



Note: Lot 2 & Lot 1 DP 26426 are to be held in one certificate of title.

- Rural land
- Low Density Residential land

Sec. 22
Blk XXI Shotover SD
(C.T. OT73372)

Rural General Zone
(Proposed District Plan, C131/2001)

Low Density Residential Zone
(Proposed District Plan, C131/2001)

Pt. Sec. 120
Blk I Shotover SD
(C.T. OT18B/923)

LOT 1
DP26426
(C.T. OT18B/922)

LOT 2
2.2422 ha

LOT 1
1.1493 ha

Pt. Sec. 5
Blk XXI Shotover SD
(C.T. OT18B/922)

CROWN
LAND
(Cemetery)

LOT 1
DP 318736

- NOTES:
- Areas and dimensions are subject to final survey.
 - Surface features from PPP site surveys (28/10/03 & 24/6/04) and Noel Bonisch site survey dated 13/2/03.
 - Levels in terms of Mean Sea Level.
 - Origin of Levels is BMA32X (R.L.=356.870)
 - 1.0m Contour Interval. Spot heights are shown for 'flat' areas lacking vertical definition.
 - Not all services shown. As-built positions shown, where known.

If this plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

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SHOTOVER PROPERTY INVESTMENTS LTD
HANSEN ROAD - STATE HIGHWAY 6
FRANKTON, QUEENSTOWN

PROPOSED SUBDIVISION

REVISION	A - Original Issue	DATE
SURVEYED	as shown on notes	5 July 2004
DESIGNED		Scale 1:500 (A1)
DRAWN	KGH 5/7/04	Original Plan A1 1:1000 (A3)
CHECKED	KGH 6/7/04	DRAWING & ISSUE No.
APPROVED		Q.5296.07.1A

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09-12-10	Draft Issue - For Comment	A
date	issue	rev

Base Line Design - Commercial, Office & Visitor
Accommodation Parking at Grade
Scheme C.2 - DRAFT

