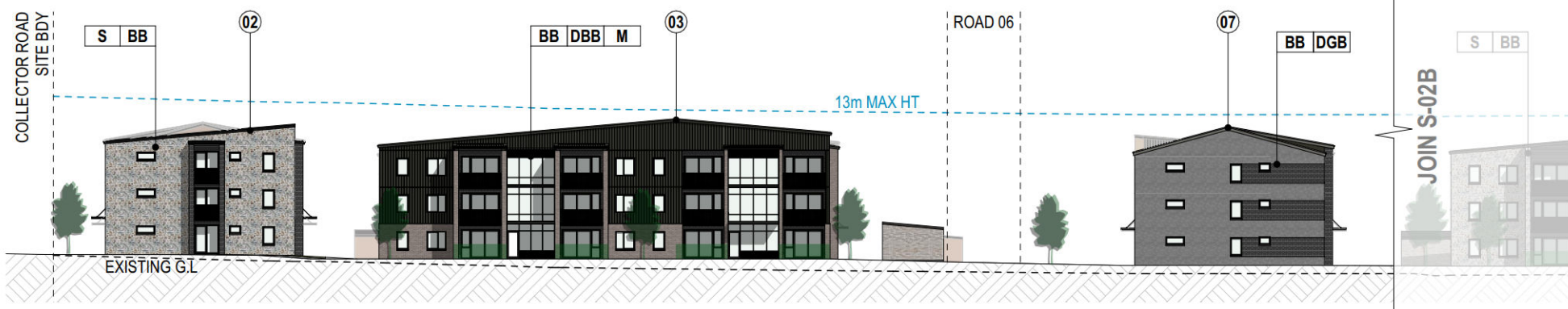




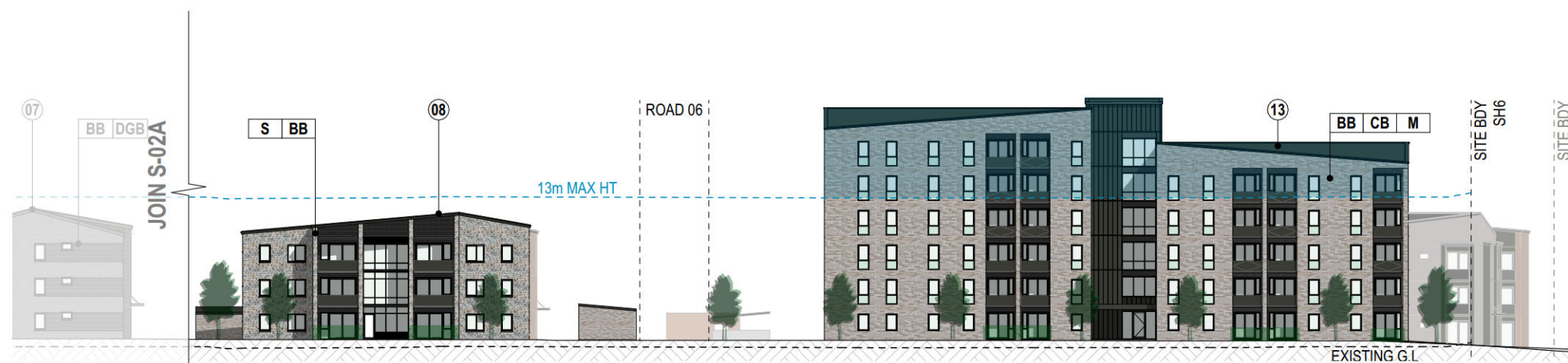
S-01A ROAD 01 / ROAD 05 VIEW WEST | PART 01
Scale 1:500



S-01B ROAD 01 / ROAD 05 VIEW WEST | PART 02
Scale 1:500



S-02A ROAD 01 / ROAD 05 VIEW EAST | PART 01
Scale 1:500



S-02B ROAD 01 / ROAD 05 VIEW EAST | PART 02
Scale 1:500



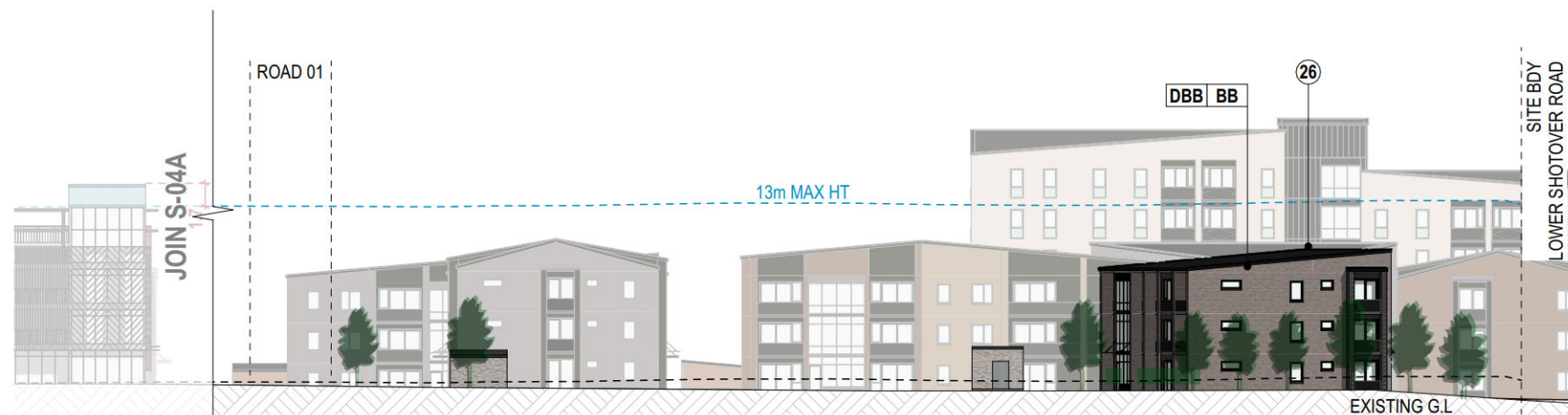
S-03A ROAD 02 VIEW WEST | PART 01
Scale 1:500



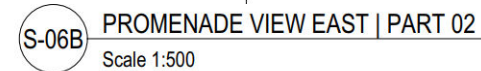
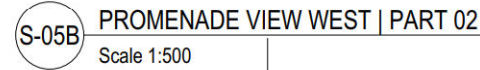
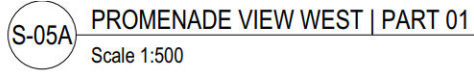
S-03B ROAD 02 VIEW WEST | PART 02
Scale 1:500

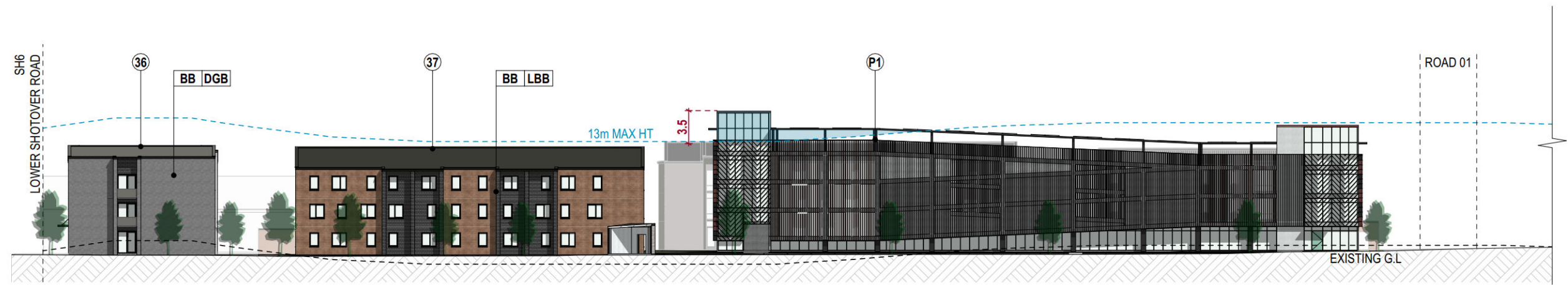


S-04A ROAD 02 VIEW EAST | PART 01
Scale 1:500



S-04B ROAD 02 VIEW EAST | PART 02
Scale 1:500

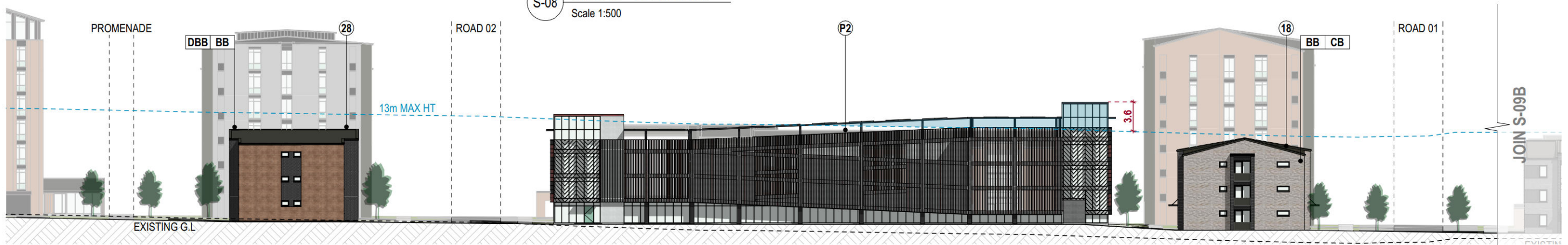




S-07 ROAD 03 VIEW NORTH WEST
Scale 1:500



S-08 ROAD 01 - VIEW NORTH
Scale 1:500



S-09A ROAD 01 - CYCLE LANE VIEW NORTH | PART 1
Scale 1:500

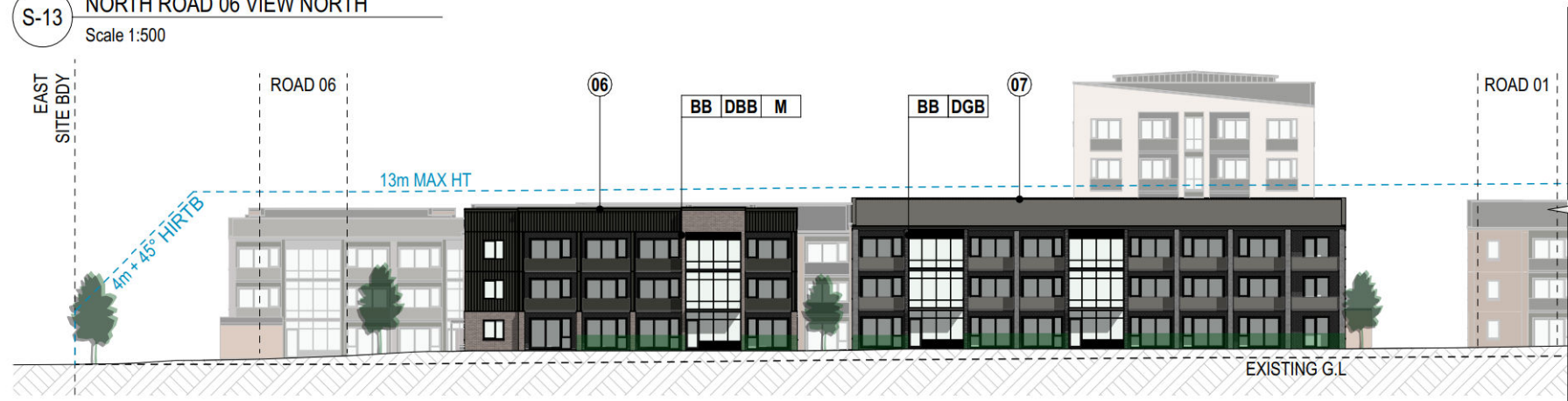


S-09B ROAD 01 - CYCLE LANE VIEW NORTH | PART 2
Scale 1:500





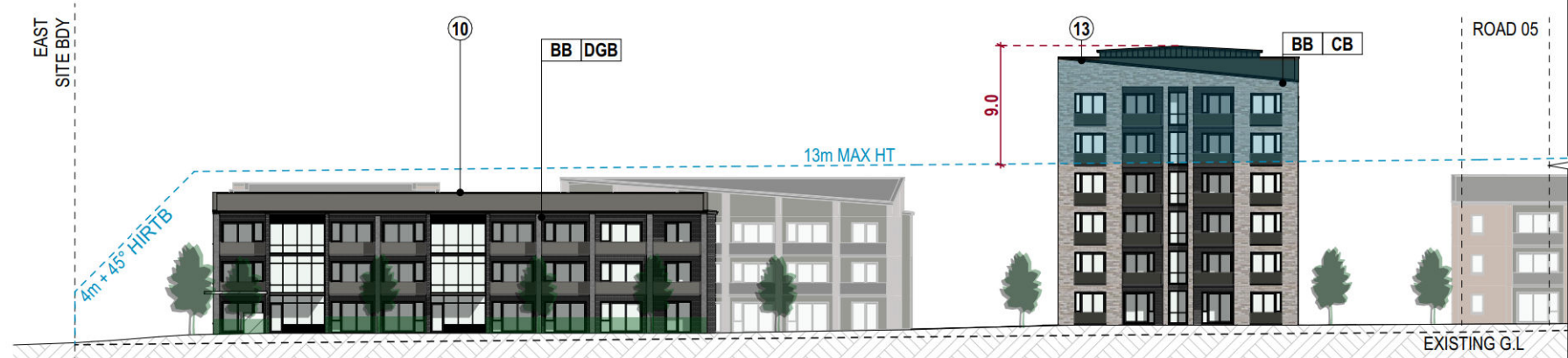
S-13 NORTH ROAD 06 VIEW NORTH
Scale 1:500



