CONDON SCOTT
ARCHITECTS



Edgar Street Apartments

5 Edgar Street, Queenstown

Layout ID	Sheet Name	Revision ID	Date Issued
A000	Cover Page	02	16/07/2026
A100	Proposed Site Plan	02	16/07/2026
A101	Earthworks (Cut & Fill)	02	16/07/2026
A200	Floor Plans	02	16/07/2026
A201	Floor Plans	02	16/07/2026
A300	Elevations	02	16/07/2026
A301	Elevations	02	16/07/2026
A302	Elevations	02	16/07/2026



Proposed Site Plan
Scale 1:200

SITE INFORMATION

Legal Description:	Lot 2 DP 17899
Physical Address:	5 Edgar Street, Queenstown
Valuation No:	2910546100
Site Area:	549m²
Site Zone:	High Density Residential A
Building Coverage:	70% max.(51% 278m²)
Landscaped Permeable:	20% min. (33% 184m²)
Wind Zone:	High (H)
Snow Zone:	N5 - 2kPa
Earthquake Zone:	Zone 3
Durability Zone:	Zone B
Climate Zone:	Zone 6

FLOOR PLAN AREAS

Ground Floor Plan (Apartment 5A & Garage)	248m²
First Floor Plan (Apartments 5A & 5B)	275m²
Second Floor (Apartment 5B & Penthouse 5C)	262m²
Third Floor (5C Penthouse main living)	157m²
Fourth Floor (5C Penthouse & Roof Terrace)	157m²
Total Floor Plan Area:	**1,099m²**



Site Locality
Not to Scale

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. This Plan has been prepared for the purpose of **Bulk & location** &/or Resource Consent Application only. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

RevID	Revision	Date
01	Consultant Issue - DRAFT issued for information only	6/07/2026
02	Issued for Resource Consent Variation application	16/07/2026

Consultants:

Not for construction

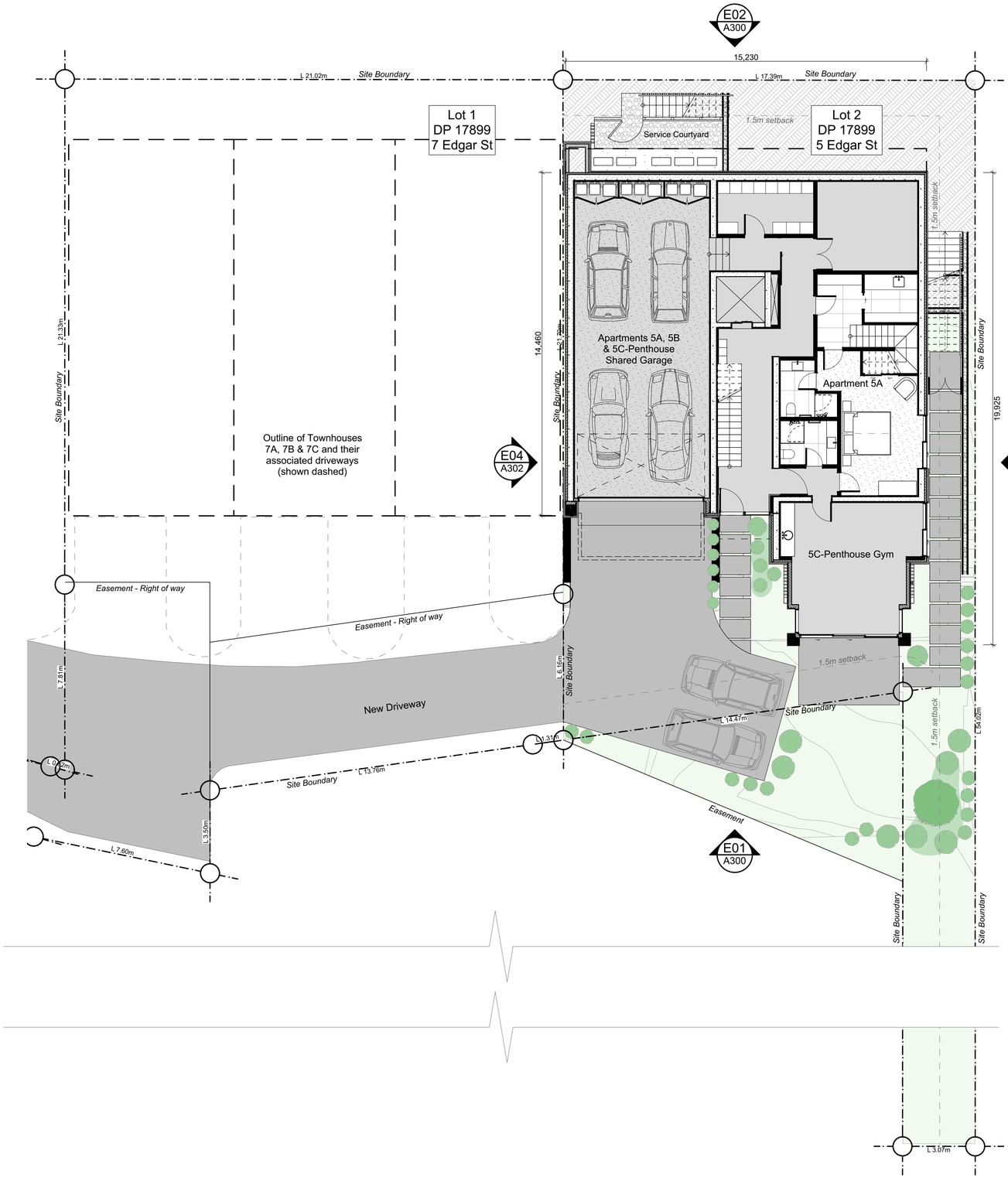
CONDON SCOTT
ARCHITECTS
t: +64 3 443 7919 **a:** 37 McDougall St, Wanaka 9305 NZ
e: office@condonscott.nz **w:** www.condonscott.nz