Project
Frankton Power Centre

Client
Shotover Property Investments

Location
Queenstown

Drawing title
Site Plan - Topo

Scale
1:500 @ A1
1:1000 @ A3

Date **09-12-10**

Job No. **5117** Revision **A**

Drawing No. **SK101**

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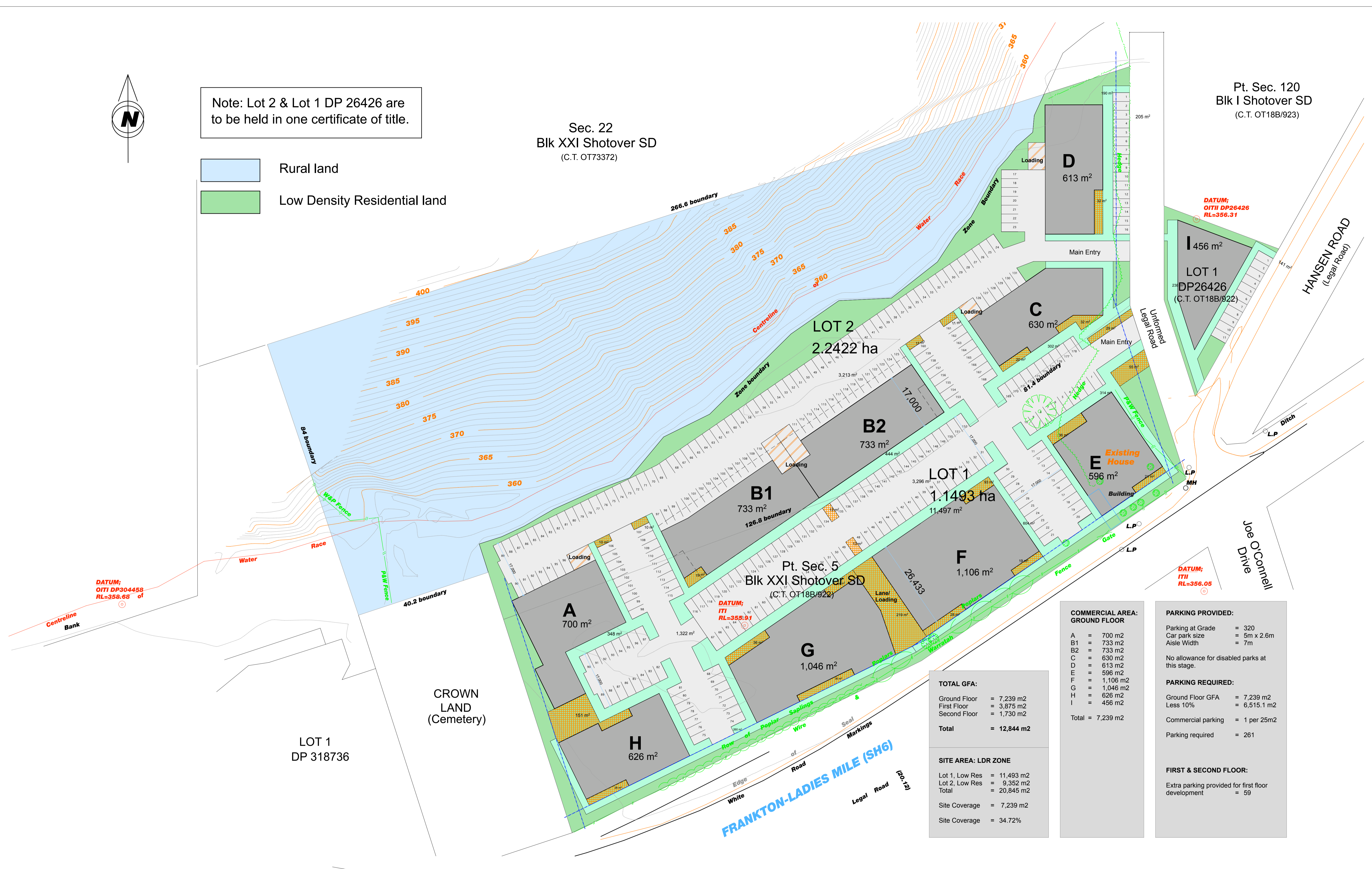


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Sec. 22
Blk XXI Shotover SD
(C.T. OT73372)

Pt. Sec. 120
Blk I Shotover SD
(C.T. OT18B/923)



DATUM;
OITI DP304458
RL=358.68 of

DATUM;
OITI DP26426
RL=356.31

DATUM;
ITI
RL=356.05

COMMERCIAL AREA: GROUND FLOOR

A	=	700 m2
B1	=	733 m2
B2	=	733 m2
C	=	630 m2
D	=	613 m2
E	=	596 m2
F	=	1,106 m2
G	=	1,046 m2
H	=	626 m2
I	=	456 m2
Total	=	7,239 m2

PARKING PROVIDED:

Parking at Grade	=	320
Car park size	=	5m x 2.6m
Aisle Width	=	7m
No allowance for disabled parks at this stage.		

PARKING REQUIRED:

Ground Floor GFA	=	7,239 m2
Less 10%	=	6,515.1 m2
Commercial parking	=	1 per 25m2
Parking required	=	261

TOTAL GFA:

Ground Floor	=	7,239 m2
First Floor	=	3,875 m2
Second Floor	=	1,730 m2
Total	=	12,844 m2

SITE AREA: LDR ZONE

Lot 1, Low Res	=	11,493 m2
Lot 2, Low Res	=	9,352 m2
Total	=	20,845 m2
Site Coverage	=	7,239 m2
Site Coverage	=	34.72%

FIRST & SECOND FLOOR:
Extra parking provided for first floor development = 59

CROWN LAND (Cemetery)

LOT 1
DP 318736

FRANKTON-LADIES MILE (SH6)
Legal Road (Eo. 12)

Joe O'Connell Drive

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(Legal Road)

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date	issue	rev	date	issue	rev
09-12-10	Draft Issue - For Comment	A			