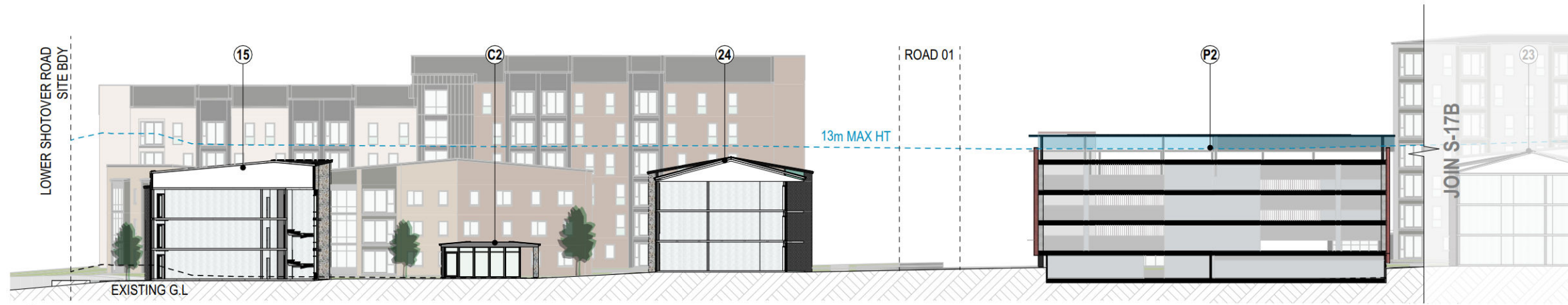
S-14 NORTH ROAD 06 VIEW SOUTH
Scale 1:500



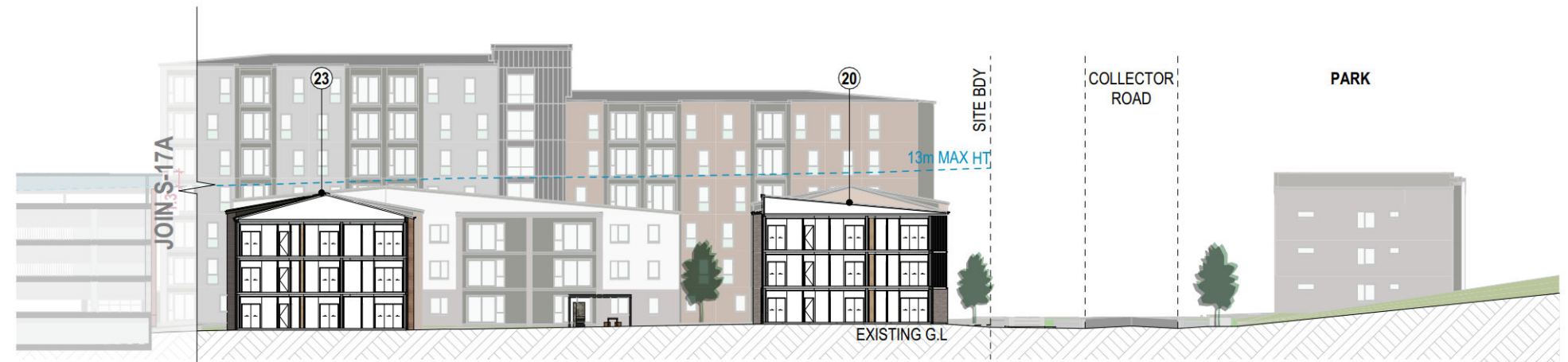
S-15 SOUTH ROAD 06 VIEW NORTH
Scale 1:500



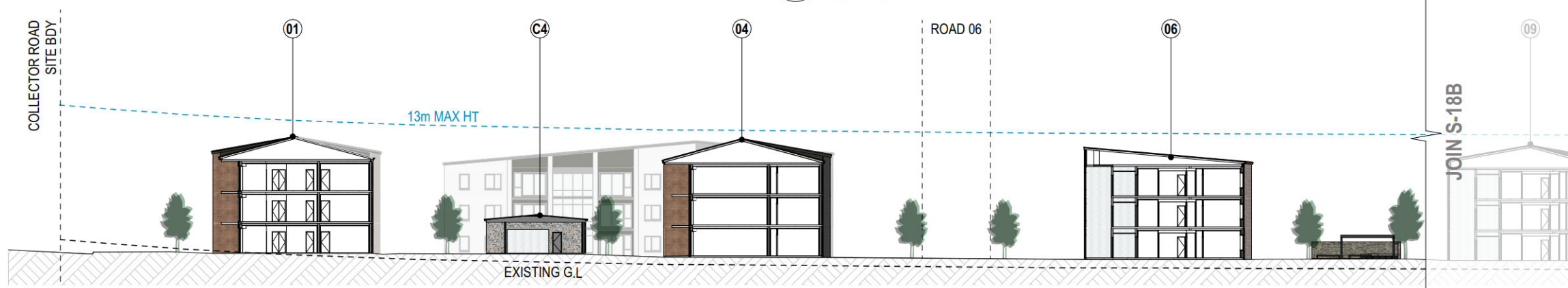
S-16 SOUTH ROAD 06 VIEW SOUTH
Scale 1:500



S-17A SITE CROSS SECTION - VIEW WEST - PART 01
Scale 1:500



S-17B SITE CROSS SECTION - VIEW WEST - PART 02
Scale 1:500



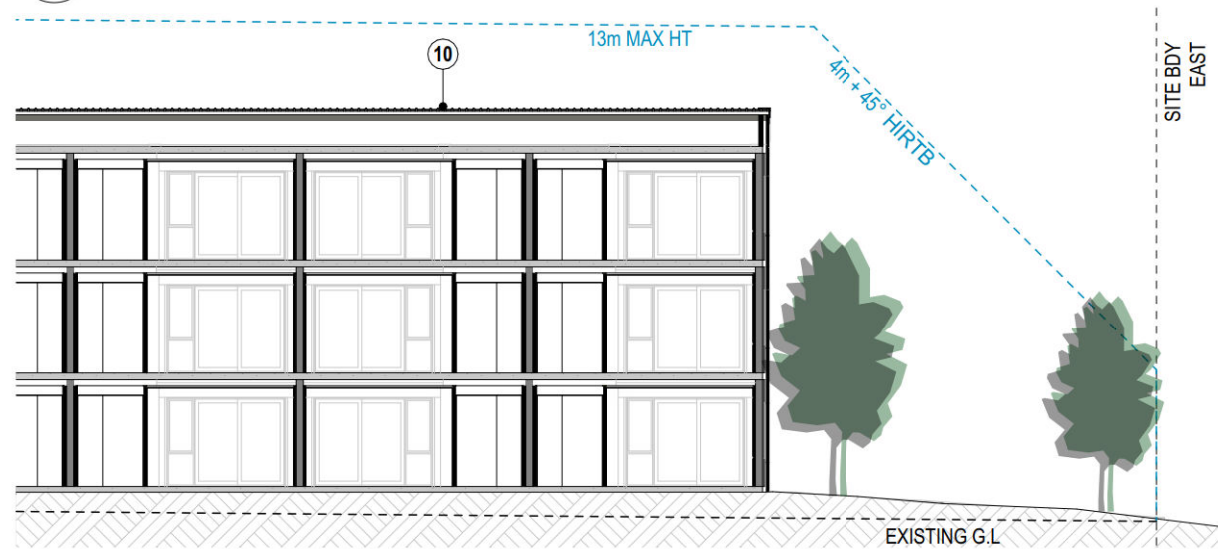
S-18A SITE CROSS SECTION - VIEW EAST - PART 01
Scale 1:500



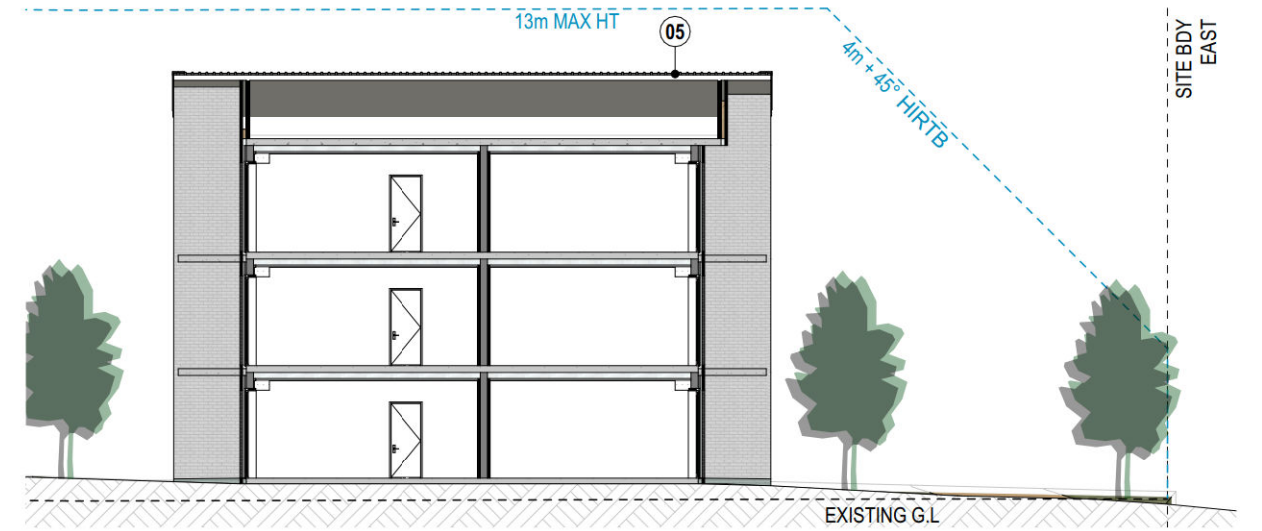
S-18B SITE CROSS SECTION - VIEW EAST - PART 02
Scale 1:500