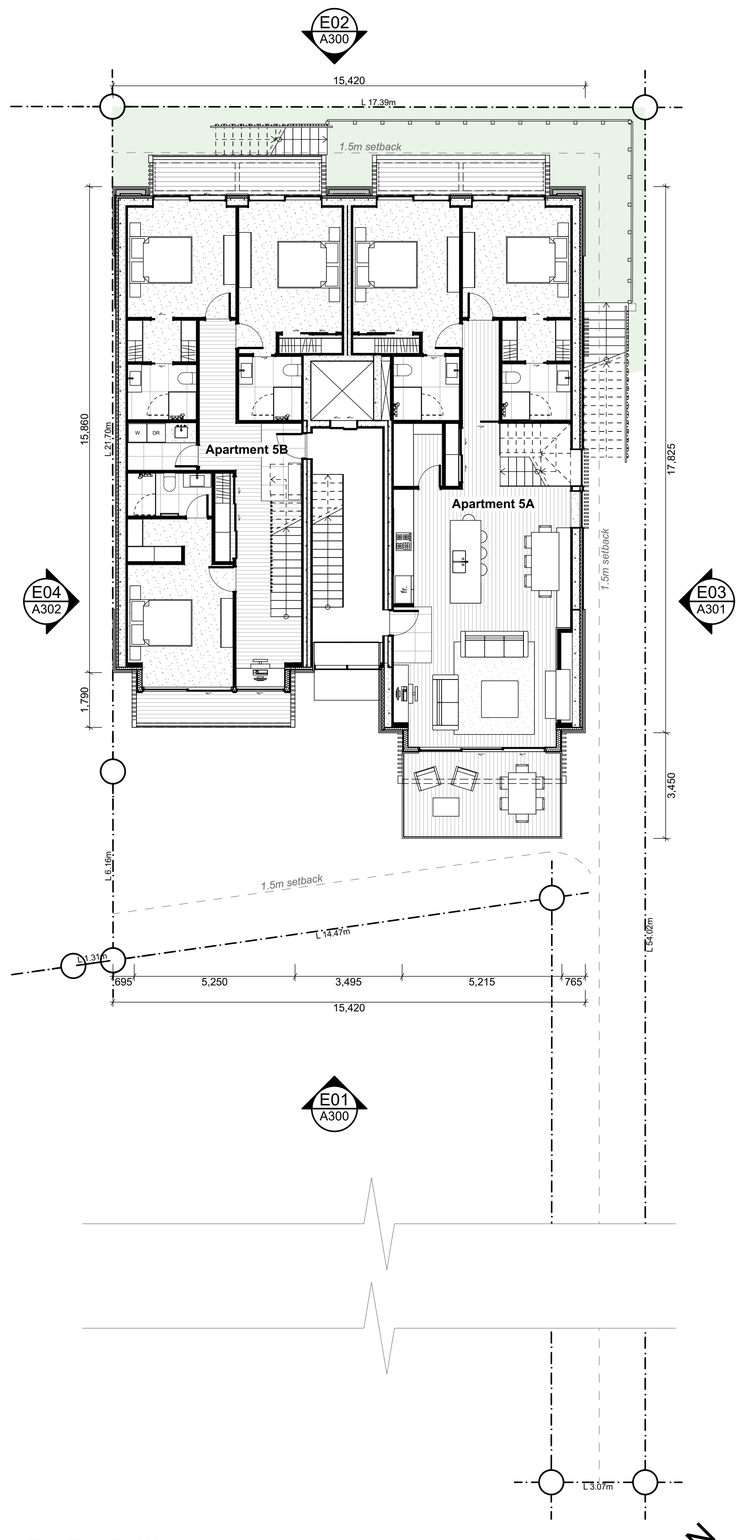
Edgar Street Apartments
5 Edgar Street, Queenstown
© Condon Scott Architects Ltd.

