

TOWN CENTRE AND BUSINESS MIXED USE ZONES


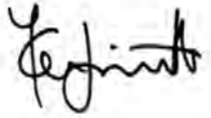
URBAN DESIGN EVIDENCE OF TIM CHURCH

APPENDIX A - GRAPHIC SUPPLEMENT

2 November 2016



Document Quality Assurance

Bibliographic reference for citation: Boffa Miskell, 2016. TOWN CENTRE AND BUSINESS MIXED USE ZONES Urban Design Evidence Graphic Supplement. Report by Boffa Miskell Limited for Queenstown Lakes District Council.		
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Status: FINAL	Revision / version: 0	Issue date: 2 November 2016

File ref: U:\2016\C16107_TCh_QLDC_Town_Centres_UD_Evidence\Graphics\C16107_UD_graphic_supplement.indd

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Cover photograph: Tim Church 2016

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QUEENSTOWN TOWN CENTRE ZONE

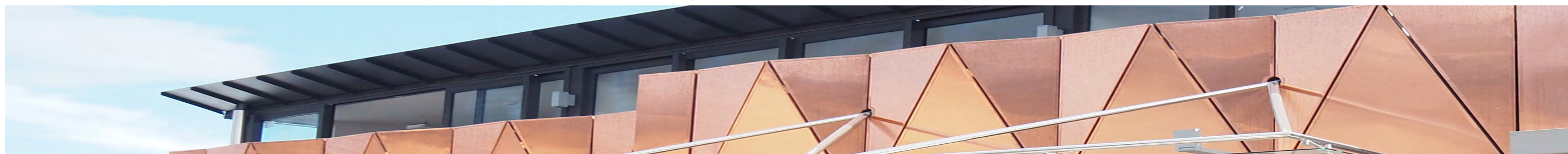
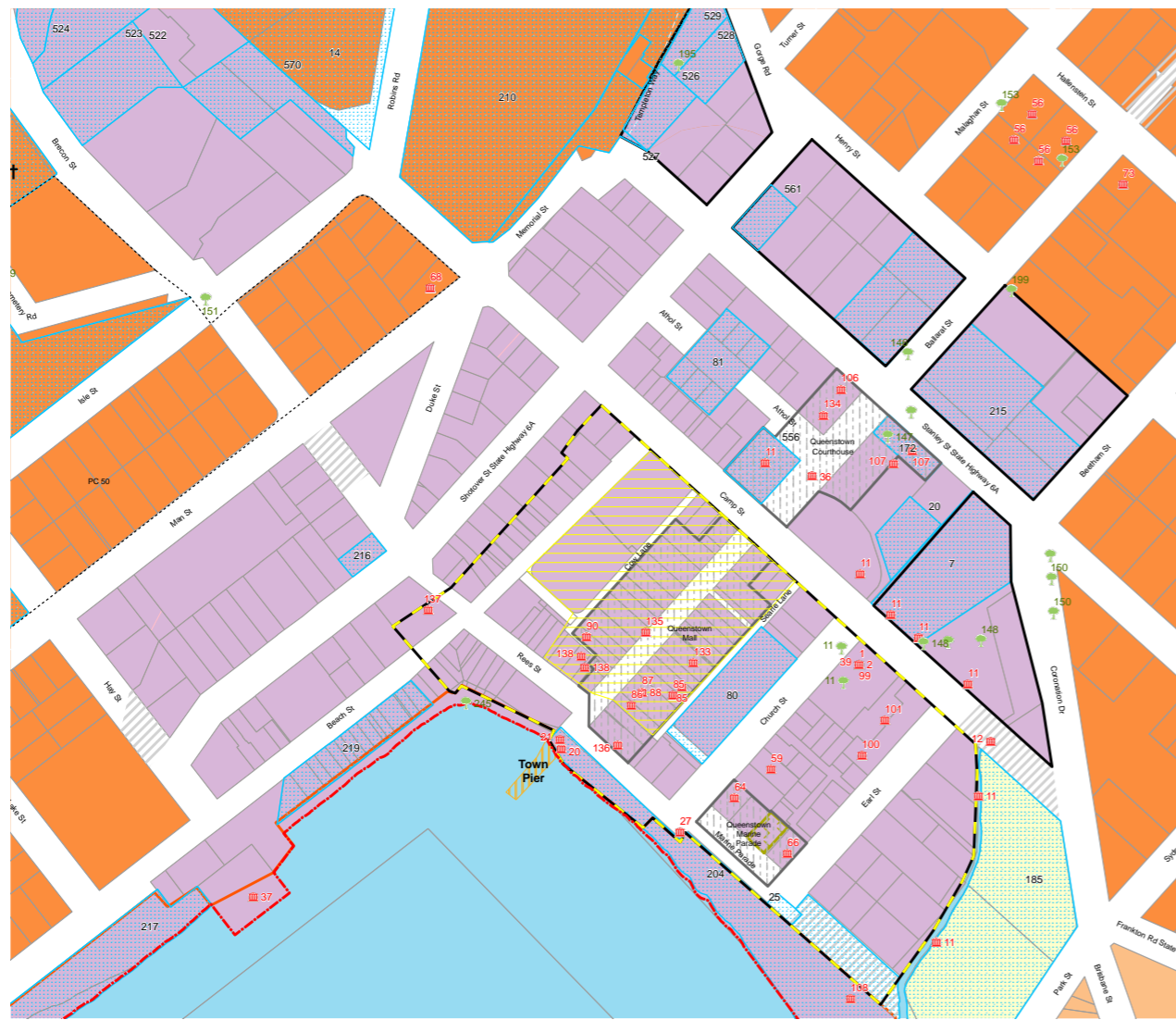
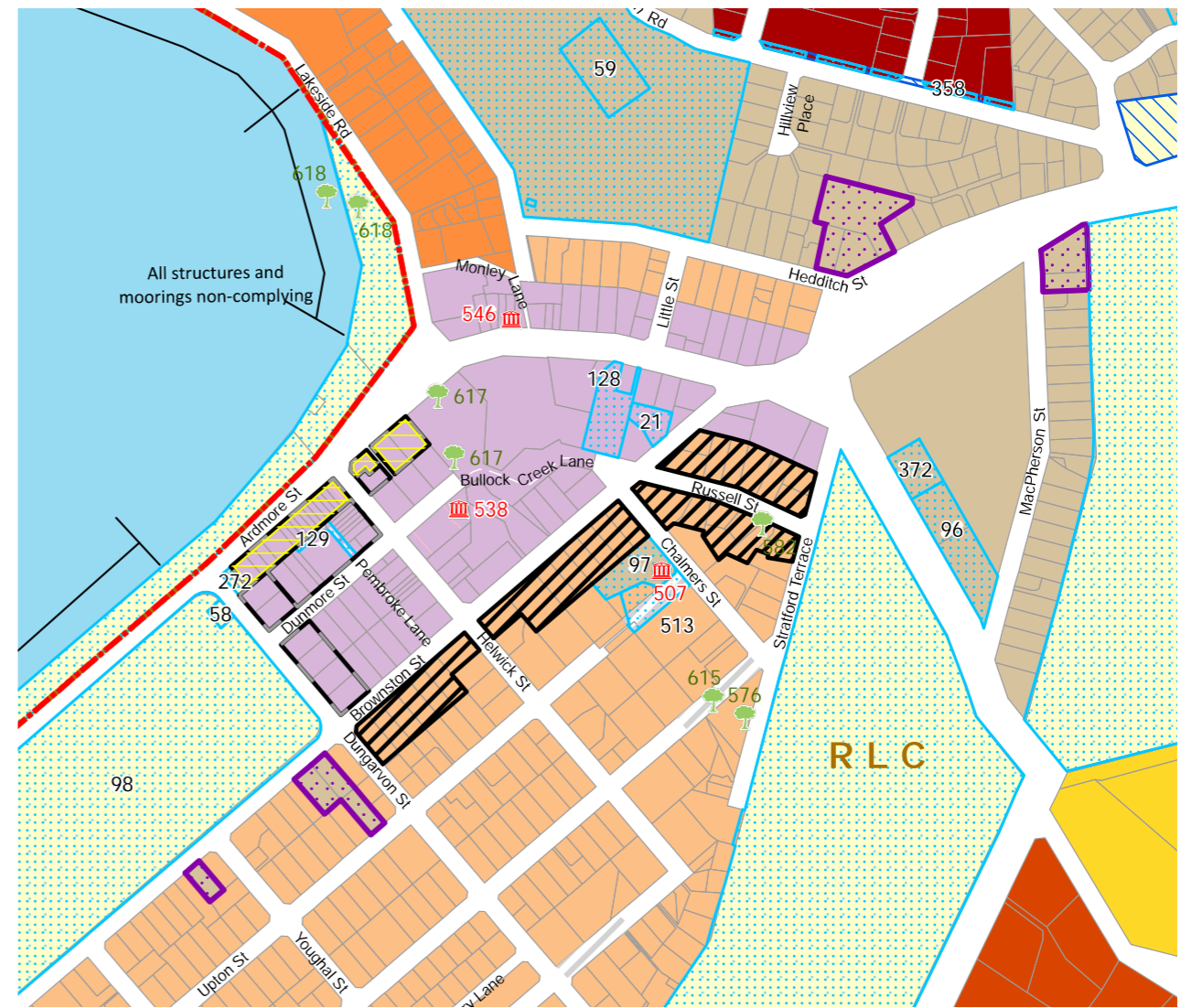