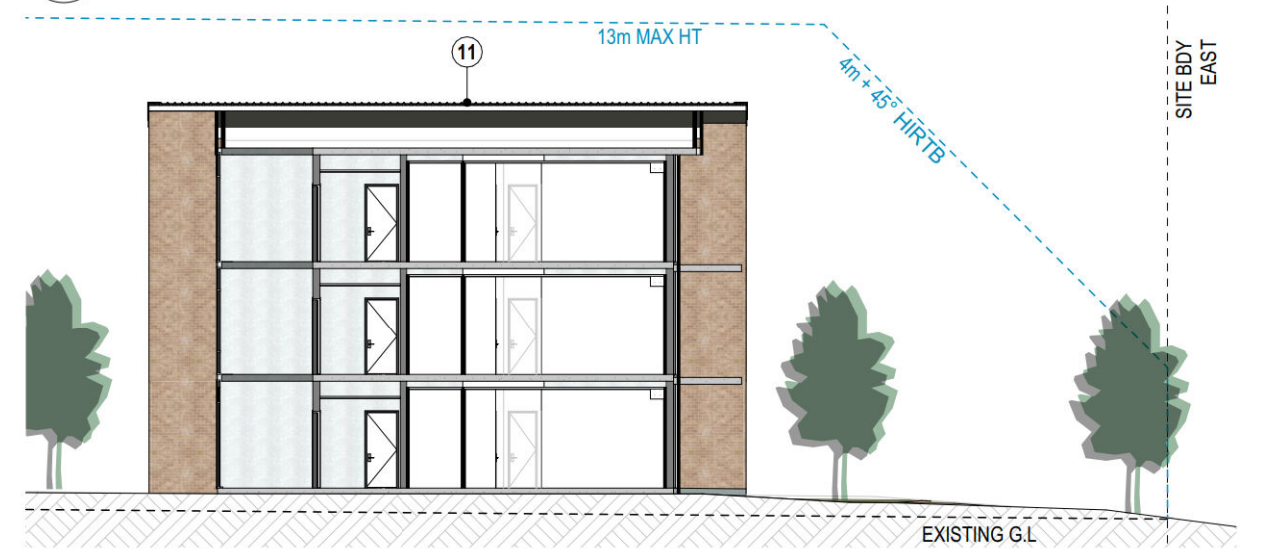
CS-01 BUILDING 01 - HIRTb
Scale 1:200



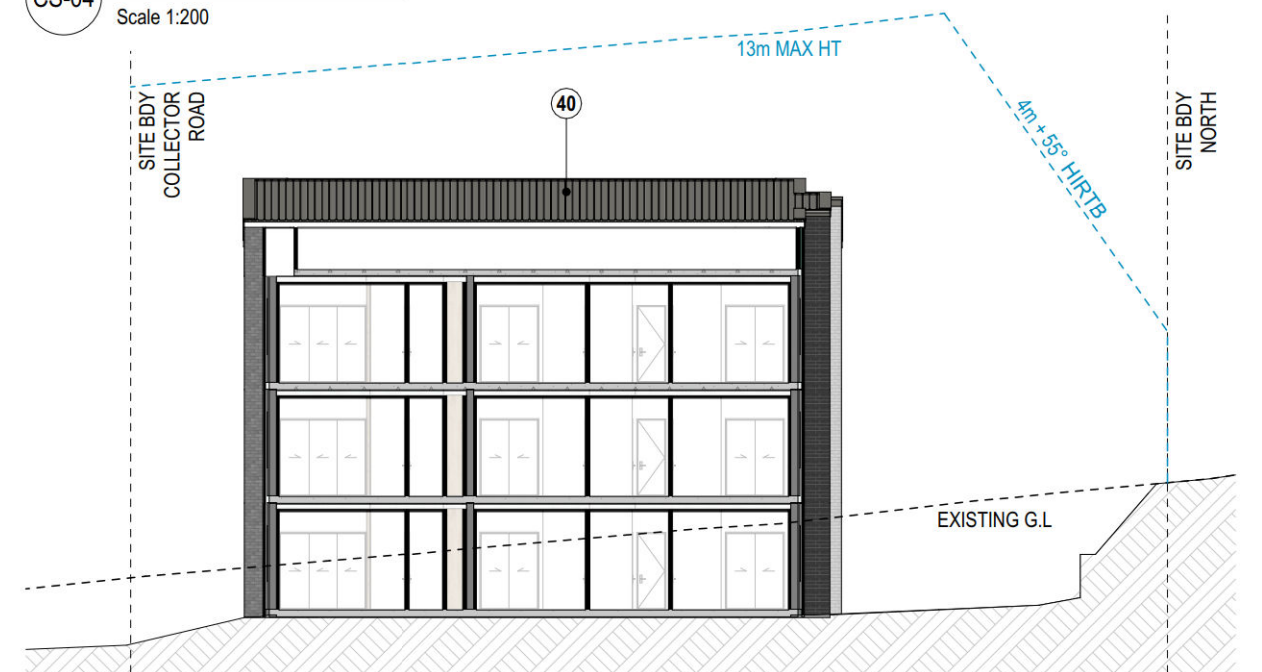
CS-03 BUILDING 10 - HIRTb
Scale 1:200



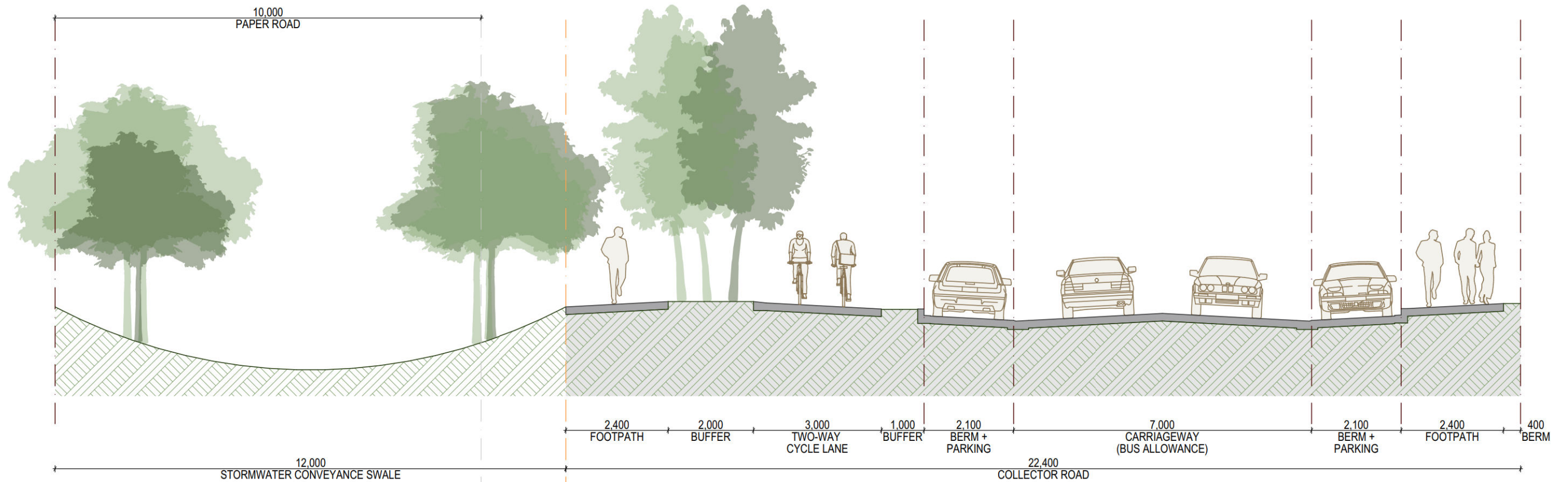
CS-02 BUILDING 05 - HIRTb
Scale 1:200



CS-04 BUILDING 11 - HIRTb
Scale 1:200



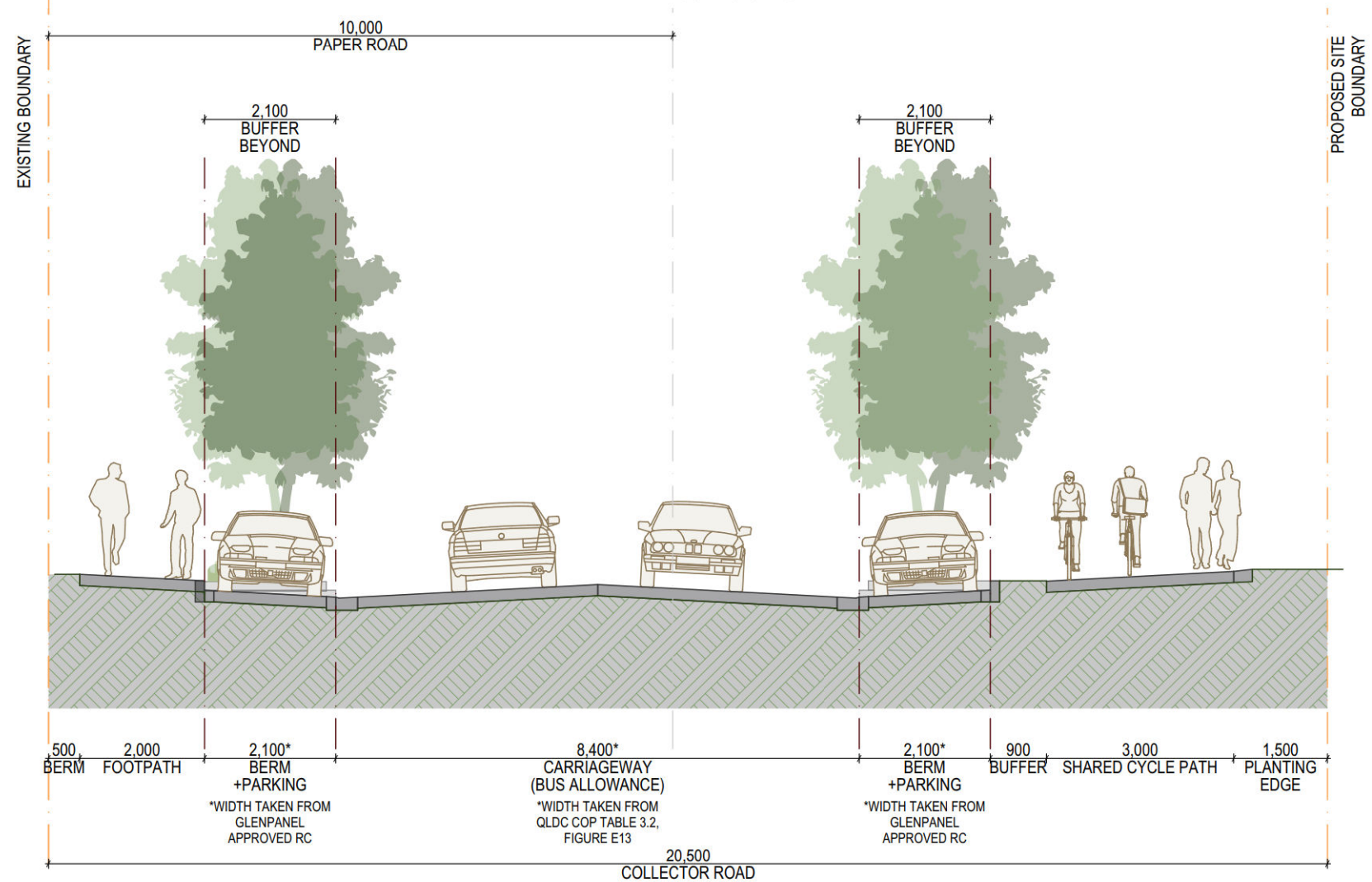
CS-05 BUILDING 40 - HIRTb
Scale 1:200



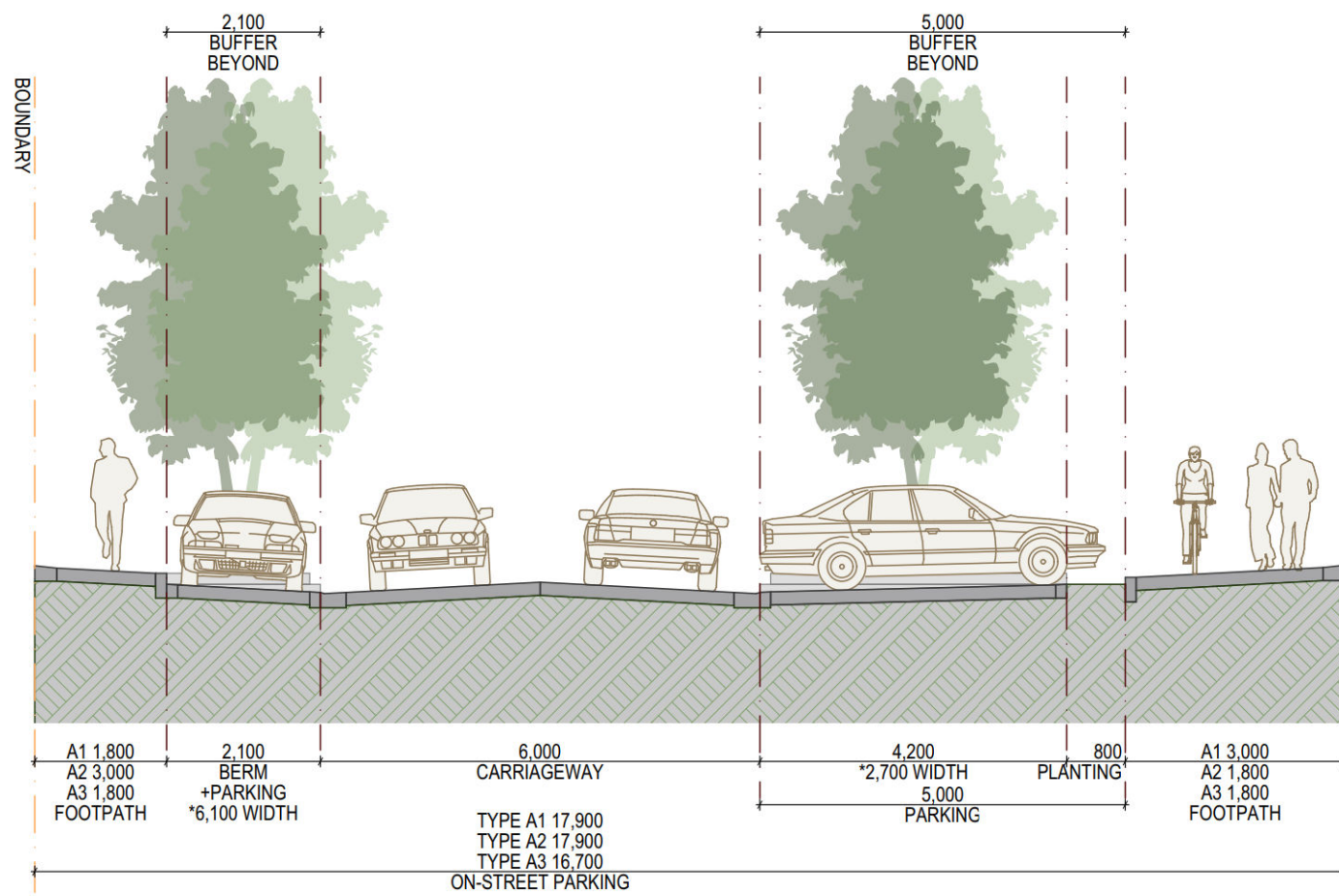
STRUCTURE PLAN COLLECTOR ROAD TYPE A

NOTE:

