

1A] Proposal

The proposal comprises the development of a four level (+ basement level) serviced apartment building on a 720m² site in central Queenstown with a street address to Man Street. The subject site is made up of an existing lot and is zoned High Density Residential under the Proposed District Plan (PDP).

The building will comprise of four large (three bedroom) apartments, each on its own level of the building. Additionally making up the building is a basement that will link in with the development approved on the adjoining site (also owned and being development by this client). Access to the units will be via the access from the adjoining site (48-52 Man Street) which will provide the main street address for the subject site and adjoining. A ramp will provide access into the proposed building lobby where a lift provides access to each level. Balconies are provided to maximise views to the lake. Communal garden areas are proposed around the periphery of the building. The building sits below a 16.5m height line and occupies approximately 48% of the site.

The landscaping approach of the grounds around the building includes the streetfront green space and pedestrian entry path discussed above, along with further landscaped green spaces around the edges of the building. The landscape design approach has sought to tie in with that already proposed for the adjoining site. Low schist walls will define the street edge and a continuation of the pergola detail will assist to tie the building with that on the adjoining sites. Bin storage will be integrated with the area already provided on Thompson Street approved with the adjoining development.

The building is illustrated in an architectural plan set prepared by **WSG¹**, including site diagrams, floor plans, elevations, cross sections and visual renders. Figure 1 below illustrates one view of the proposed building including streetfront facade and access from Man Street.



Figure 1: Proposed Building from Man Street including approved building

¹ Package dated 15 July 2025



APPROACH ALONG MAN STREET



VIEW DOWN HAY STREET



VIEW FROM CORNER OF MAN & HAY STREETS



ENTRY DETAIL

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		<p>Project 67 SHOTOVER ST Queenslow, New Zealand</p>	<p>Date JULY 2025</p> <p>Co-Ord Designer</p>			
				<p>Drawing Status PRELIMINARY</p>		<p>Drawing No. AR 0901</p> <p>Revision 1</p>



