

# LOTS 10 & 11

## Queenstown

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### Preliminary Bulk & Location Study

12.10.2016

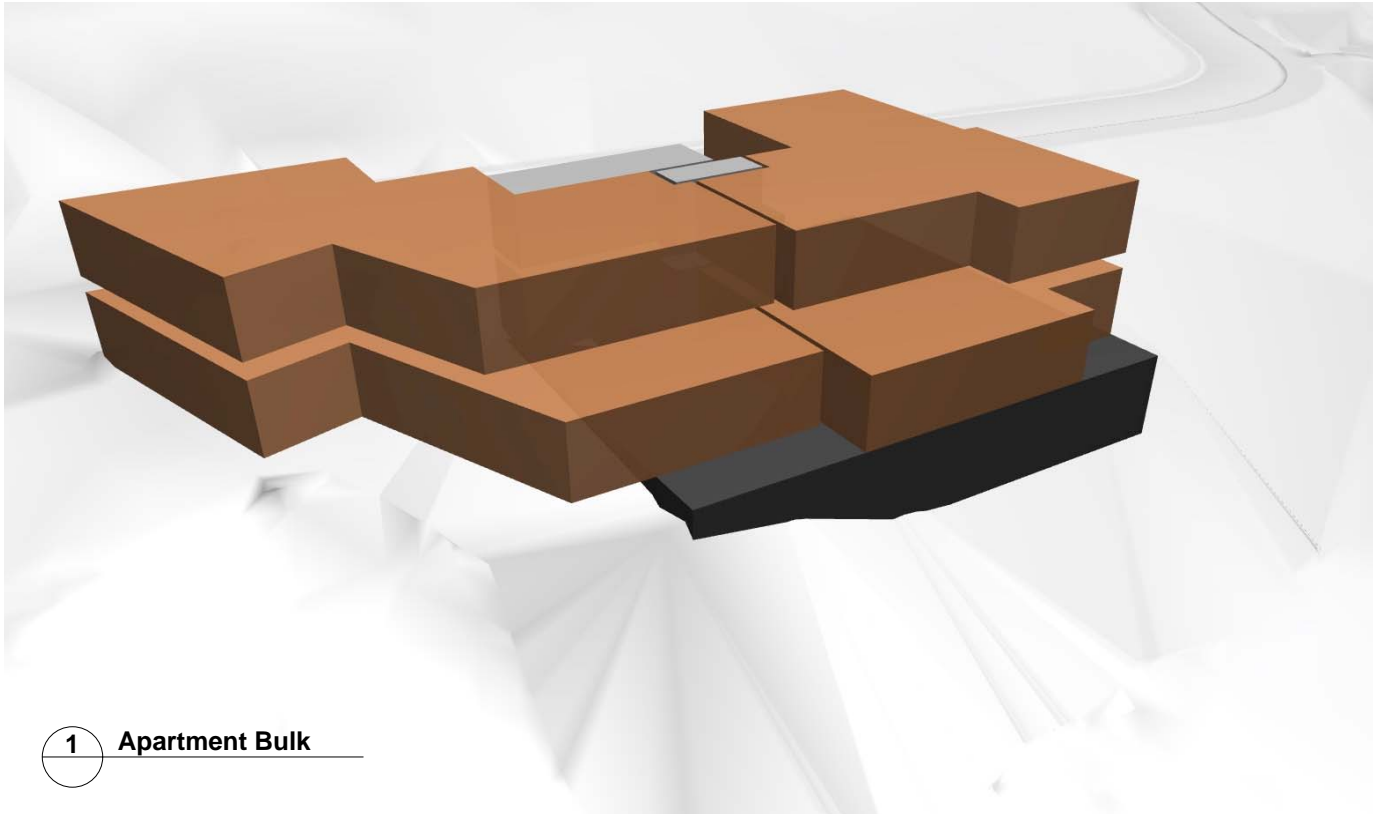
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**DISCLAIMER:** This document and all information within was prepared solely for the purpose of an initial (i.e. high-level) bulk and location study. Due to its preliminary nature, we note that the information and views expressed in this study:

- a. are based on preliminary site information; and
- b. may change upon the review or discovery of new or more detailed information.
- c. do not address, or take any steps to comply with, safety in design obligations under the Health and Safety at Work Act 2015.