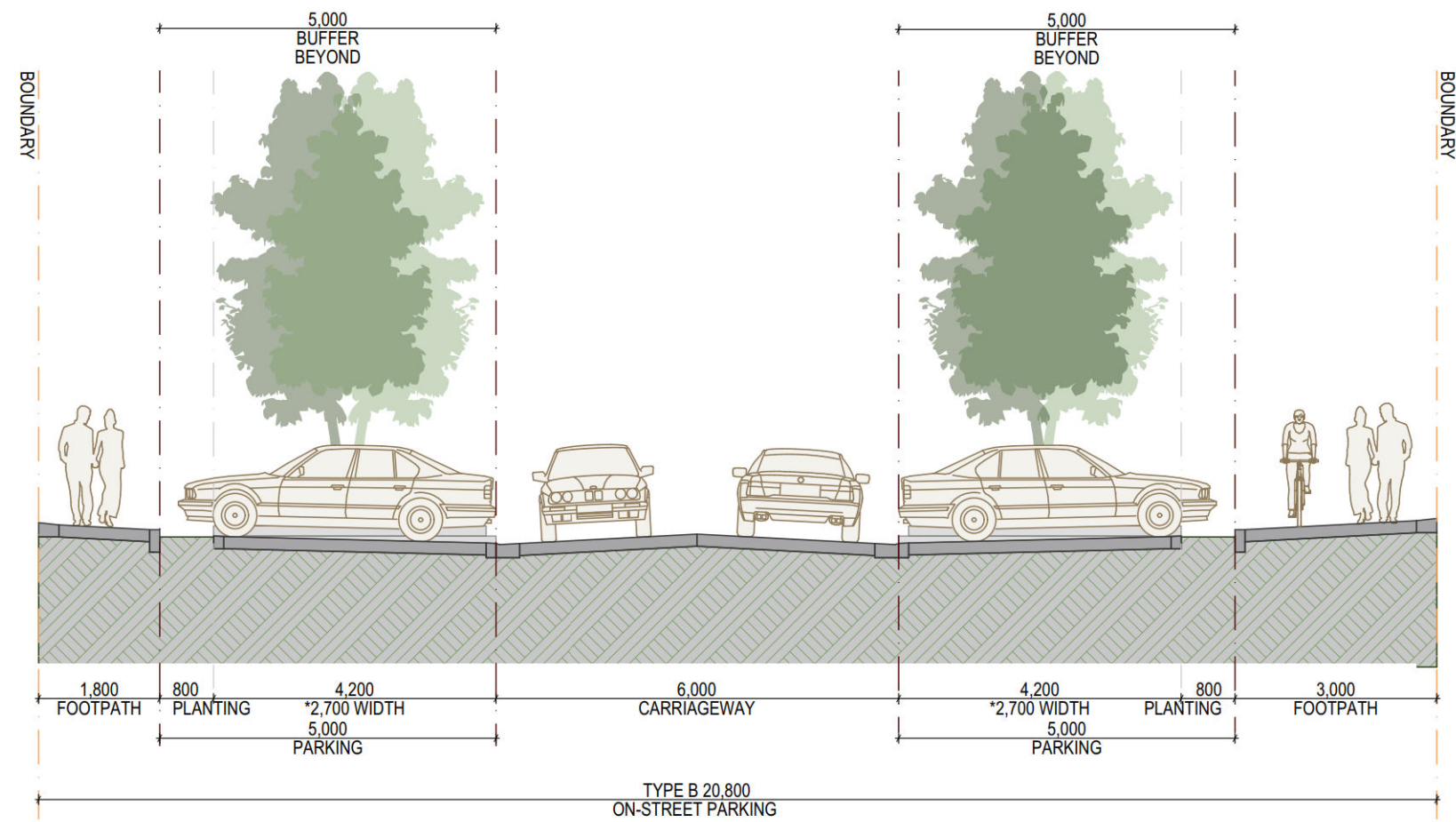
1. Cycle path drawn on Southern side of the Collector Road where majority of houses will be located.



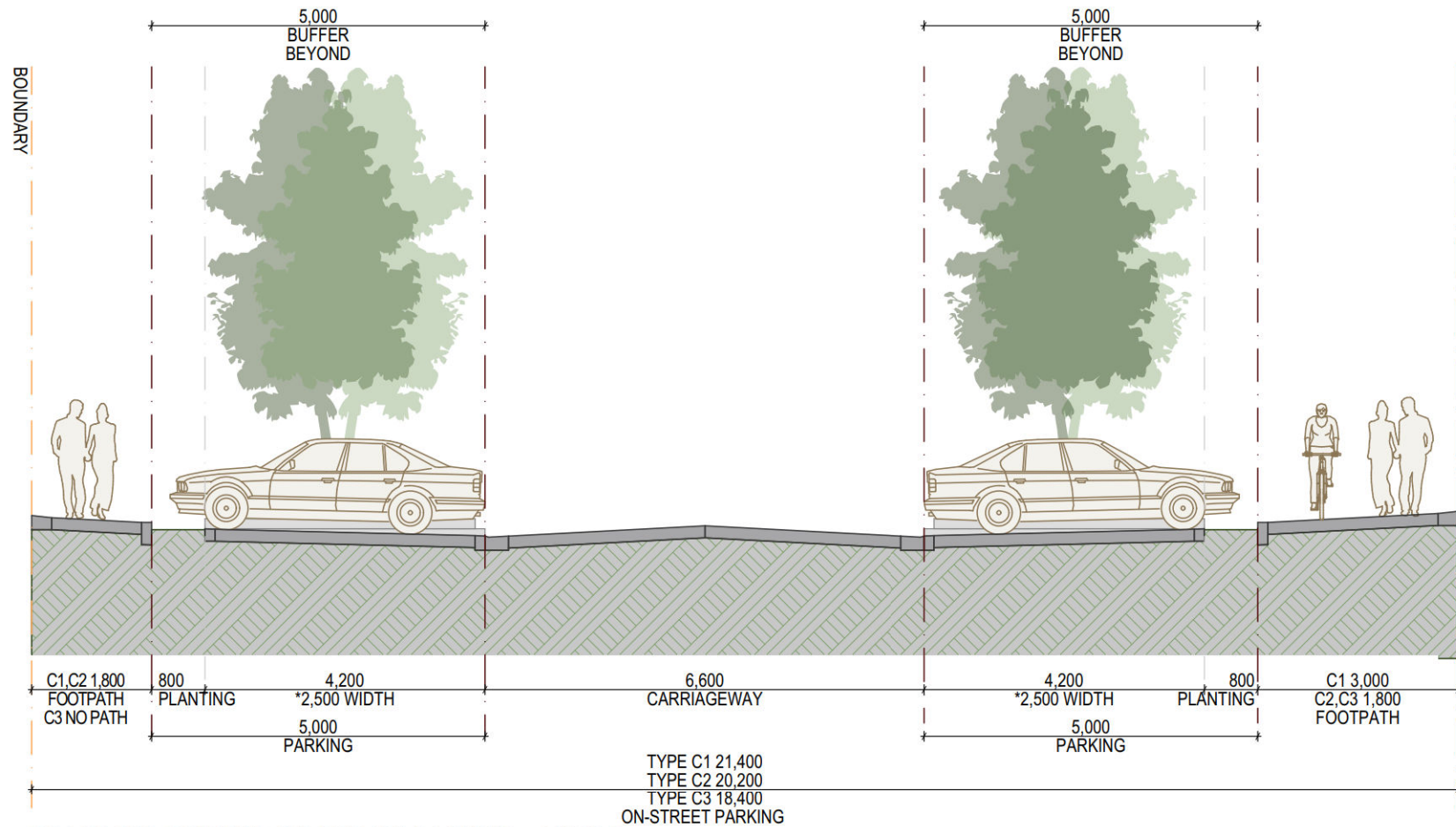
PROPOSED COLLECTOR ROAD



PROPOSED PRIVATE ON-STREET PARKING - TYPE A



PROPOSED PRIVATE ON-STREET PARKING - TYPE B



PROPOSED PRIVATE ON-STREET PARKING - TYPE C



AERIAL VIEW OF VILLAGE GREEN



AERIAL VIEW TOWARDS THE PROMENADE



VIEW LOOKING EAST TOWARDS STATE HIGHWAY 6 AND LOWER SHOTOVER ROAD



VIEW LOOKING WEST TOWARDS STATE HIGHWAY 6 AND LOWER SHOTOVER ROAD INTERSECTION



VIEW LOOKING EAST ALONG COLLECTOR ROAD FROM THE LOCAL SHOPPING CENTRE



VIEW LOOKING WEST ALONG COLLECTOR ROAD FROM THE EASTERN BOUNDARY



VIEW LOOKING TOWARDS ROAD 01 FROM EAST WEST COLLECTOR ROAD



TYPICAL COURTYARD VIEW

COVERAGE AND PLANNING LEGEND

TOTAL SITE AREA	87 174m ²	COMP.
COVERAGE MAX	45% 29 878m ² 34%	✓
LANDSCAPE MIN	25% 30 755m ² 35%	✓
TOTAL UNITS/HA	40/1ha 124/1ha	✓
MAX HEIGHT	13m	✗
SETBACKS		
- ROAD 3M		✓
- OTHER 1.5M		✓
HIRB		
- NORTH 4M+55°		✓
- WEST EAST 4M+45°		✓
- SOUTH 4M+35°		N/A

NOTE: Calculations include the lot north of the East-West Collector Road and exclude the Park and Local Shopping Centre lots.



COVERAGE AND PLANNING LEGEND

TOTAL SITE AREA	87 174m ²	COMP.
COVERAGE MAX	45% 29 878m ² 34%	✓
LANDSCAPE MIN	25% 30 755m ² 35%	✓
TOTAL UNITS/HA	40/1ha 124/1ha	✓
MAX HEIGHT	13m	✗
SETBACKS		
- ROAD 3M		✓
- OTHER 1.5M		✓
HIRB		
- NORTH 4M+55°		✓
- WEST EAST 4M+45°		✓
- SOUTH 4M+35°		N/A

NOTE: Calculations include the lot north of the East-West Collector Road and exclude the Park and Local Shopping Centre lots.



OUTLOOK SPACE

- 3 STOREYS

- 4 AND ABOVE

MASTER BEDROOM

OTHER ROOMS

10M X 4M

12M X 4M

3M X 3M

1M X 1M

COMP.

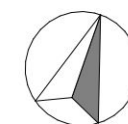
X

X

OUTLOOK SPACE 10M x 4M

OUTLOOK SPACE 12M x 4M

OUTLOOK INFRINGEMENT



OUTLOOK LEGEND

OUTLOOK SPACE

LIVING ROOM		
- 3 STOREYS	10M X 4M	X
- 4 AND ABOVE	12M X 4M	X
MASTER BEDROOM	3M X 3M	✓
OTHER ROOMS	1M X 1M	✓

COMP.

	OUTLOOK SPACE 10M x 4M
	OUTLOOK SPACE 12M x 4M
	OUTLOOK INFRINGEMENT



project Te Putahi Ladies Mile
issue Fast-track Application
job no. 3290

at 12 LOWER SHOTOVER
LADIES MILE
QUEENSTOWN

for

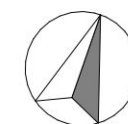
Simplicity Living

by

**BREWER
DAVIDSON**
architecture / urban design

drawing

PLANNING - OUTLOOK 2/2



sheet **SK69**
rev -

date 30/07/2026
scale 1:1000 @ A3

BUILDING LENGTH LEGEND

MAX BUILDING LENGTH

MAX BUILDING LENGTH 26M

COMP.

X

NON COMPLIANT

COMPLIANT

HEIGHT & SEPARATION LEGEND

BUILDING SEPARATION

MIN BUILDING SEPARATION

- UP TO 2 STOREYS 2M

- 3 STOREYS 4M

- 4 STOREYS 6M

- 5 OR MORE STOREYS 8M

COMP.

✓

✓

✓

✓



BUILDING LENGTH LEGEND

MAX BUILDING LENGTH

MAX BUILDING LENGTH 26M

COMP.