EASTWARD APPROACH ALONG SHOTOVER STREET



WESTWARD APPROACH ALONG SHOTOVER STREET



VIEW SHOTOVER STREET FOOTPATH



AERIAL VIEW

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General Notes

Rev.	Issue	Revision Description
1		PRELIMINARY

Date	Appr by
18/07/2025	RH

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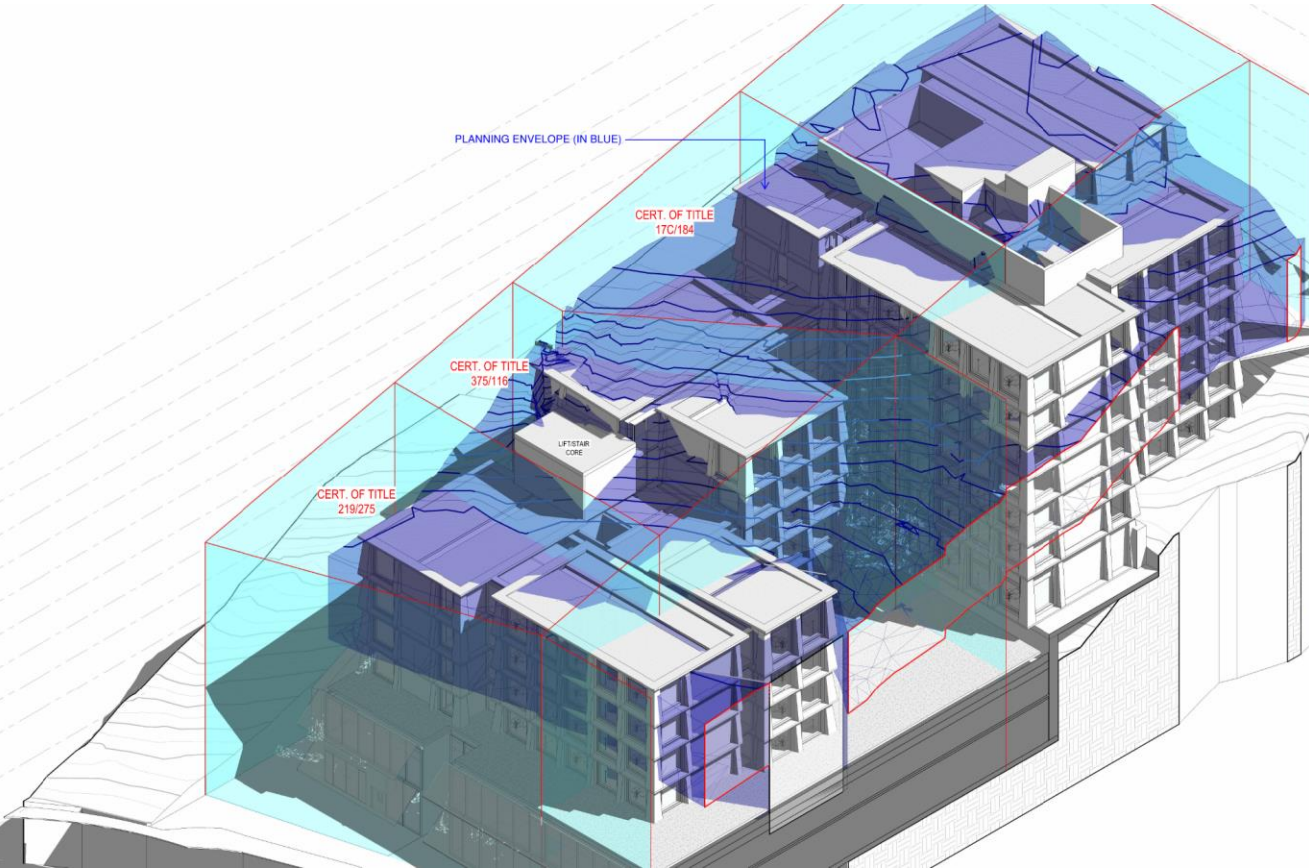
Client **WELLSMART**