On this basis SPA does not accept liability for any loss or damage, which may directly or indirectly result from any use or reliance on the information and views expressed within.

**studiopacific**architecture



1 Apartment Bulk

APARTMENT PROPOSAL

4 UNITS		GFA (sqm)	Deck (sqm)
Carpark	7 parks	340	-
Unit A	4 bed	189	27
Unit B	4 bed	188	35
Unit C	4 bed	159	32
Unit D	4 bed	162	29

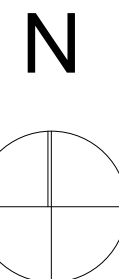
APARTMENTS TOTAL	4
PARKS TOTAL	7
TOTAL GFA incl core	1139

\*Total GFA includes core, lobby, corridor but excludes patios, decks & roof





**PROPOSED APARTMENTS**

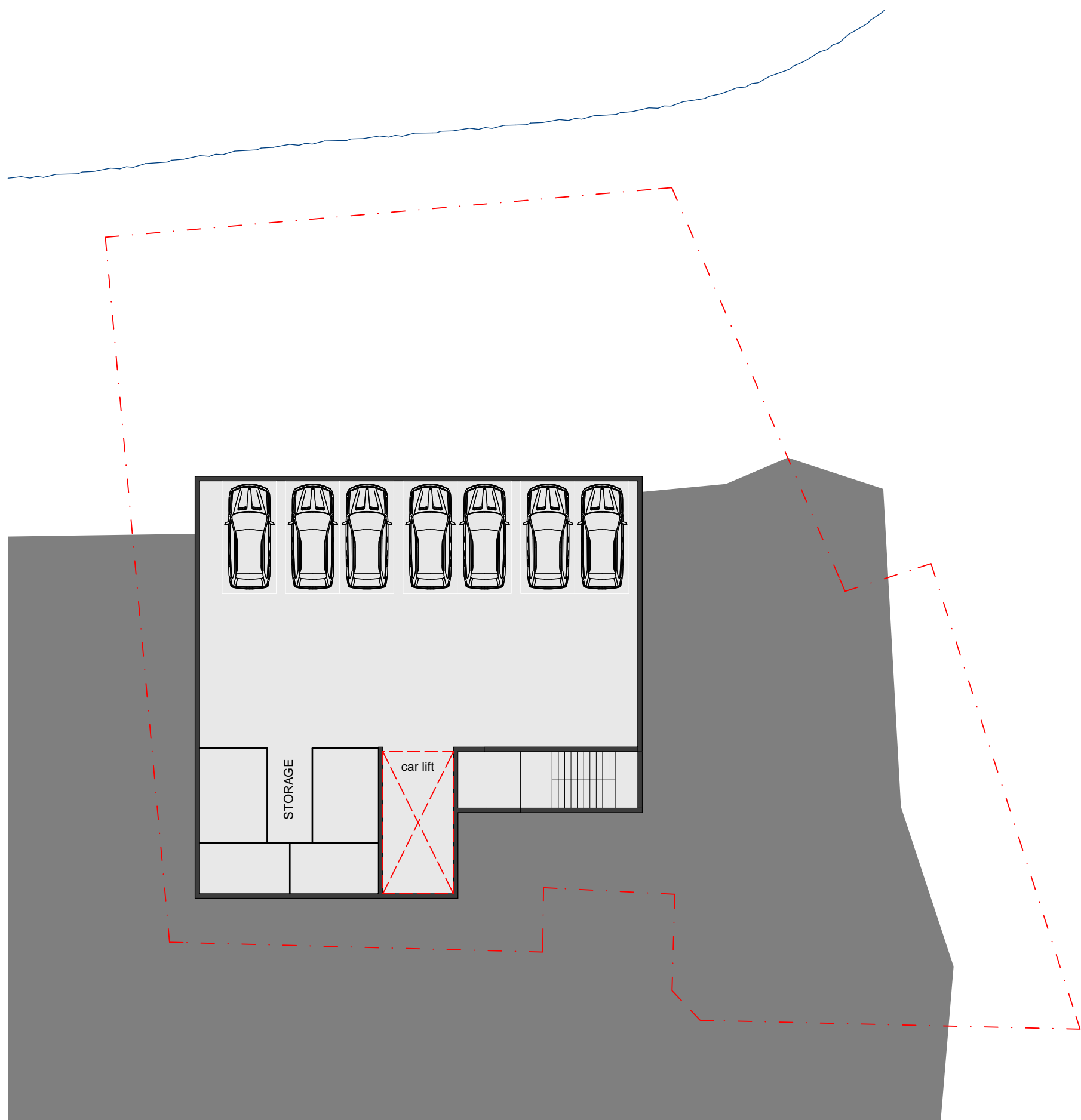
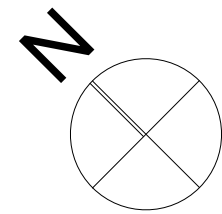