X

NON COMPLIANT
COMPLIANT

HEIGHT & SEPARATION LEGEND

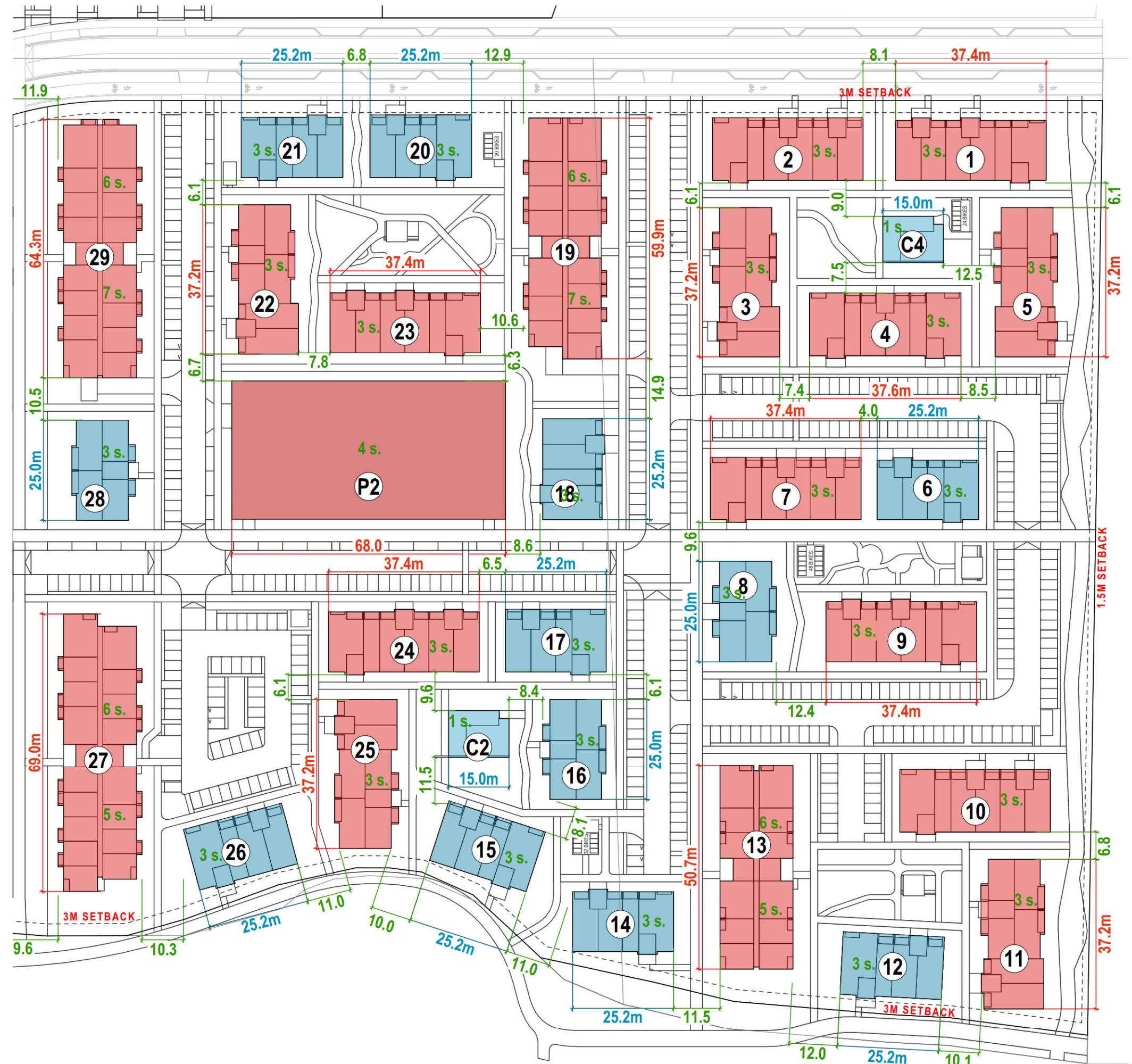
BUILDING SEPARATION

MIN BUILDING SEPARATION

- UP TO 2 STOREYS 2M
- 3 STOREYS 4M
- 4 STOREYS 6M
- 5 OR MORE STOREYS 8M

COMP.

✓
✓
✓
✓



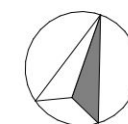
project Te Putahi Ladies Mile
issue Fast-track Application
job no. 3290

at 12 LOWER SHOTOVER
LADIES MILE
QUEENSTOWN

for **% Simplicity** Living

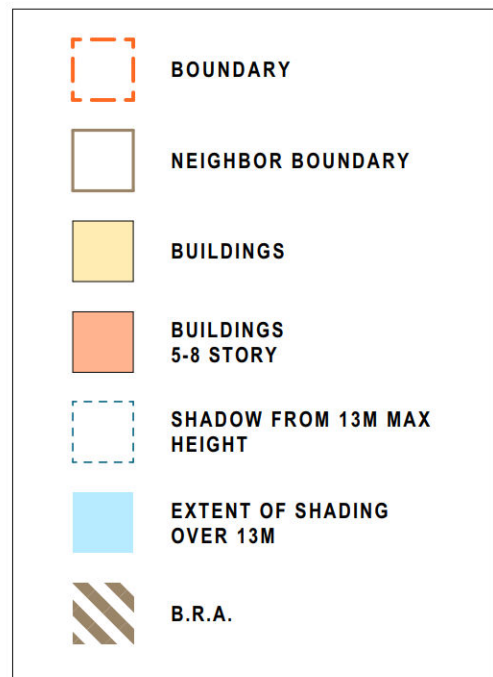
by **BREWER DAVIDSON**
architecture / urban design

drawing **PLANNING - BUILDING LENGTH & SEPARATION 2/2**



sheet **SK71**
rev -

date 30/07/2026
scale 1:1000 @ A3



01 Sun Study Mar/Sep 22 @ 10am
- Scale 1:2000

BOUNDARY

NEIGHBOR BOUNDARY

BUILDINGS

BUILDINGS
5-8 STORY

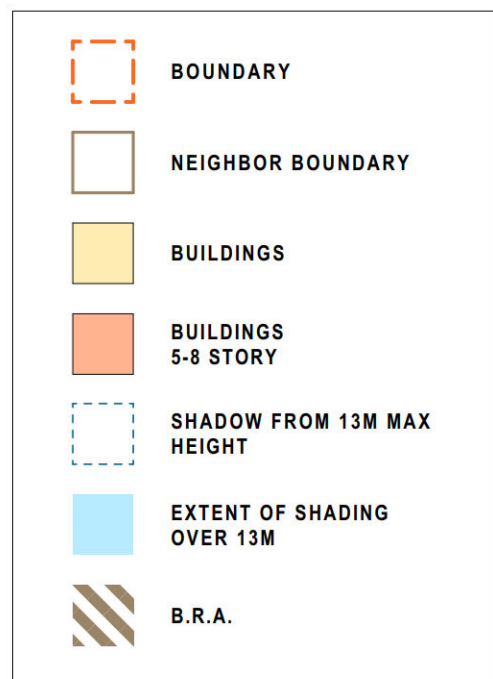
SHADOW FROM 13M MAX
HEIGHT

EXTENT OF SHADING
OVER 13M

B.R.A.



02 Sun Study Mar/Sep 22 @ 12pm
- Scale 1:2000



03 Sun Study Mar/Sep 22 @ 2pm
- Scale 1:2000



Scale 1:2000

BOUNDARY

NEIGHBOR BOUNDARY

BUILDINGS

BUILDINGS
5-8 STORY

SHADOW FROM 13M MAX
HEIGHT

EXTENT OF SHADING
OVER 13M

B.R.A.



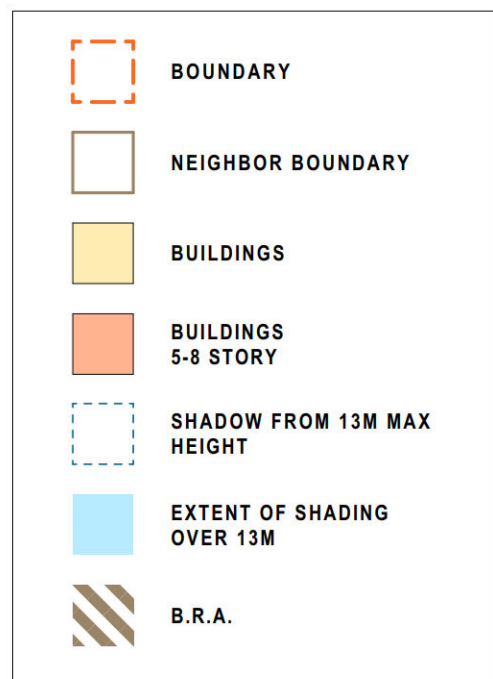
05

Sun Study June 21 @ 10am

-

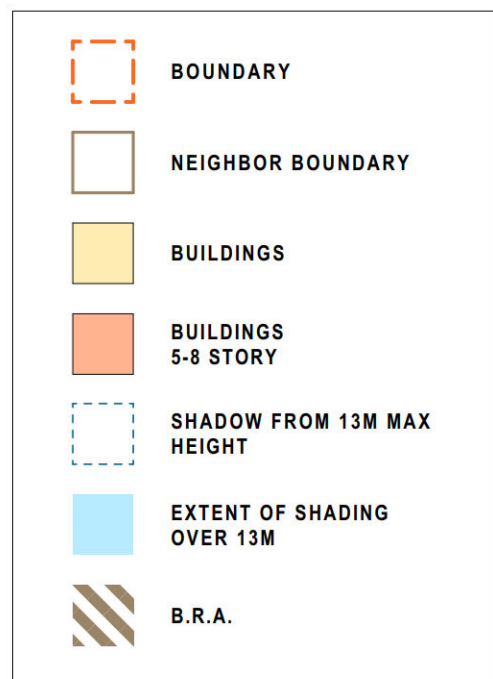
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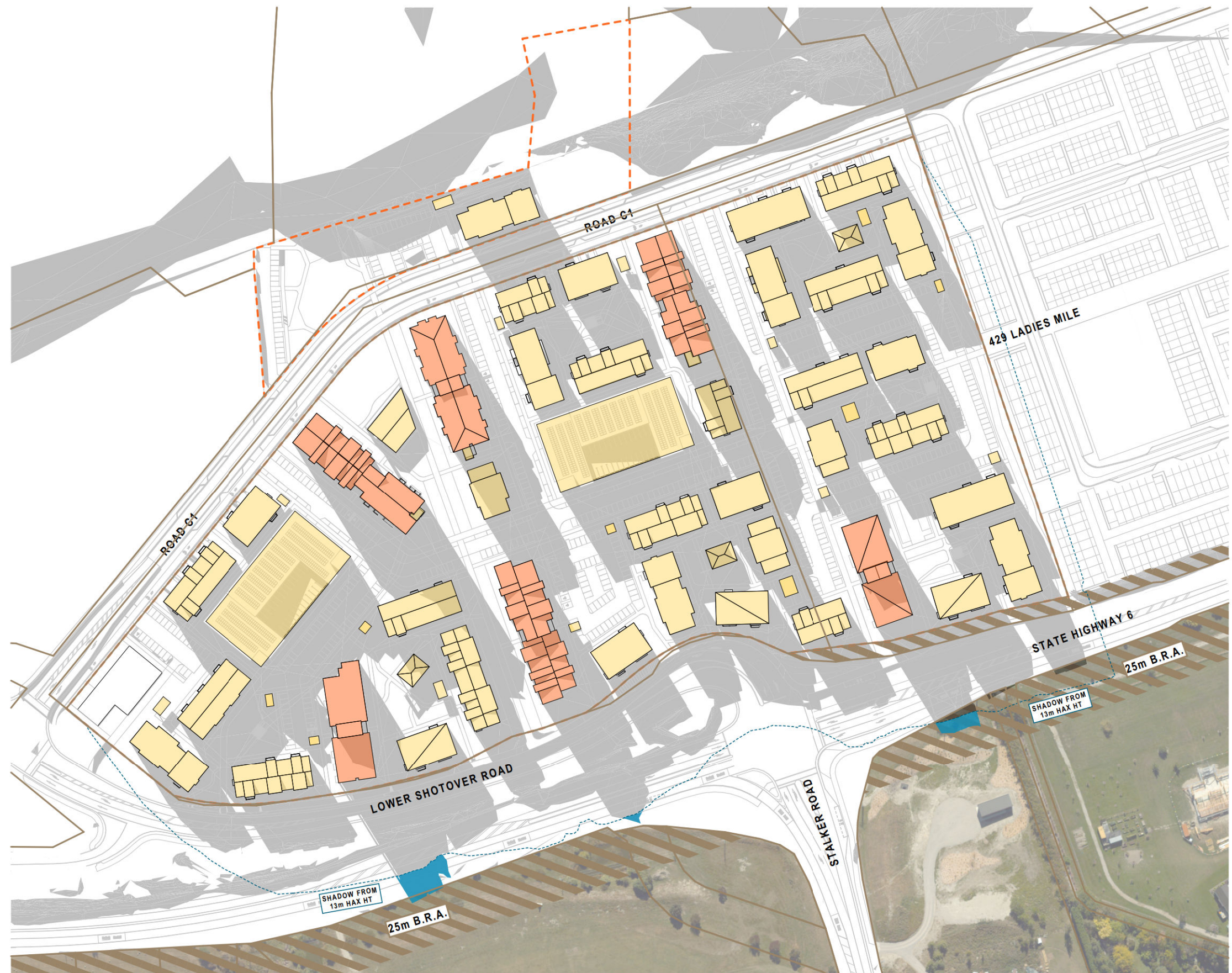