Drawing Title: **Proposed Site Plan**
Client: **D & B Wiseman**
Project: **25.13**

RESOURCE CONSENT - VARIATION
Scale: A1 = as indicated A3 = 50% reduction

Design: CSA	Drawn: CSA	Checked: CSA
Print Date: 16/07/2026	Drawing Number: **A100**	Revision: **02**





Ground Floor PLAN
Scale 1:100

First Floor PLAN
Scale 1:100

N

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. This Plan has been prepared for the purpose of **Bulk & location** &/or Resource Consent Application only. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

RevID	Revision	Date
01	Consultant Issue - DRAFT issued for information only	6/07/2026
02	Issued for Resource Consent Variation application	16/07/2026

Consultants:

Not for construction

CONDON SCOTT
ARCHITECTS
t: +64 3 443 7919 **a:** 37 McDougall St, Wanaka 9305 NZ
e: office@condonscott.nz **w:** www.condonscott.nz

Edgar Street Apartments
5 Edgar Street, Queenstown
© Condon Scott Architects Ltd.

Drawing Title: **Floor Plans**

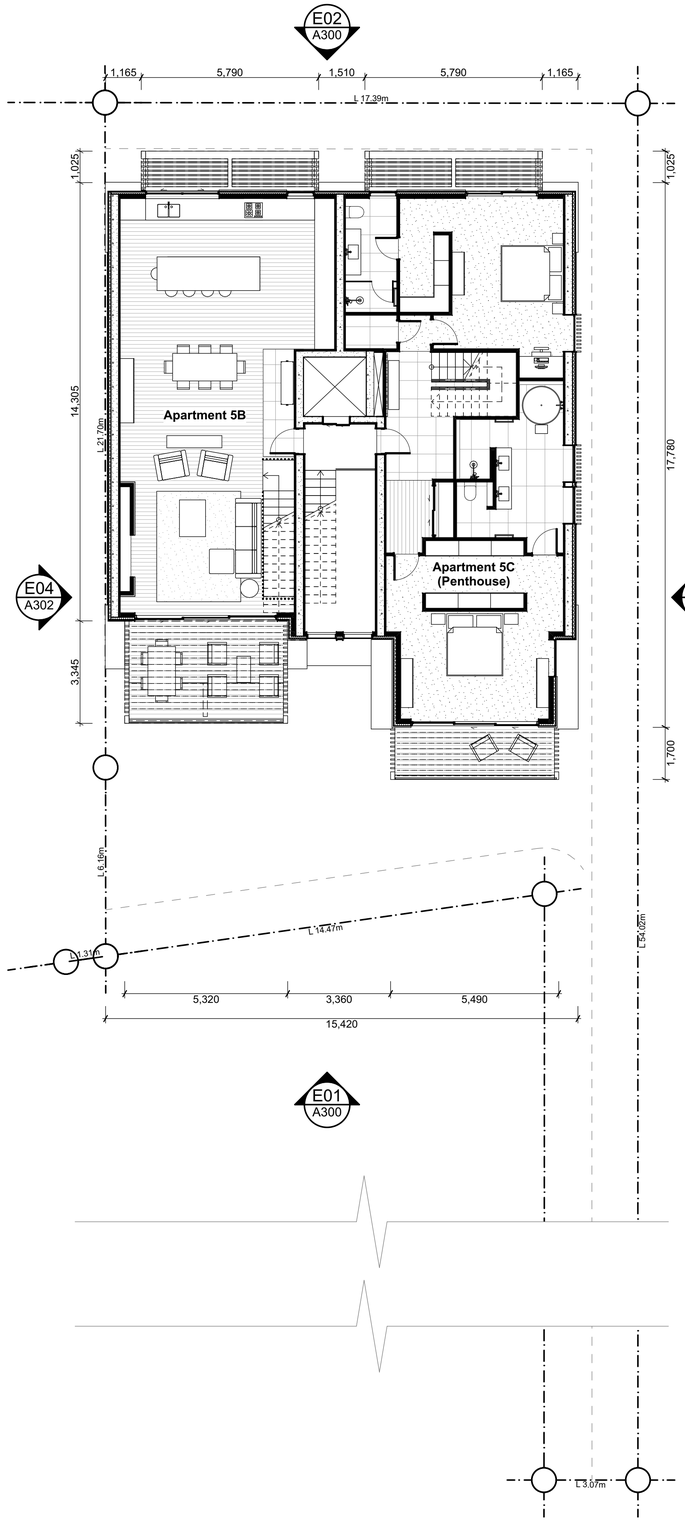
Client: **D & B Wiseman**

Project: **25.13**

RESOURCE CONSENT - VARIATION

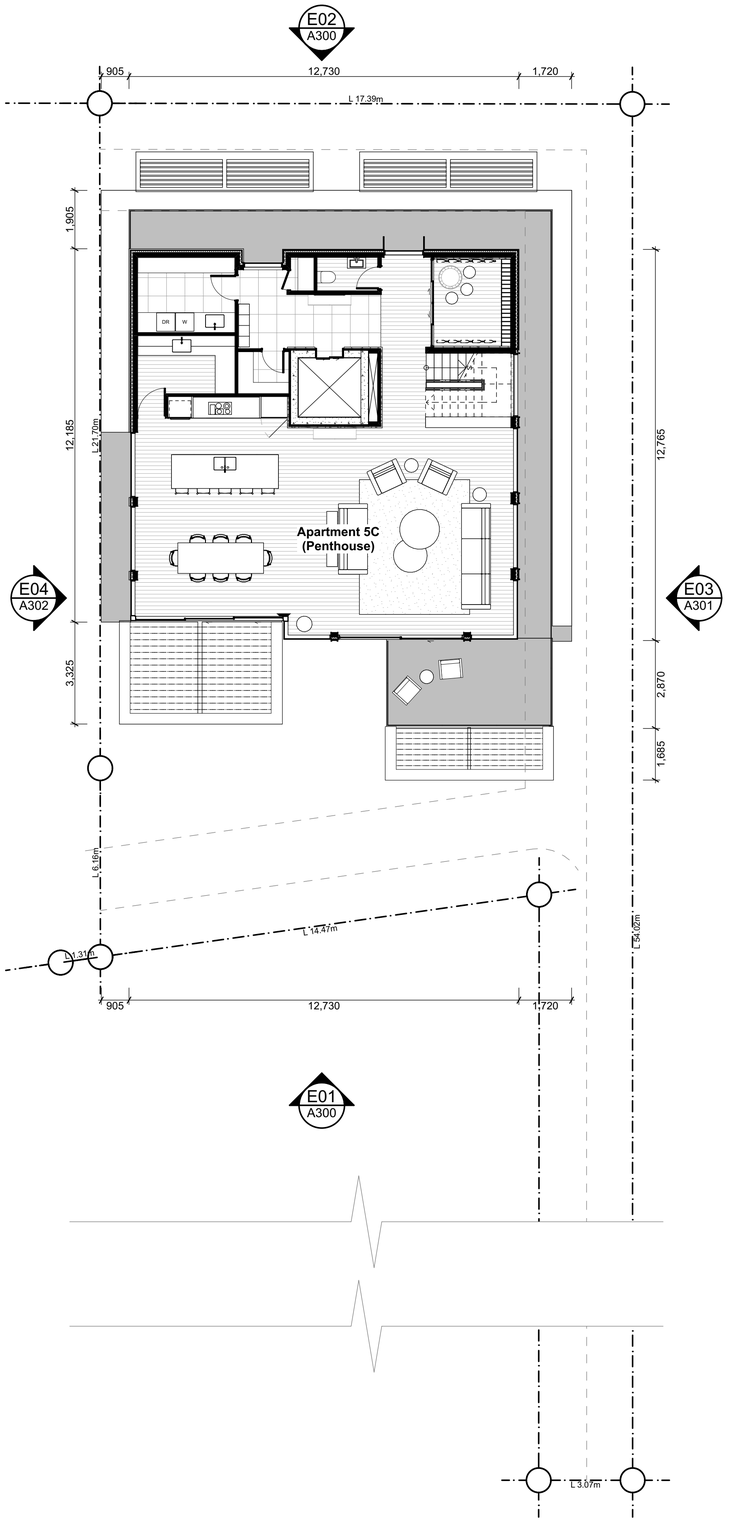
Scale: A1 = as indicated A3 = 50% reduction