Base Line Design - Commercial, Office & Visitor
Accommodation Parking at Grade
Scheme C.2 - DRAFT

Project
Frankton Power Centre

Client
Shotover Property Investments

Location
Queenstown

Drawing title
Site Plan - Ground Floor

Scale
1:500 @ A1
1:1000 @ A3

Date **09-12-10**

Job No. **5117** Revision **A**

Drawing No. **SK102**

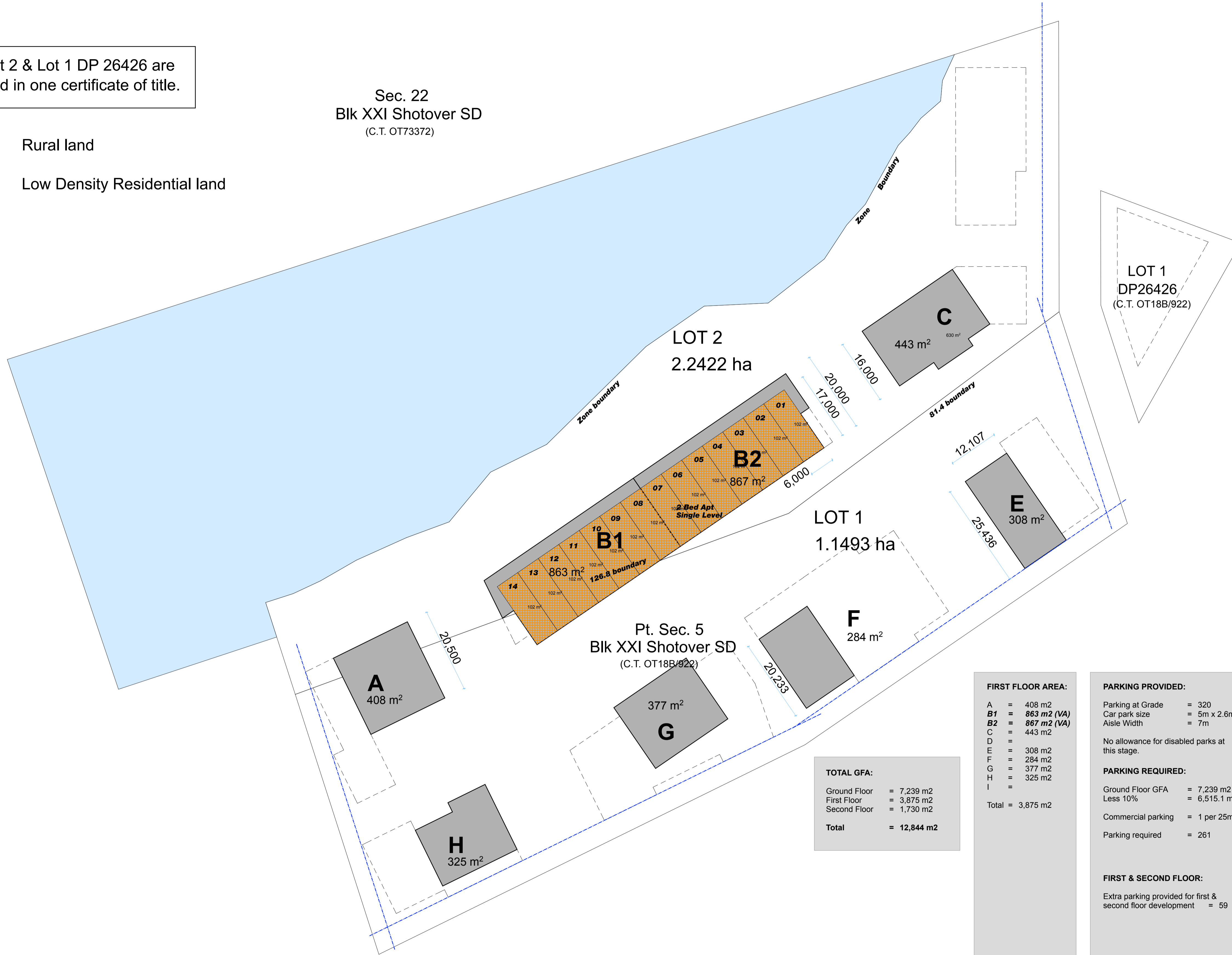
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Sec. 22
Blk XXI Shotover SD
(C.T. OT73372)