06 Sun Study June 21 @ 12pm
- Scale 1:2000





07 Sun Study June 21 @ 2pm
- Scale 1:2000



Scale 1:2000

BOUNDARY

NEIGHBOR BOUNDARY

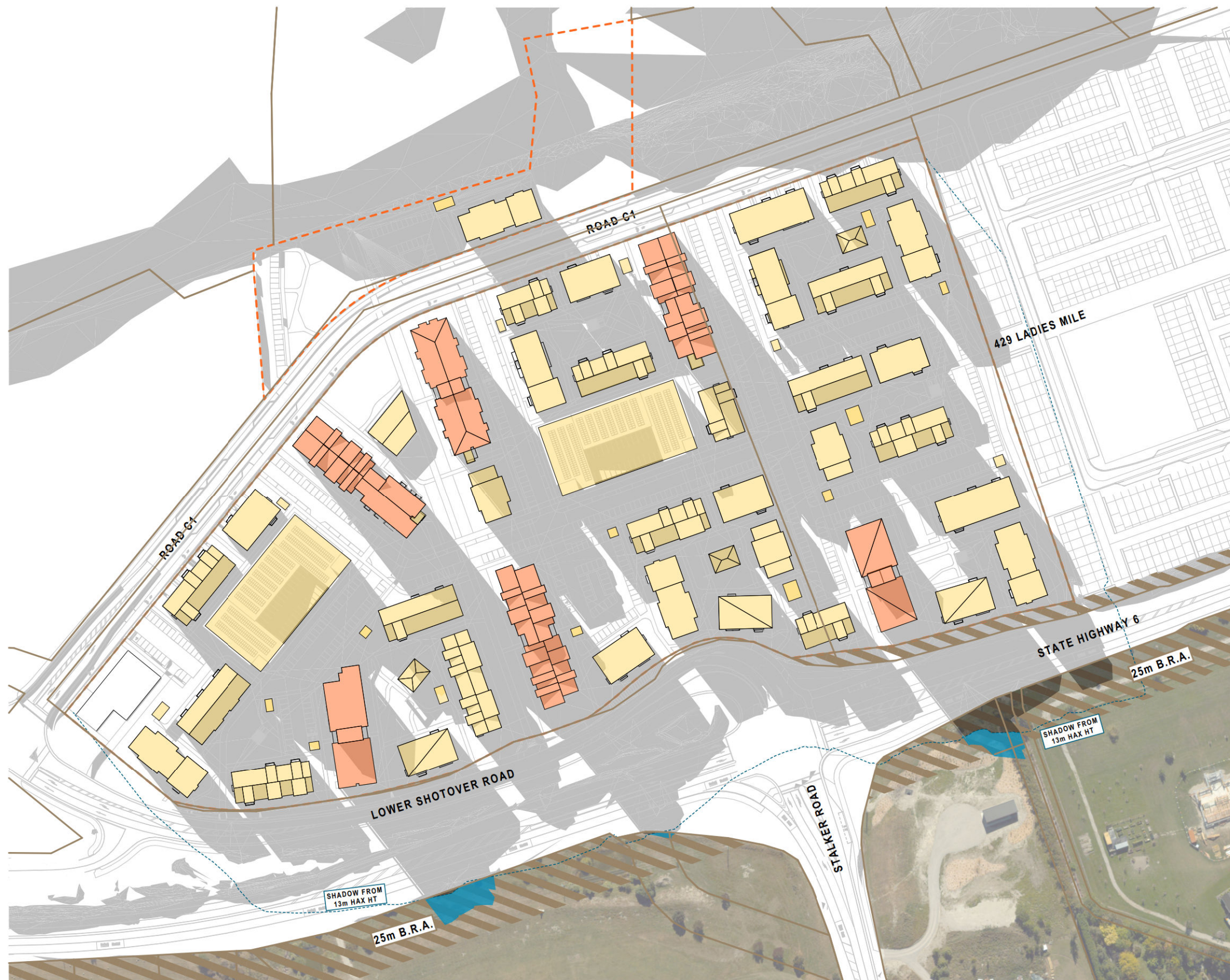
BUILDINGS

BUILDINGS
5-8 STORY

SHADOW FROM 13M MAX
HEIGHT

EXTENT OF SHADING
OVER 13M

B.R.A.



10

Sun Study June 21 @ 3:30pm

-

Scale 1:2000

BOUNDARY

NEIGHBOR BOUNDARY

BUILDINGS

BUILDINGS 5-8 STORY

SHADOW FROM 13M MAX HEIGHT

EXTENT OF SHADING OVER 13M

B.R.A.



08

Sun Study June 21 @ 4pm

-

Scale 1:2000

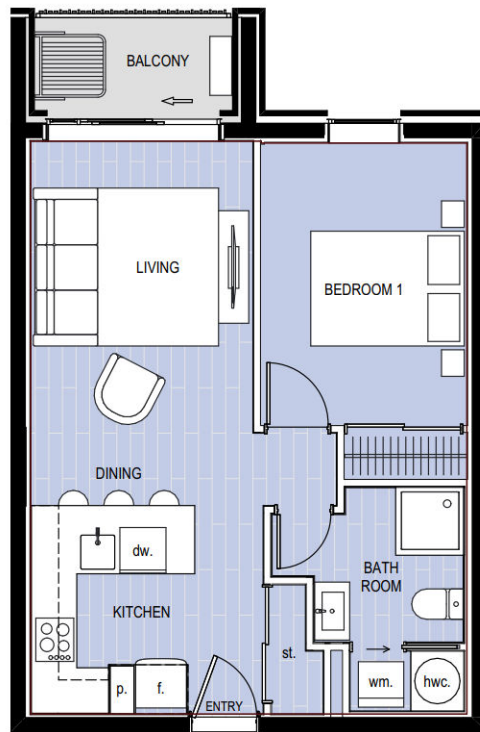


LEGEND

 PROPOSED EASEMENTS
(RIGHT OF WAY - PEDESTRIANS ONLY)

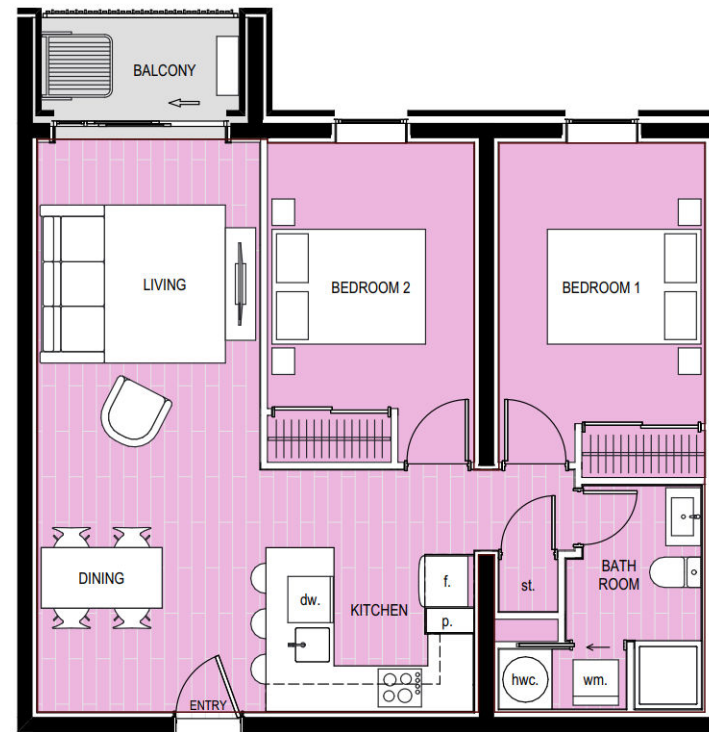


BALCONY AREA 3.4M²



1A AP - 1 BED - PROJECTING BALCONY
Scale 1:100

BALCONY AREA 3.4M²



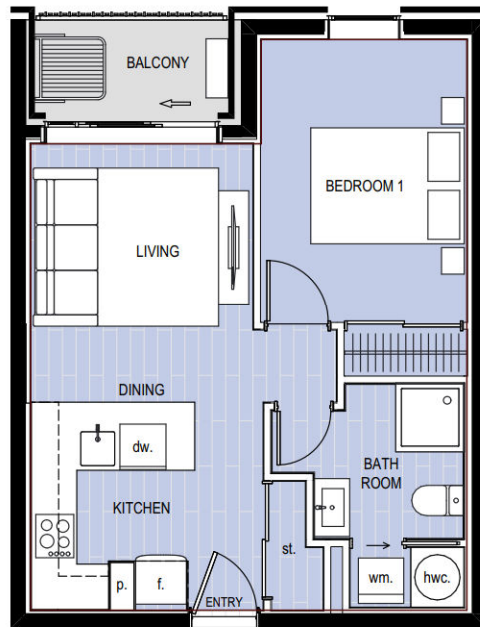
2A AP - 2 BED - PROJECTING BALCONY
Scale 1:100

BALCONY
AREA 4.0M²



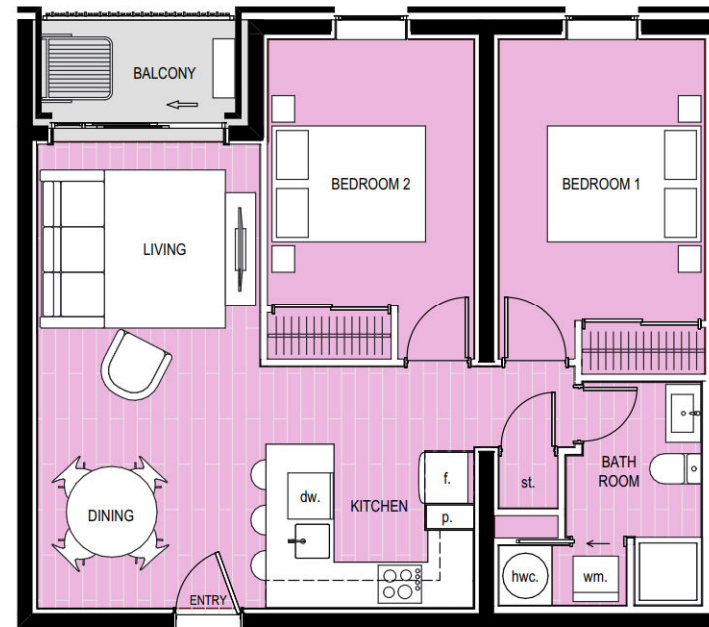
2B AP - 2 BED - PROJECTING BALCONY
Scale 1:100

BALCONY AREA 3.4M²



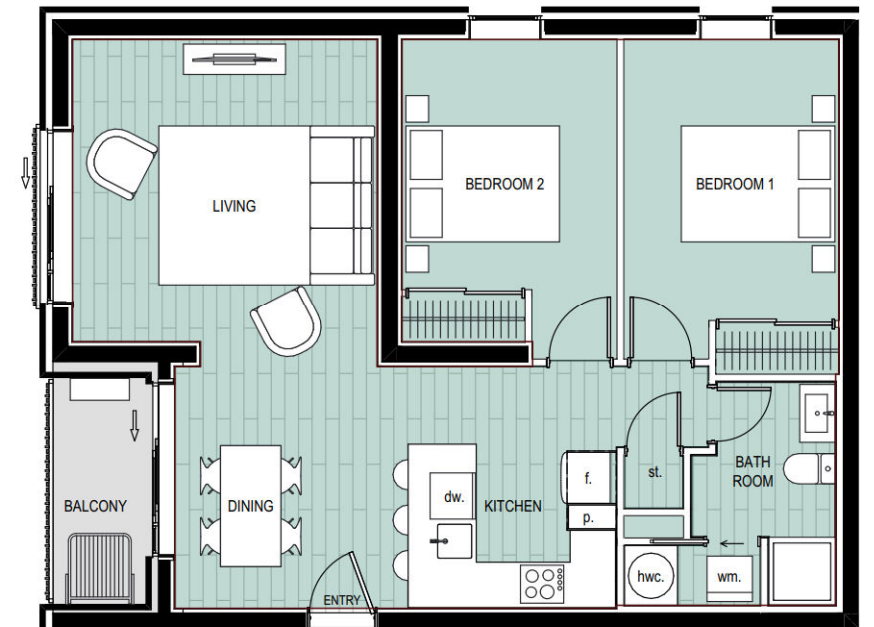
1A AP - 1 BED - RECESSED BALCONY
Scale 1:100

BALCONY AREA 3.4M²



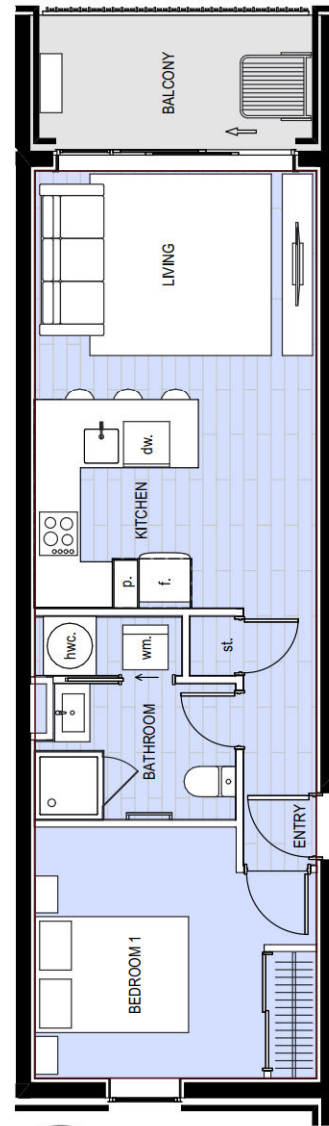
2A AP - 2 BED - RECESSED BALCONY
Scale 1:100