Project **67 SHOTOVER ST**
Queensdown, New Zealand

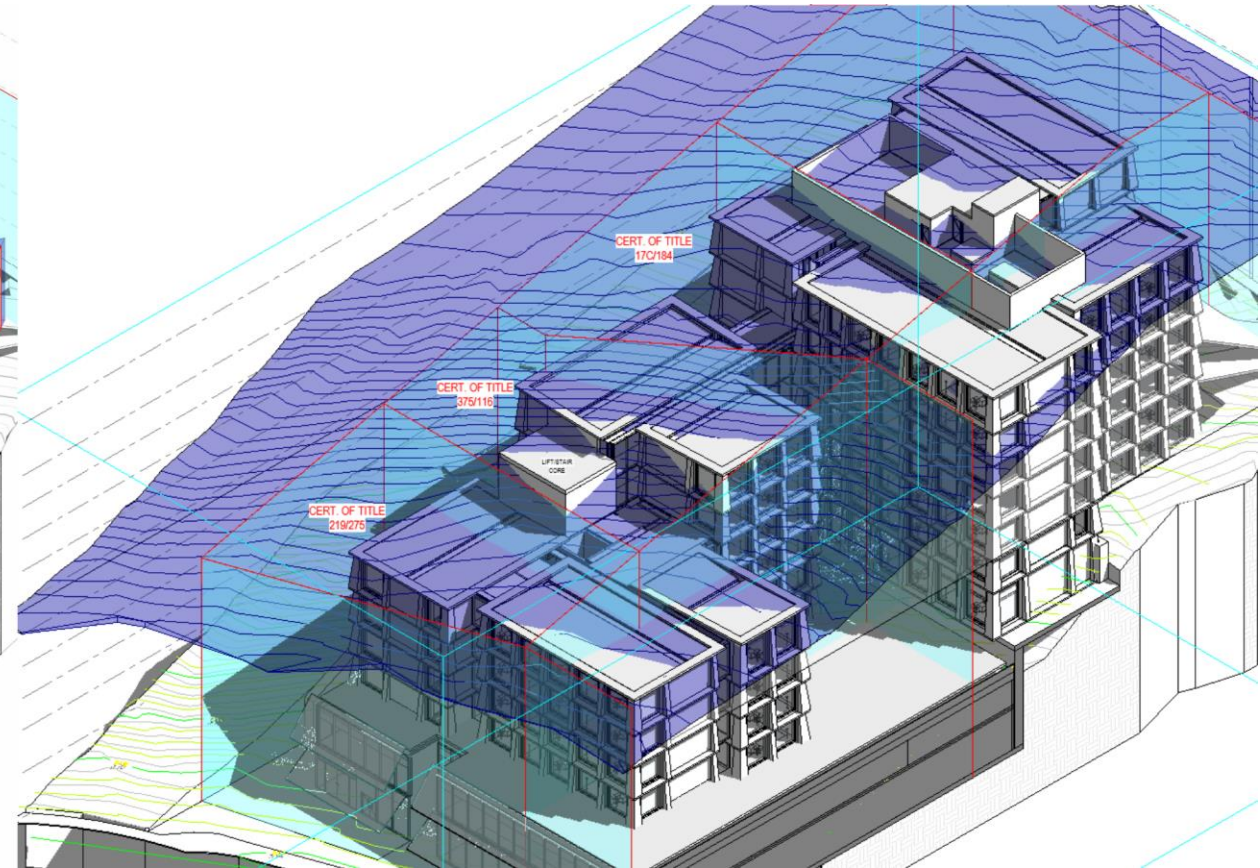
Title **VISUALISATIONS**
VISUALISATIONS

Project No.	2501	Scale @ A1
Date	JULY 2025	Co-Ord Designer
Drwn	Author	Chck Checker
Drawing Status	PRELIMINARY	
Drawing No.	AR 0903	Revision 1