TOTAL GFA:

Ground Floor	= 7,239 m2
First Floor	= 3,875 m2
Second Floor	= 1,730 m2
Total	= 12,844 m2

FIRST FLOOR AREA:

A	= 408 m2
B1	= 863 m2 (VA)
B2	= 867 m2 (VA)
C	= 443 m2
D	=
E	= 308 m2
F	= 284 m2
G	= 377 m2
H	= 325 m2
I	=
Total	= 3,875 m2

PARKING PROVIDED:

Parking at Grade	= 320
Car park size	= 5m x 2.6m
Aisle Width	= 7m
No allowance for disabled parks at this stage.	
PARKING REQUIRED:	
Ground Floor GFA	= 7,239 m2
Less 10%	= 6,515.1 m2
Commercial parking	= 1 per 25m2
Parking required	= 261

FIRST FLOOR: RESIDENTIAL

Visitor Accommodation 1 park per 1.5 units	
14 x 2 Bedroom Apartments	
14 divide by 1.5 parks	= 10
Maximum Accommodation area of the First Floor is 1,730 m2	

FIRST FLOOR: OFFICE

Commercial Parking	= 39
39 parks x 50m2 Office	= 1,950m2
2,450m2 + 10%	= 2,145m2
Maximum Office area of the First Floor is 2,145 m2	

FIRST & SECOND FLOOR:

Extra parking provided for first & second floor development	= 59
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Base Line Design - Commercial, Office & Visitor Accommodation Parking at Grade Scheme C.2 - DRAFT