BALCONY
AREA 3.9M²



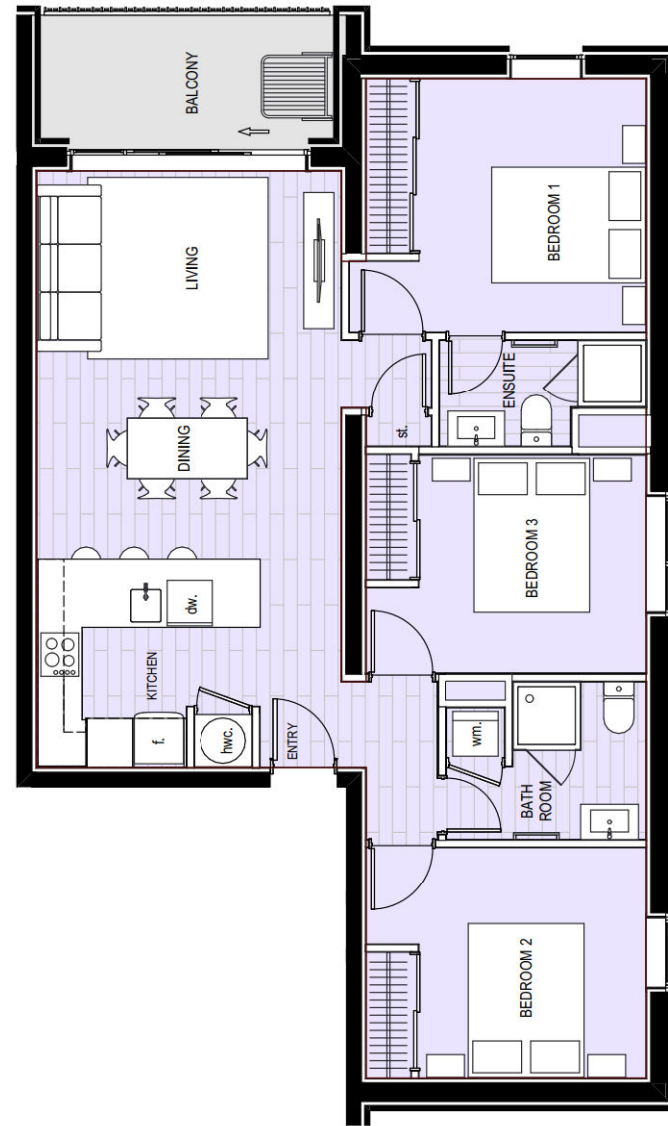
2B AP - 2 BED - RECESSED BALCONY
Scale 1:100

BALCONY AREA 6.3M²

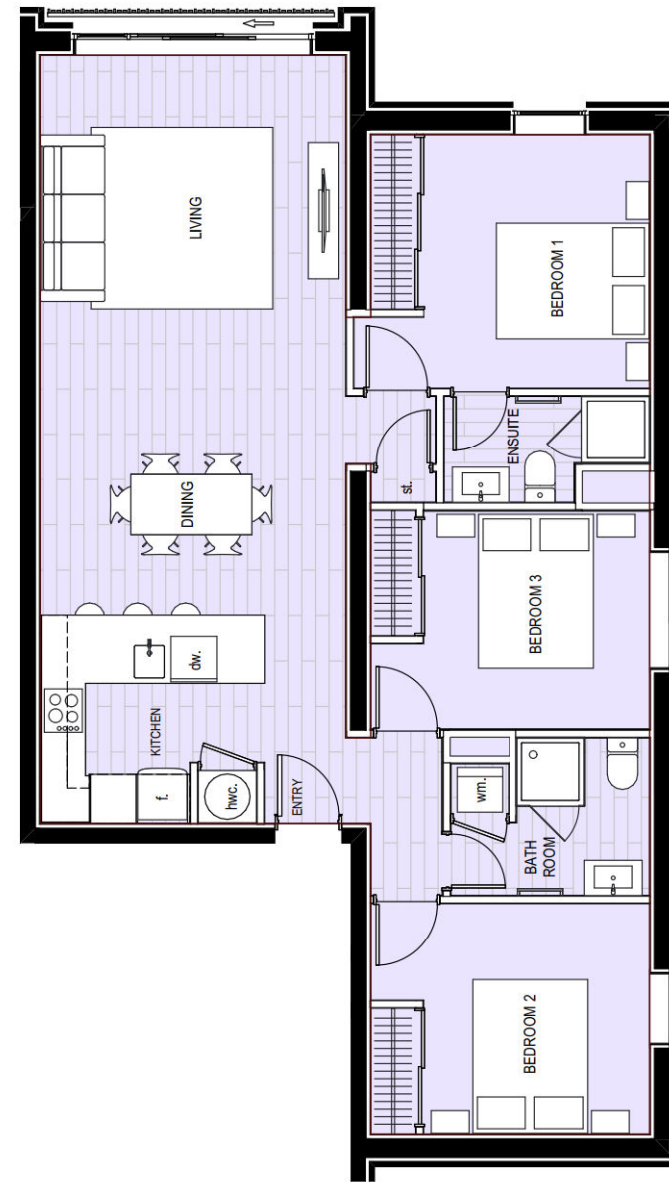


A WALK UP - 1 BED
Scale 1:100

BALCONY AREA 6.8M²

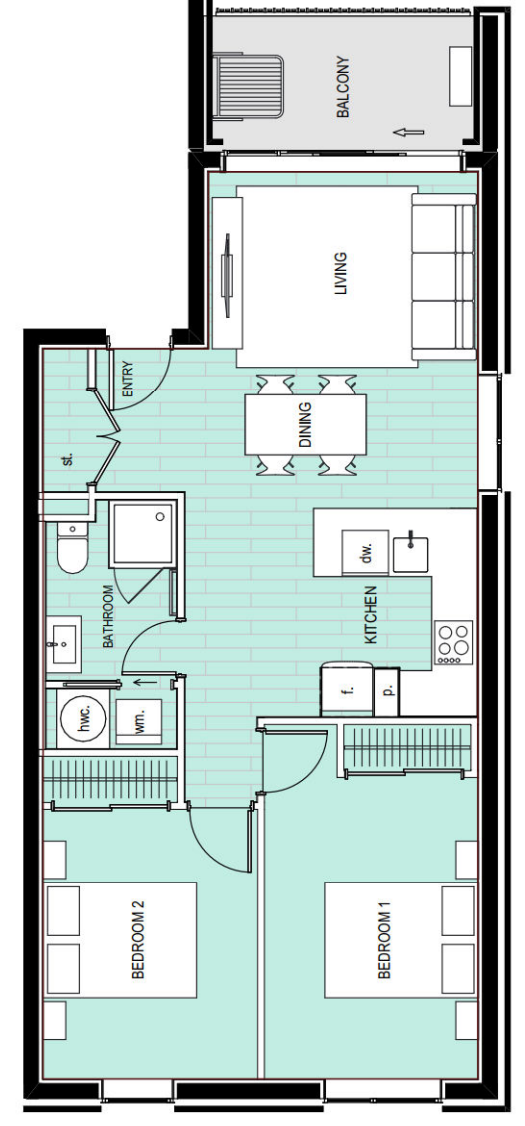


B WALK UP - 3 BED
Scale 1:100

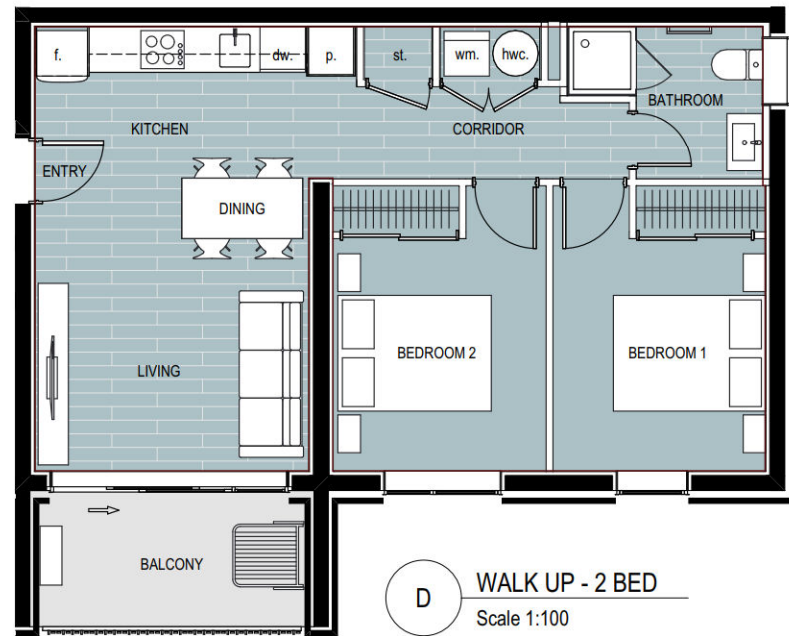


B WALK UP - 3 BED (EXTENDED)
Scale 1:100

BALCONY AREA 6.1M²

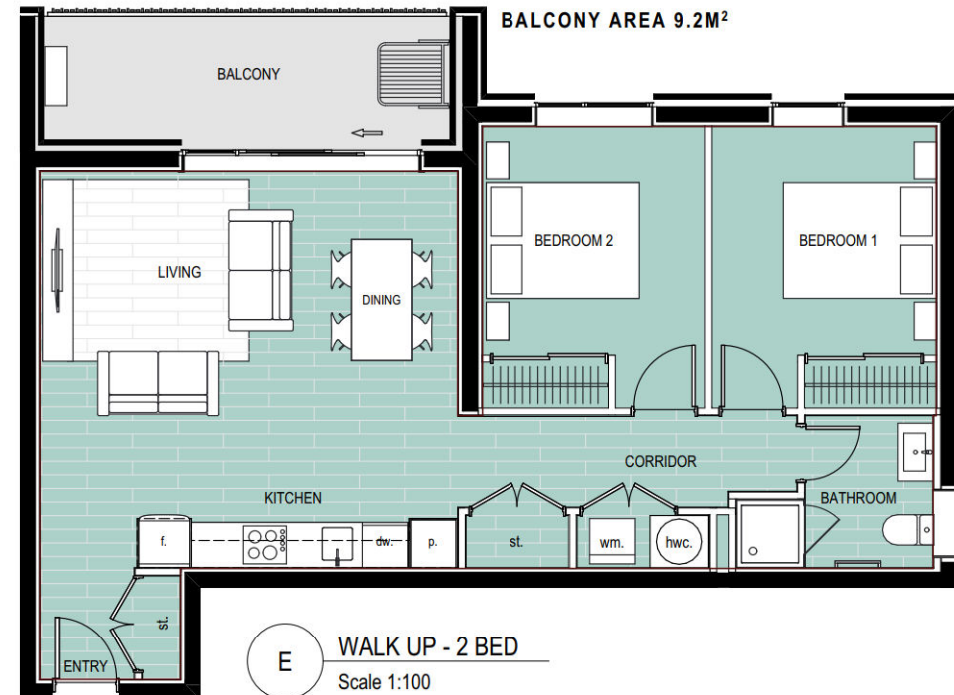


C WALK UP - 2 BED
Scale 1:100



BALCONY AREA 6.2M²

D WALK UP - 2 BED
Scale 1:100



BALCONY AREA 9.2M²

E WALK UP - 2 BED
Scale 1:100

LEGEND

OUTDOOR LIVING SPACE

AT GROUND LEVEL

MINIMUM AREA	20M ²	X
MINIMUM DIMENSION	4M	X

ABOVE GROUND LEVEL

MIN AREA - 1 BED	8M ²	X
MIN AREA - 2 BED	10M ²	X
MIN AREA - 3 BED	12M ²	X
MINIMUM DIMENSION	1.5M ²	X

	OUTDOOR LIVING ≥ 20M ²
	OUTDOOR LIVING < 20M ²

COMP.

X

X

X

X

X

X

X

X

X



LEGEND

OUTDOOR LIVING SPACE

AT GROUND LEVEL

MINIMUM AREA 20M²

MINIMUM DIMENSION 4M

ABOVE GROUND LEVEL

MIN AREA - 1 BED 8M²

MIN AREA - 2 BED 10M²

MIN AREA - 3 BED 12M²

MINIMUM DIMENSION 1.5M

OUTDOOR LIVING ≥ 20M²

OUTDOOR LIVING < 20M²

COMP.