Design: CSA	Drawn: CSA	Checked: CSA
Print Date: 16/07/2026	Drawing Number: **A200**	Revision: **02**



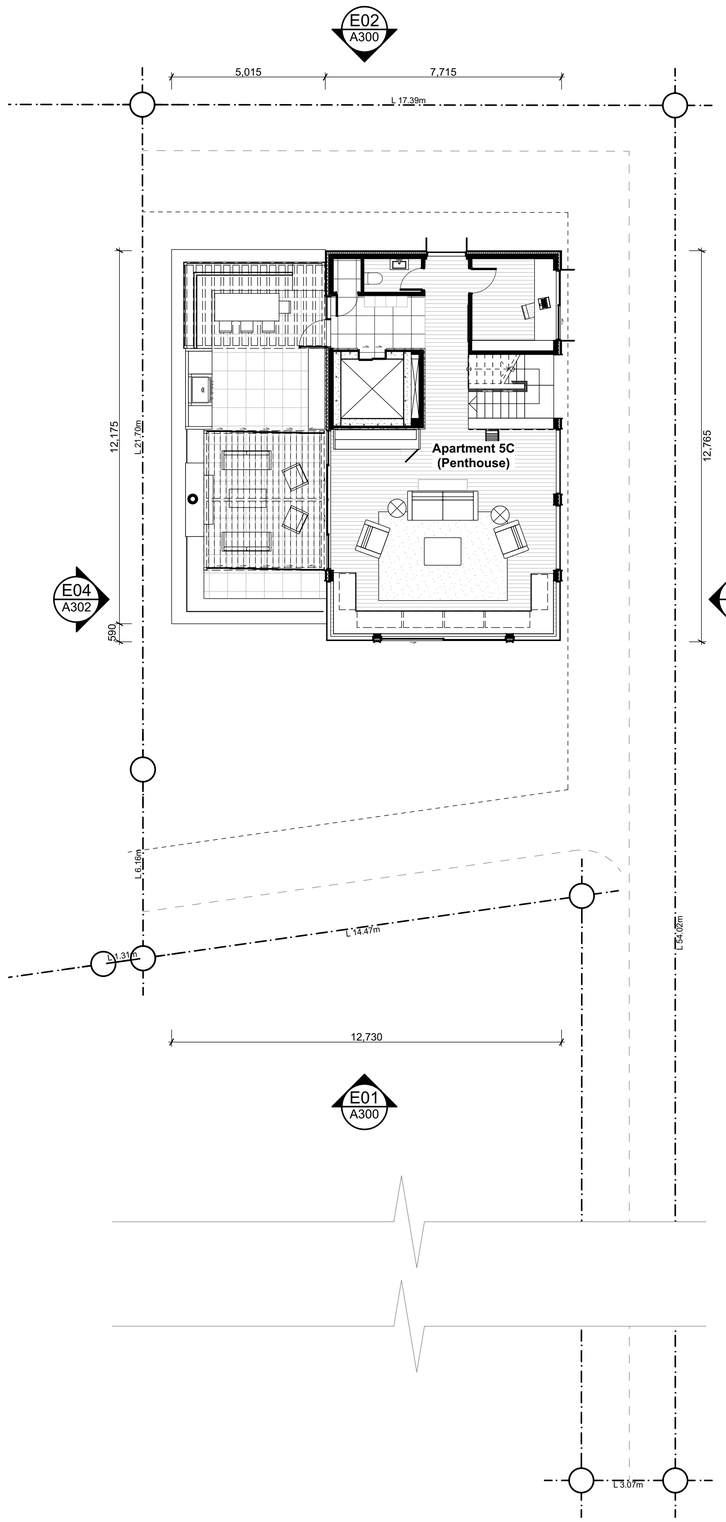
Second Floor PLAN

Scale 1:100



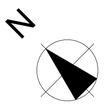
Third Floor PLAN

Scale 1:100



Fourth Floor PLAN

Scale 1:100



01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. This Plan has been prepared for the purpose of **Bulk & location** &/or Resource Consent Application only. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