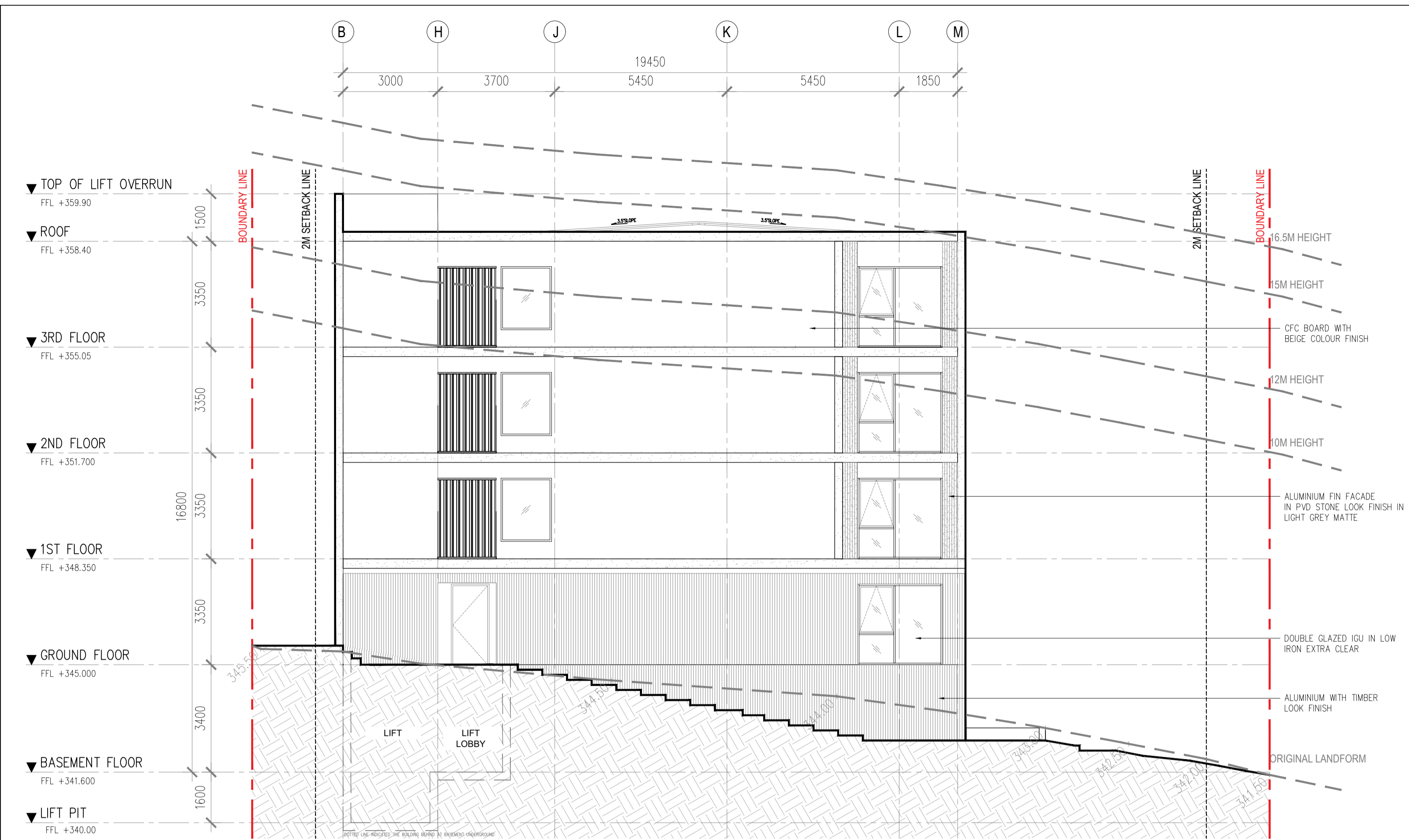
Proposed Envelope - 20m



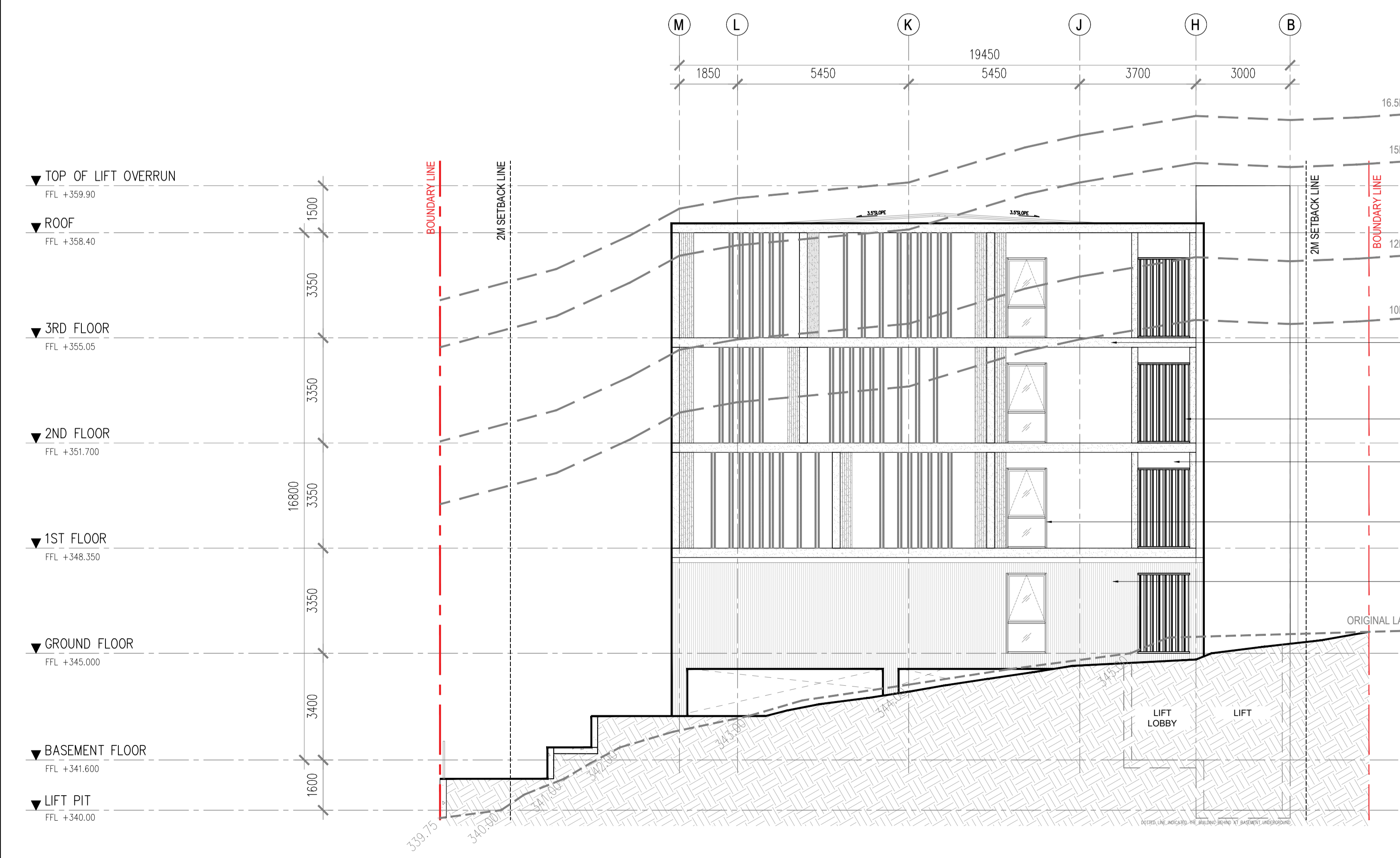
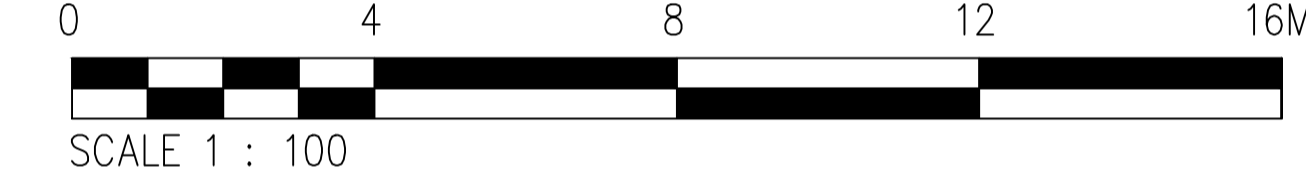
Actual Ground