**1 Location Plan**  
Scale 1:1000

rev2

**PRELIMINARY BULK & LOCATION STUDY**

- PLAN KEY**
- KT Kitchen
  - DN Dining
  - LV Living
  - B# Bedroom
  - BA Bath
  - EN Ensuite
  - WR Wardrobe
  - ST Store
  - LN Linen Cupboard
  - LA Laundry
  - HWC Hot Water Cylinder
  - TC Terrace
  - CT Courtyard



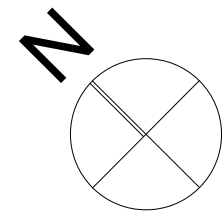
**1** Basement Plan  
Scale 1:200

**PROPOSED APARTMENTS**

**PRELIMINARY BULK & LOCATION STUDY**



- PLAN KEY**
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**2** Ground Level Plan  
Scale 1:200

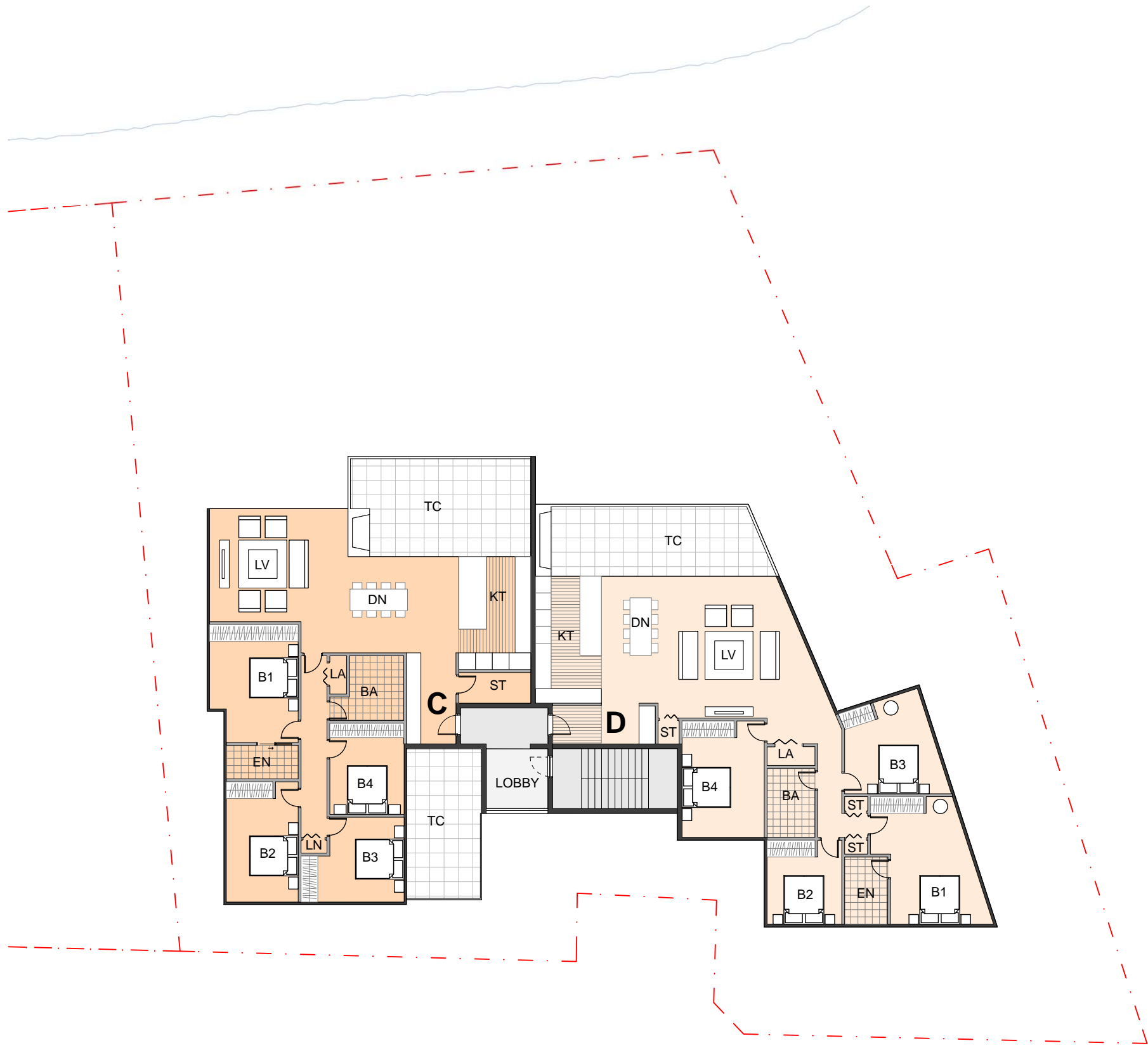
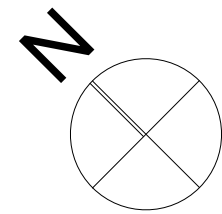
**PROPOSED APARTMENTS**