Figure 1: PDP District Plan Maps



Queenstown Town Centre



Wanaka Town Centre

Figure 2: Model view of s42A recommended PDP Height Precincts



Indicative massing model illustrating recommended height precincts for buildings in the Queenstown Town Centre

Figure 3: Existing higher quality buildings within QTC



Steamer Wharf, Beach Street



The Mountaineer, Beach Street



Nomads Backpackers, Church Street



Ngai Tahu Courthouse Development, Ballarat Street

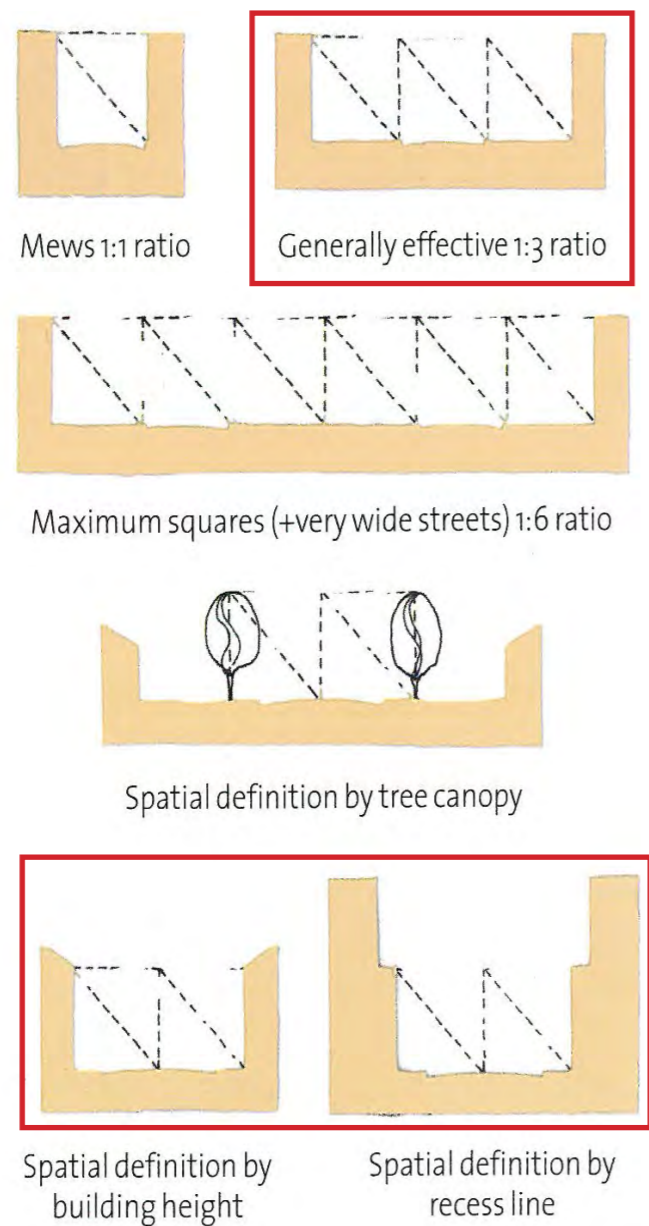


ASB, Camp Street



Outside Sports, Shotover Street

Figure 5: Building height to street width ratio

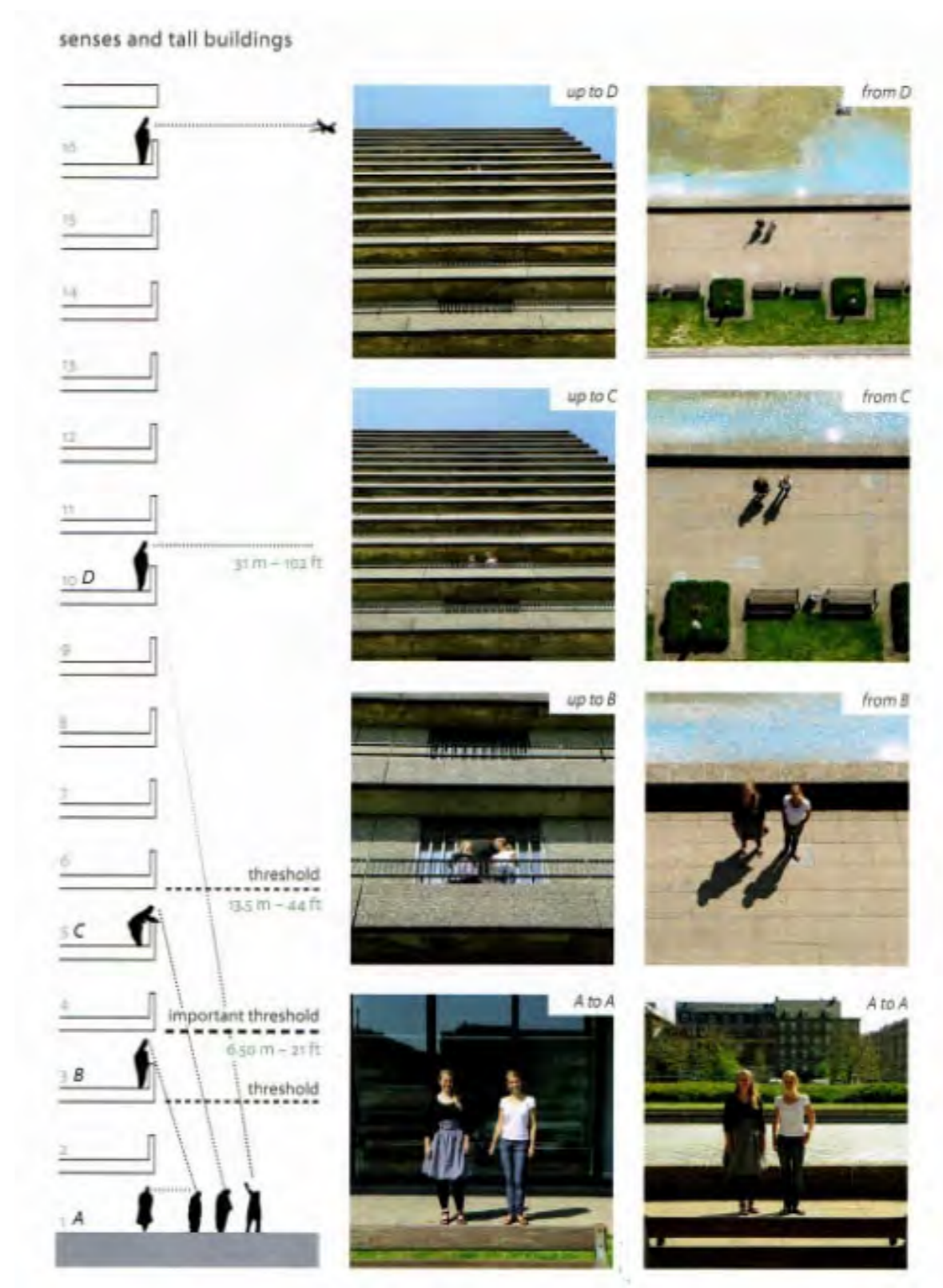


Create enclosure and definition
 It is the three dimensional mass of each building which defines the public realm. Building elevations and the cross-sections of public spaces should therefore be scaled to foster a sense of urbanism so that streets, squares and parks are defined by appropriately