X

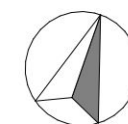
X

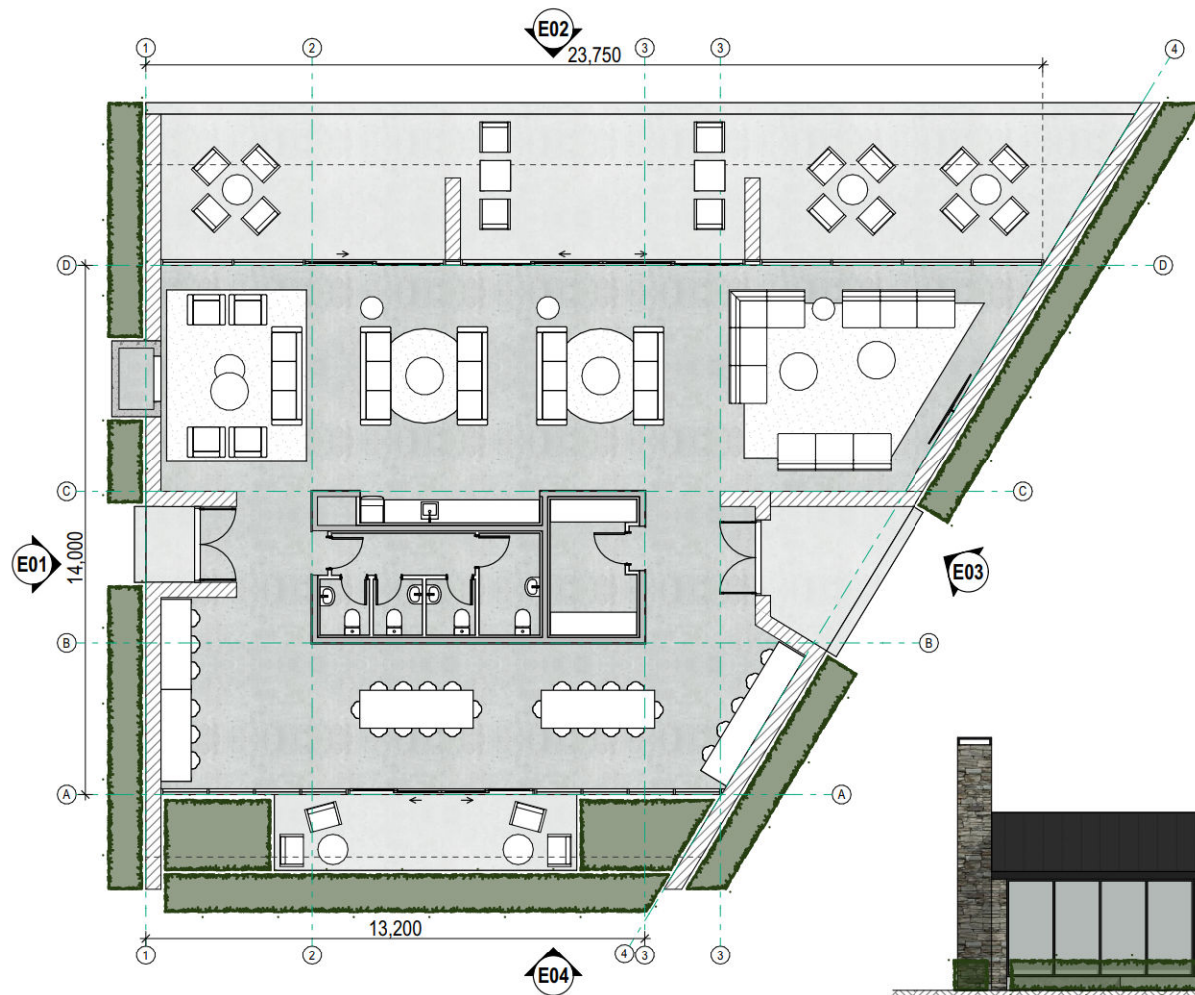
X

X

X

X





C1 PAVILION C1 - PLAN
Scale 1:200



E02 PAVILION C1 - ELEVATION
Scale 1:200



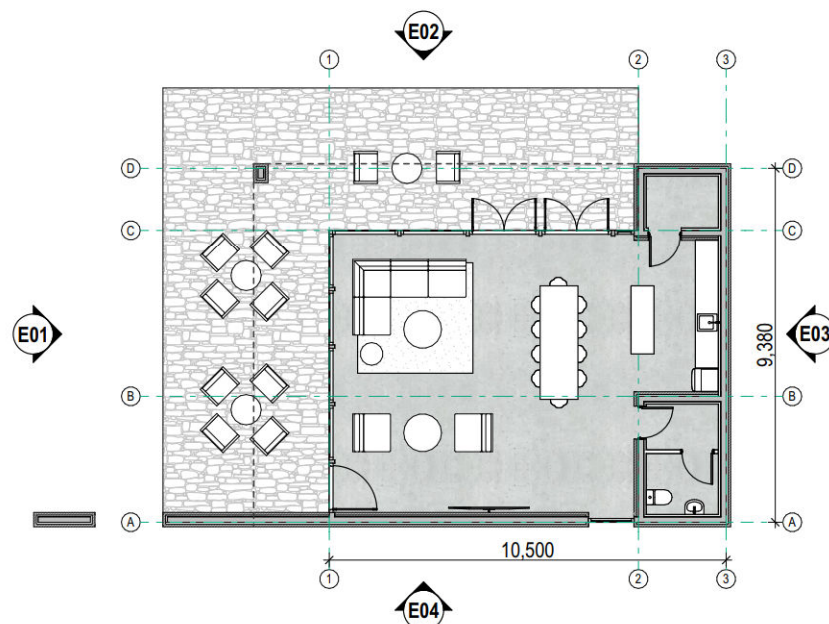
E03 PAVILION C1 - ELEVATION
Scale 1:200



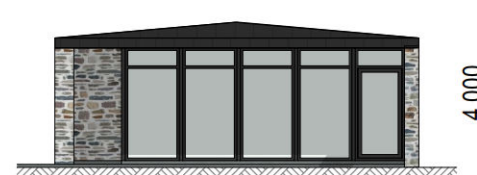
E04 PAVILION C1 - ELEVATION
Scale 1:200



E01 PAVILION C1 - ELEVATION
Scale 1:200



C2-C4 PAVILIONS C2 - C4 - PLAN
Scale 1:200



E01 PAVILIONS C2 - C4 - ELEVATION
Scale 1:200



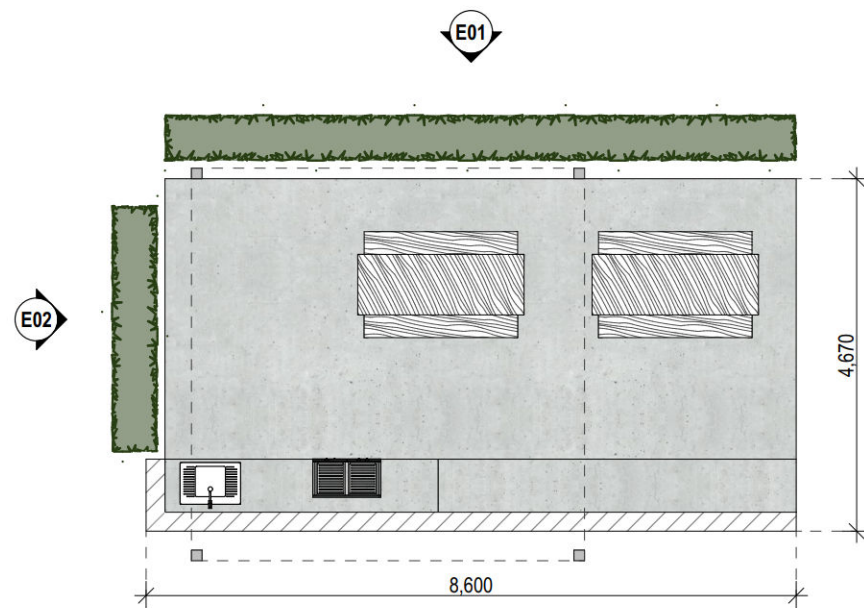
E02 PAVILIONS C2 - C4 - ELEVATION
Scale 1:200



E03 PAVILIONS C2 - C4 - ELEVATION
Scale 1:200

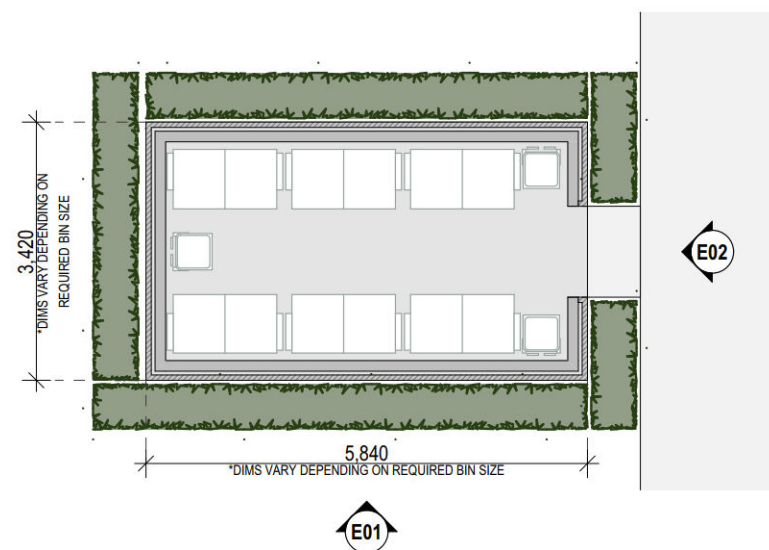


E04 PAVILIONS C2 - C4 - ELEVATION
Scale 1:200



P PERGOLA - PLAN
Scale 1:100

NOTE: REFER TO MASTERPLAN (SK07) FOR PERGOLA LOCATIONS.



R TYPICAL BIN STORE
Scale 1:100

NOTE: REFER TO MASTERPLAN (SK07) FOR BIN STORE LOCATIONS.



E01 PERGOLA - ELEVATION
Scale 1:100



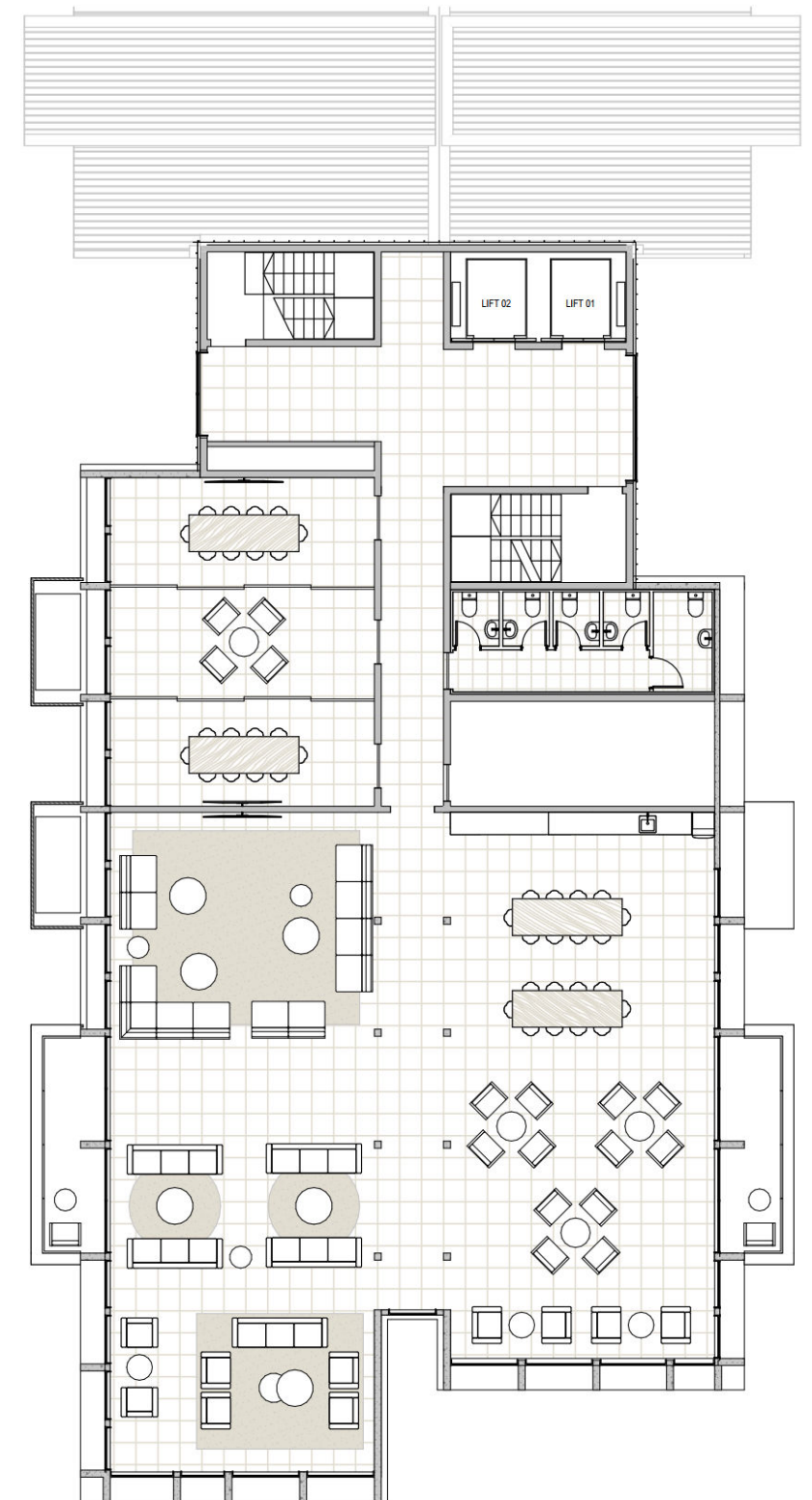
E02 PERGOLA - ELEVATION
Scale 1:100



E01 BIN STORE - ELEVATION
Scale 1:100



E02 BIN STORE - ELEVATION
Scale 1:100



10 BUILDING 30 ROOFTOP PAVILION
Scale 1:200

NOTE: REFER TO SK51, SK58 AND SK59 FOR PAVILION ELEVATIONS AND 3D VIEWS.