**LOTS 10 & 11 - KAWARAU FALLS - QUEENSTOWN**

**PRELIMINARY BULK & LOCATION STUDY**

Apartment Plans - GF SK-109

- PLAN KEY**
- KT Kitchen
  - DN Dining
  - LV Living
  - B# Bedroom
  - BA Bath
  - EN Ensuite
  - WR Wardrobe
  - ST Store
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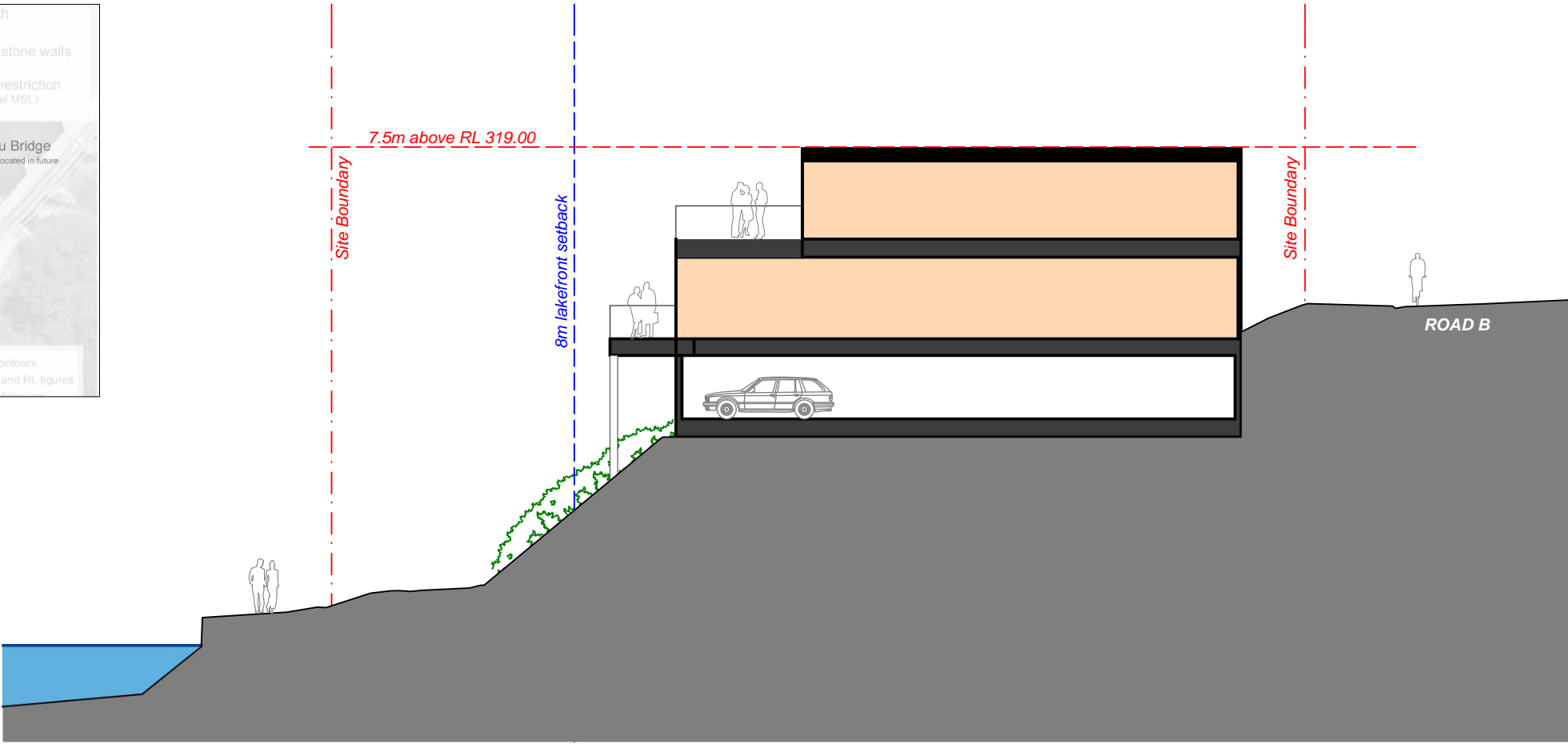
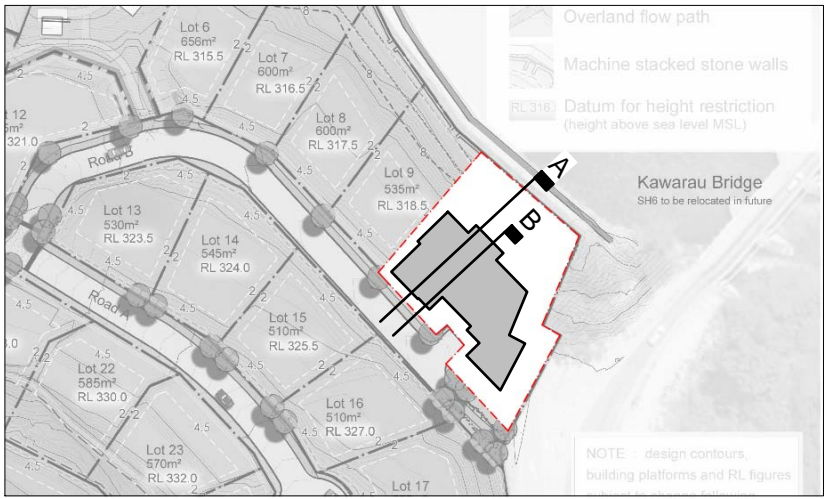
**3 Level 1 Plan**  
Scale 1:200