scaled buildings and/or trees fronting onto them. The following height to width enclosure ratios serve as a guide, and need to be checked to ensure that they enable sufficient daylight (see 3.4.1):

	Maximum	Minimum
Mews	1:1.5	1:1
Streets	1:3	1:1.5
Squares	1:5	1:4

Source: Urban Design Compendium 1

Figure 6: Street connectivity in relation to building height



Source: Life Between Buildings (Jan Gehl)

Figure 7: 3st Buildings under 12m



The Forge Building, corner of Camp and Shotover Streets

Figure 8: 4st Buildings under 12m



Discovery Lodge, Shotover Street

Figure 9: Buildings between 12-14m



The Station Building (rear, excluding chimneys), Duke



North Face, Shotover Street

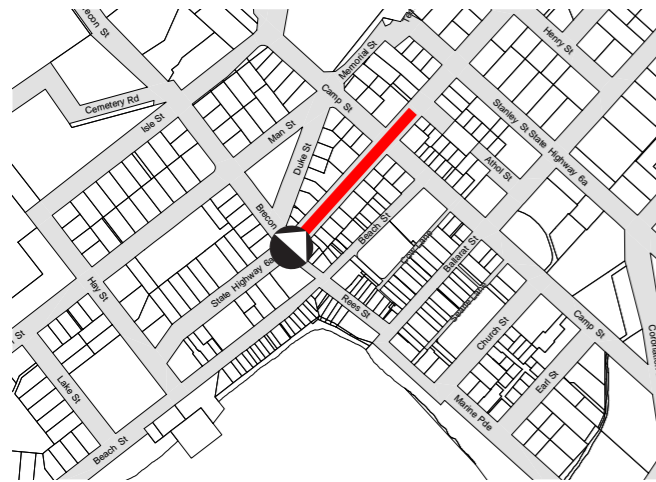


Brazz Building, 1 Athol Street (excluding chimneys)



Ngai Tahu Post Office Building, corner Camp and Ballarat Streets

Figure 10: Upper Shotover Street shading



Location Map



Existing - Shotover Street (Upper)