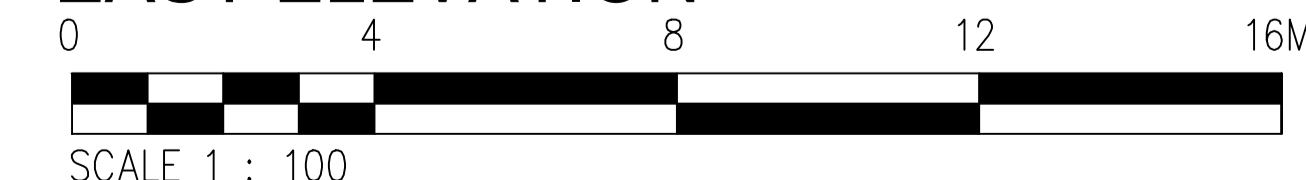
Approximated Ground



WEST ELEVATION



EAST ELEVATION



NOTES:

REV.	DESCRIPTION	DATE

RESOURCE CONSENT

PROJECT TITLE:
 PROPOSED EXTENSION OF SERVICE APARTMENT DEVELOPMENT COMPRISING 1 BLOCK OF 4 STOREY HIGH APARTMENT BUILDING AT 46 MAN STREET, QUEENSTOWN, NEW ZEALAND

STAGE 2

DEVELOPER AND ARCHITECT:

 WELLSMART GROUP
 WELL SMART INVESTMENT HOLDING (BRIS) PTY LTD.
 SUITE 314 89-93 HIGH ST. KEW. VIC 3101, AUSTRALIA
 NOMINATED ARCHITECT: AILEEN KEAT CHENG CHEAH
 NSWARB 7728 / QLD 6213 / NZRAB 6806

SUBJECT OF DRAWING:
**FLOOR PLAN
 WEST & EAST ELEVATION**

PROJECT NO.:	NZ004
DATE:	JULY 2025
DRAWN: JJK	SCALE: AS SHOWN NORTH
CHECKED: SHARON	SHEET SIZE: A1

SHEET NO.:
WS/NZ004/AR/11-001

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