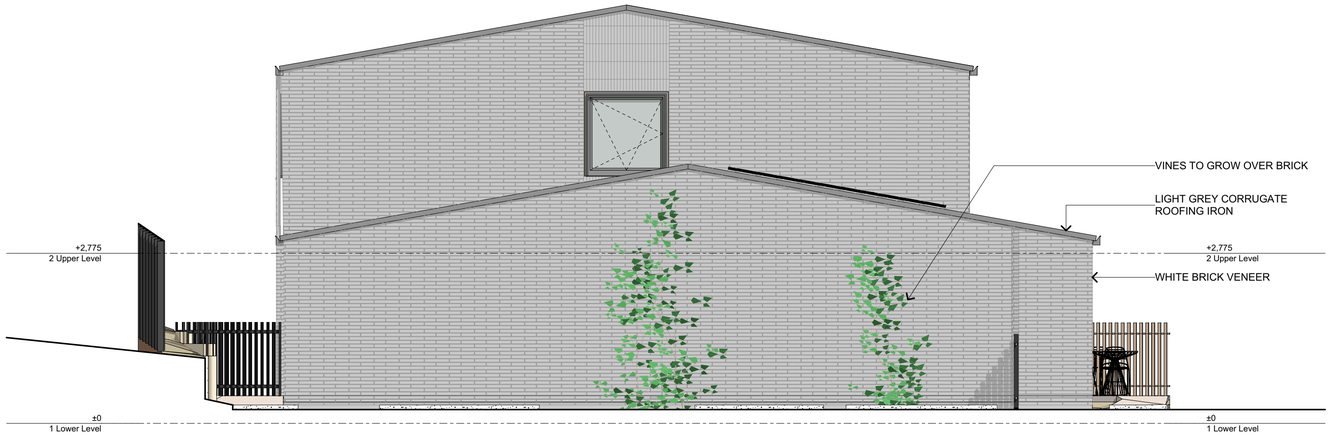
*CLADDING MATERIALS ARE INDICATIVE AND SUBJECT TO FURTHER DESIGN DEVELOPMENT

McDougall Street Development

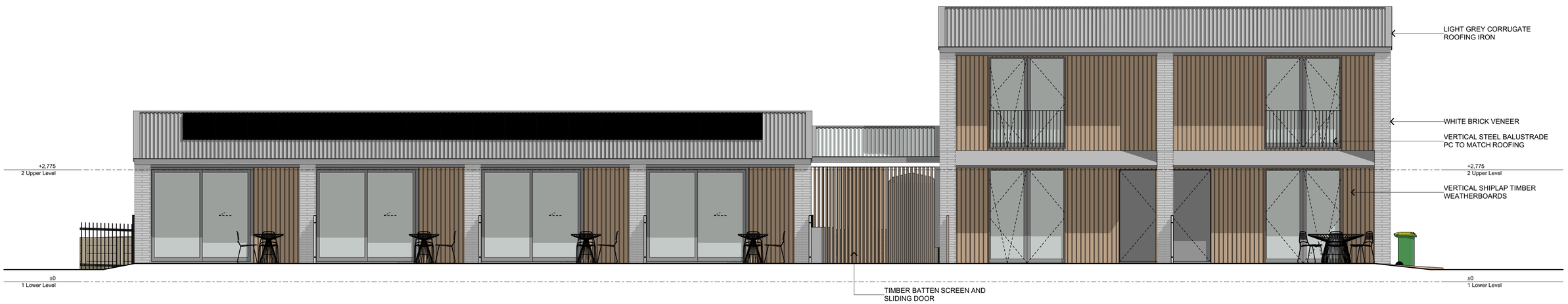
Job no. 2502

5/03/2026	Queenstown Lakes Community Housing Trust	Unit B Elevations	Scale 1:100 @ A3	Dwg no. 18	Issue C

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1 / - Unit C&D East Elevation
Scale 1:50