**PROPOSED APARTMENTS**

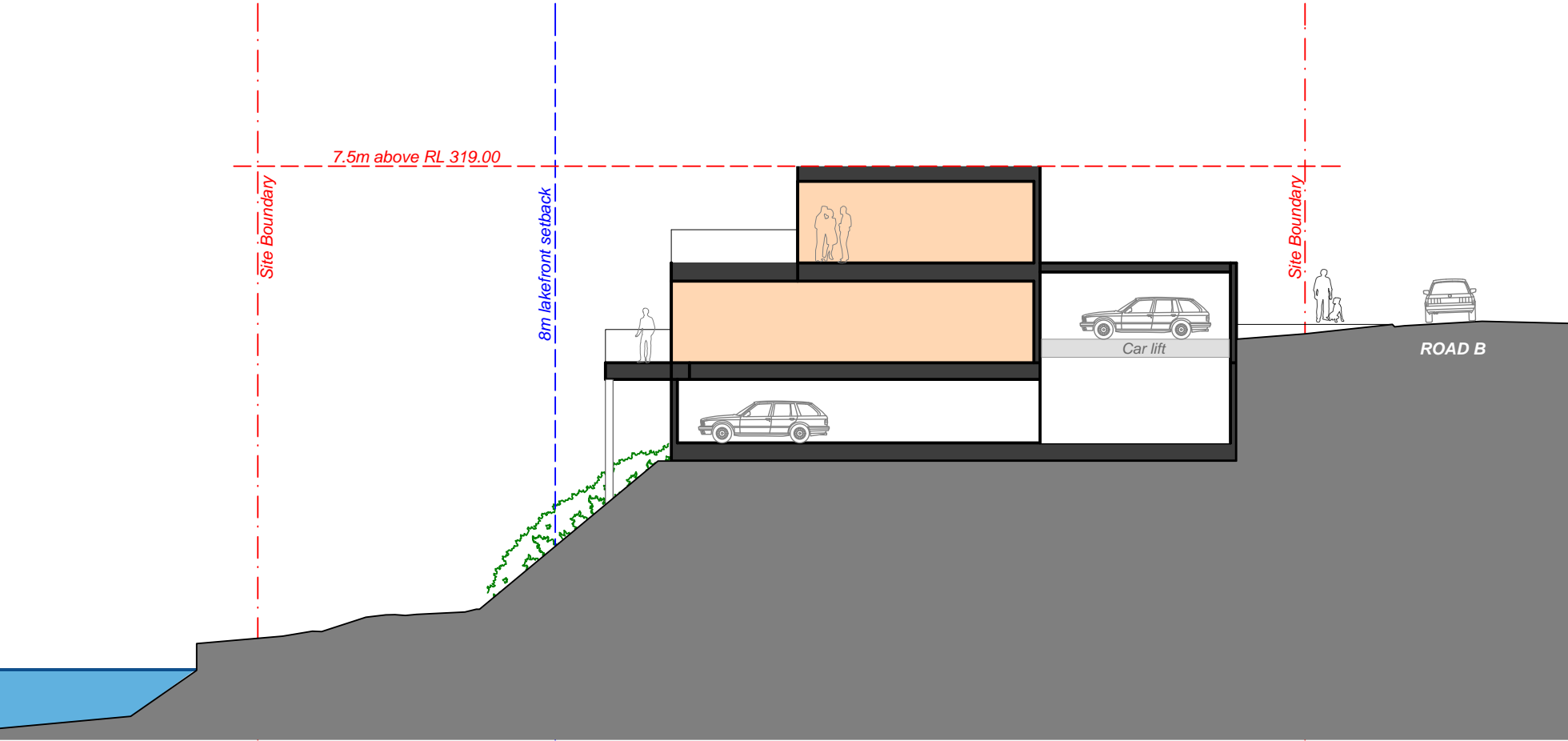
**LOTS 10 & 11 - KAWARAU FALLS - QUEENSTOWN**

**PRELIMINARY BULK & LOCATION STUDY**

Apartment Plans - L1 SK-110



**A Section A**  
 Scale 1:200



**B Section B**  
 Scale 1:200

rev2

**PROPOSED APARTMENTS**

**PRELIMINARY BULK & LOCATION STUDY**