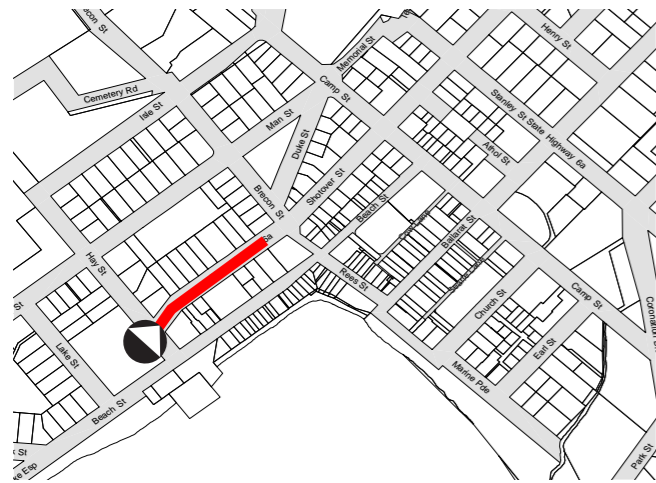


ODP - 11 July 2017 at 12.30pm



PDP - 11 July 2017 at 12.30pm

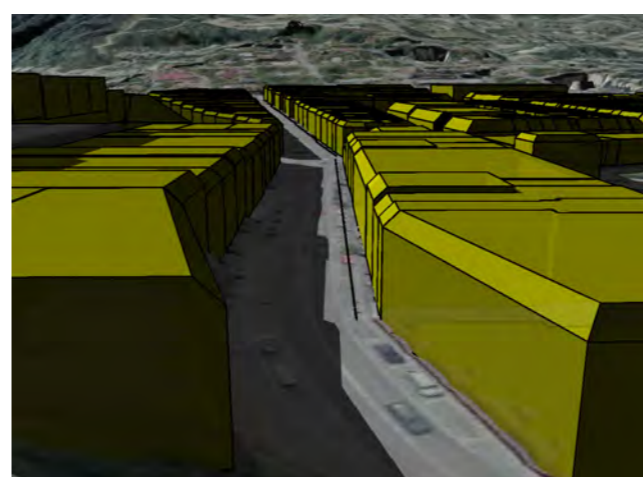
Figure 11: Lower Shotover Street shading



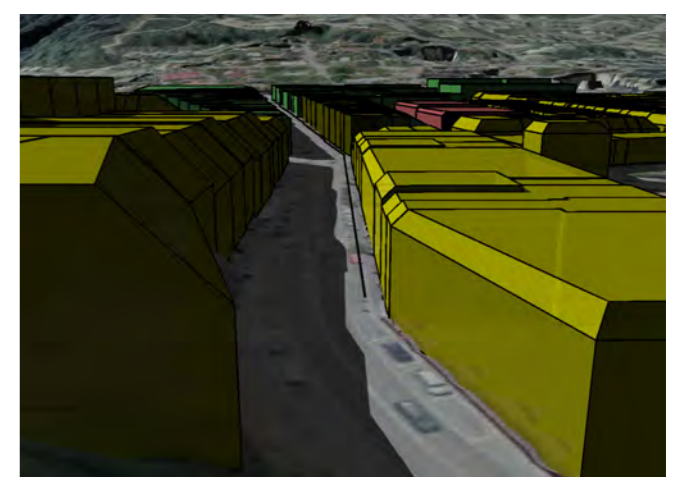