RevID	Revision	Date
01	Consultant Issue - DRAFT issued for information only	6/07/2026
02	Issued for Resource Consent Variation application	16/07/2026

Consultants:

Not for construction

CONDON SCOTT
ARCHITECTS
t: +64 3 443 7919 **a:** 37 McDougall St, Wanaka 9305 NZ
e: office@condonscott.nz **w:** www.condonscott.nz

Edgar Street Apartments

5 Edgar Street, Queenstown

© Condon Scott Architects Ltd.

Drawing Title: **Floor Plans**

Client: **D & B Wiseman**

Project: **25.13**

RESOURCE CONSENT - VARIATION

Scale: A1 = as indicated A3 = 50% reduction

Design: CSA | Drawn: CSA | Checked: CSA

Print Date: 16/07/2026

Drawing Number: **A201**

Revision: **02**

EXTERIOR CLADDING MATERIALS

- Vertical timber weatherboards
  Coated in Wood Oil - Slate (or similar)
- Vertical seam metal cladding
  Coating system - Black (or similar)
- Stone veneer walls
  Otago Schist (or similar)



E01 South Elevation
Scale 1:50



E02 North Elevation
Scale 1:50

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. This Plan has been prepared for the purpose of **Bulk & location** &/or Resource Consent Application only. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

RevID	Revision	Date
01	Consultant Issue - DRAFT issued for information only	6/07/2026
02	Issued for Resource Consent Variation application	16/07/2026

Consultants:

Not for construction

CONDON SCOTT
ARCHITECTS
t: +64 3 443 7919 **a:** 37 McDougall St, Wanaka 9305 NZ
e: office@condonscott.nz **w:** www.condonscott.nz

Edgar Street Apartments
5 Edgar Street, Queenstown
© Condon Scott Architects Ltd.

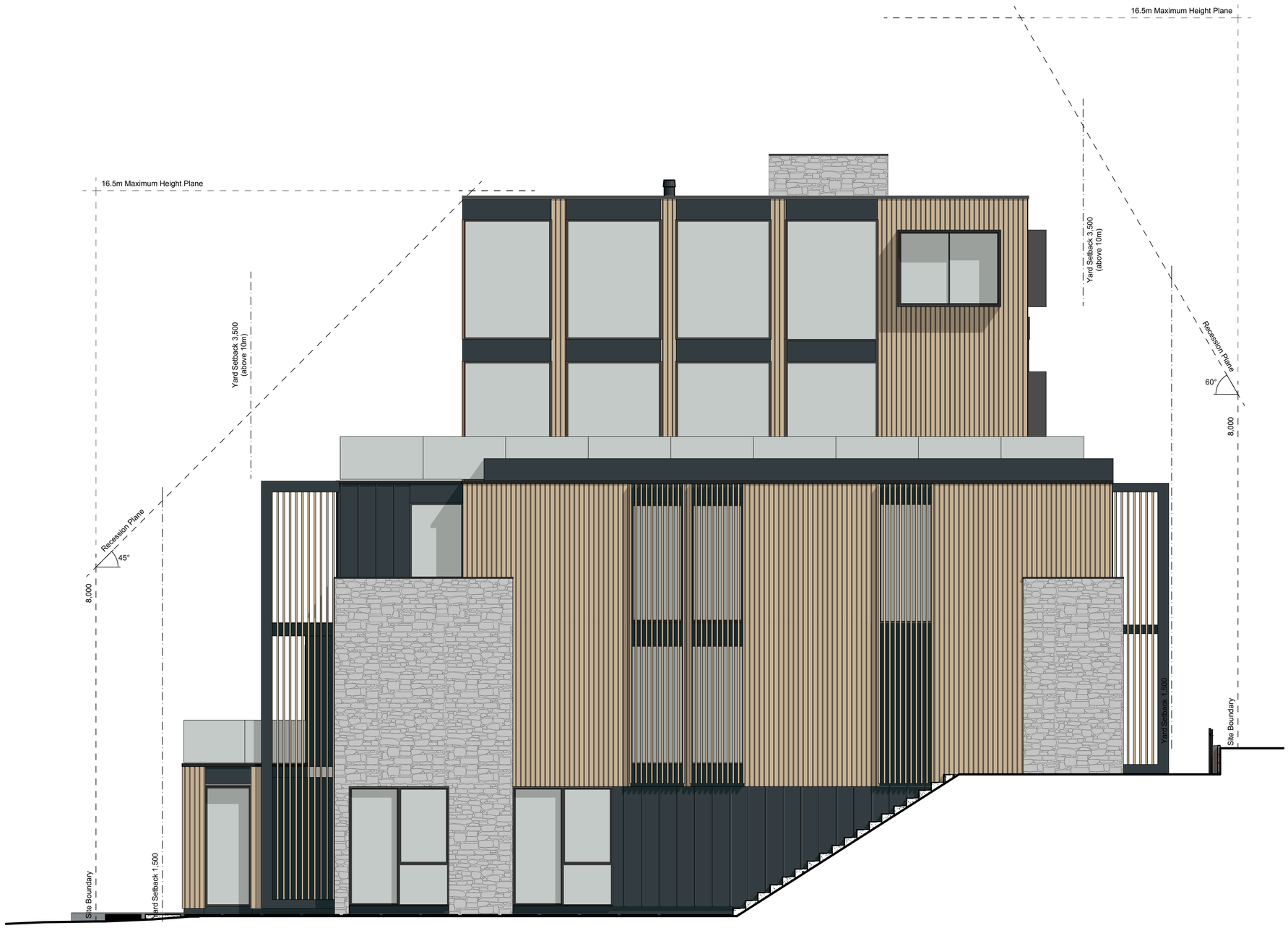
Drawing Title: **Elevations**
Client: **D & B Wiseman**
Project: **25.13**