2 / - Unit C&D North Elevation
Scale 1:50

*CLADDING MATERIALS ARE INDICATIVE AND SUBJECT TO FURTHER DESIGN DEVELOPMENT

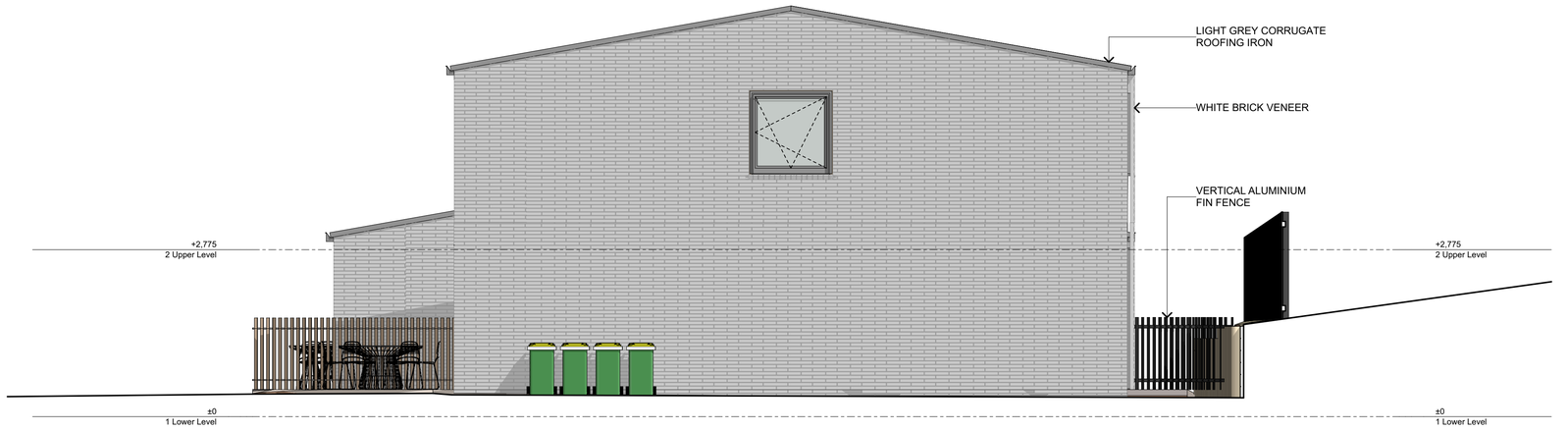
McDougall Street Development

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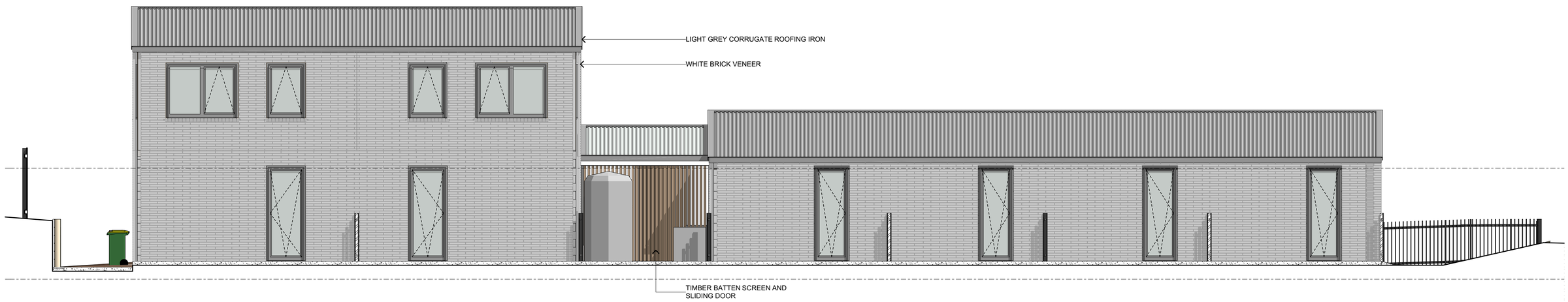
5/03/2026	Queenstown Lakes Community Housing Trust	Unit C & D Elevations	Scale 1:100 @ A3	Dwg no. 19	Issue C

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Version: 1, Version Date: 10/03/2026

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1 / - Unit C&D West Elevation
Scale 1:50



2 / - Unit C&D South Elevation
Scale 1:50

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5/03/2026	Queenstown Lakes Community Housing Trust	Unit C & D Elevations	Scale 1:100 @ A3	Dwg no. 20	Issue C

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5/03/2026	Queenstown Lakes Community Housing Trust	View from Corner of McDougall Street	Scale	NTS @ A3	Dwg no. 21	Issue C

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5/03/2026	Queenstown Lakes Community Housing Trust	View from Upton Street	Scale NTS @ A3	Dwg no. 22	Issue C

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Job no. 2502

5/03/2026	Queenstown Lakes Community Housing Trust	View From McDougall Street	Scale	NTS @ A3	Dwg no. 23	Issue	C

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5/03/2026	Queenstown Lakes Community Housing Trust	View From McDougall Street	Scale	NTS @ A3	Dwg no. 24	Issue C

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5/03/2026	Queenstown Lakes Community Housing Trust	View of Shared Outdoor Space	Scale	@ A3	Dwg no. 25	Issue C

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