Project
Frankton Power Centre

Client
Shotover Property Investments

Location
Queenstown

Drawing title
Site Plan - First Floor

Scale
**1:500 @ A1
1:1000 @ A3**

Date **09-12-10**

Job No. **5117** Revision **A**

Drawing No. **SK103**

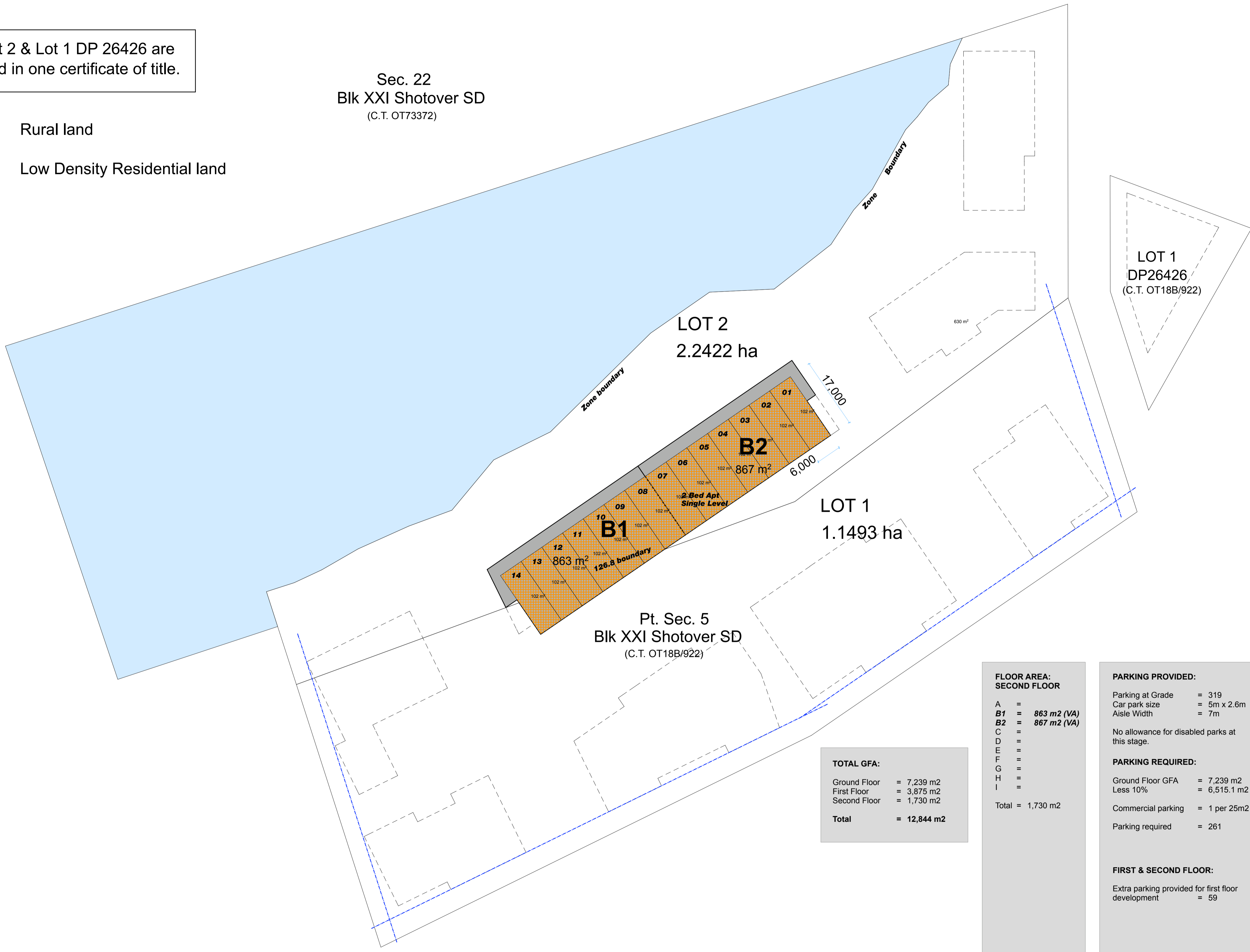




Note: Lot 2 & Lot 1 DP 26426 are to be held in one certificate of title.

- Rural land
- Low Density Residential land

Sec. 22
Blk XXI Shotover SD
(C.T. OT73372)



LOT 1
DP26426
(C.T. OT18B/922)

LOT 2
2.2422 ha

LOT 1
1.1493 ha

Pt. Sec. 5
Blk XXI Shotover SD
(C.T. OT18B/922)

TOTAL GFA:

Ground Floor	= 7,239 m2
First Floor	= 3,875 m2
Second Floor	= 1,730 m2
Total	= 12,844 m2

FLOOR AREA: SECOND FLOOR

A	=
B1	= 863 m2 (VA)
B2	= 867 m2 (VA)
C	=
D	=
E	=
F	=
G	=
H	=
I	=
Total	= 1,730 m2

PARKING PROVIDED:

Parking at Grade	= 319
Car park size	= 5m x 2.6m
Aisle Width	= 7m
No allowance for disabled parks at this stage.	
PARKING REQUIRED:	
Ground Floor GFA	= 7,239 m2
Less 10%	= 6,515.1 m2
Commercial parking	= 1 per 25m2
Parking required	= 261

SECOND FLOOR: RESIDENTIAL

Visitor Accommodation 1 park per 1.5 units	
14 x 2 Bedroom Apartments	= 10
Maximum Accommodation area of the First Floor is 1,730 m2	

FIRST & SECOND FLOOR:

Extra parking provided for first floor development	= 59
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Base Line Design - Commercial, Office & Visitor
Accommodation Parking at Grade
Scheme C.2 - DRAFT

Project
Frankton Power Centre

Client
Shotover Property Investments

Location
Queenstown

Drawing title
Site Plan - Second Floor

Scale
1:500 @ A1
1:1000 @ A3

Date **09-12-10**

Job No. **5117** Revision **A**

Drawing No. **SK104**