RESOURCE CONSENT - VARIATION
Scale: A1 = as indicated A3 = 50% reduction

Design: CSA	Drawn: CSA	Checked: CSA
Print Date: 16/07/2026	Drawing Number: **A300**	Revision: **02**

EXTERIOR CLADDING MATERIALS

- Vertical timber weatherboards
  Coated in Wood Oil - Slate (or similar)
- Vertical seam metal cladding
  Coating system - Black (or similar)
- Stone veneer walls
  Otago Schist (or similar)



E03 East Elevation
Scale 1:50

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. This Plan has been prepared for the purpose of **Bulk & location** &/or Resource Consent Application only. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

RevID	Revision	Date
01	Consultant Issue - DRAFT issued for information only	6/07/2026
02	Issued for Resource Consent Variation application	16/07/2026

Consultants:

Not for construction

CONDON SCOTT
ARCHITECTS
t: +64 3 443 7919 **a:** 37 McDougall St, Wanaka 9305 NZ
e: office@condonscott.nz **w:** www.condonscott.nz

Edgar Street Apartments
5 Edgar Street, Queenstown
© Condon Scott Architects Ltd.

Drawing Title: **Elevations**

Client: **D & B Wiseman**
Project: **25.13**

RESOURCE CONSENT - VARIATION
Scale: A1 = as indicated A3 = 50% reduction

Design: CSA	Drawn: CSA	Checked: CSA
Print Date: 16/07/2026	Drawing Number: **A301**	Revision: **02**

EXTERIOR CLADDING MATERIALS

- Vertical timber weatherboards
  Coated in Wood Oil - Slate (or similar)
- Vertical seam metal cladding
  Coating system - Black (or similar)
- Stone veneer walls
  Otago Schist (or similar)



E04 West Elevation
Scale 1:50

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. This Plan has been prepared for the purpose of **Bulk & location** &/or Resource Consent Application only. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

RevID	Revision	Date
01	Consultant Issue - DRAFT issued for information only	6/07/2026
02	Issued for Resource Consent Variation application	16/07/2026

Consultants:

Not for construction

CONDON SCOTT
ARCHITECTS
t: +64 3 443 7919 **a:** 37 McDougall St, Wanaka 9305 NZ
e: office@condonscott.nz **w:** www.condonscott.nz

Edgar Street Apartments
5 Edgar Street, Queenstown
© Condon Scott Architects Ltd.

Drawing Title: **Elevations**

RESOURCE CONSENT - VARIATION
Scale: A1 = as indicated A3 = 50% reduction

Client:	Project:	Design: CSA	Drawn: CSA	Checked: CSA
D & B Wiseman	**25.13**	Print Date: 16/07/2026	Drawing Number: **A302**	Revision: **02**