Location Map



Existing - Shotover Street (Lower)

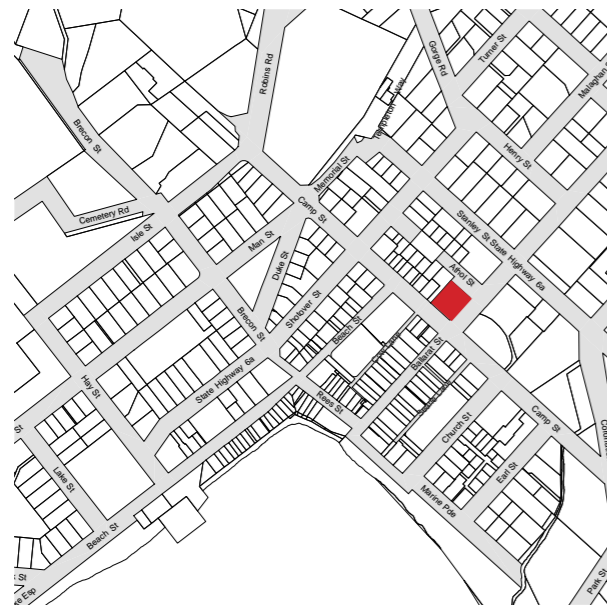


PDP 12m Height - 11 August 2017 at 12.30pm



Reccomended 17m Height - 11 August 2017 at 12.30pm

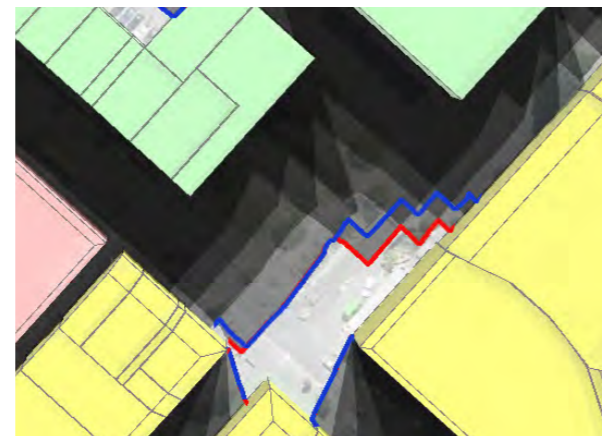
Figure 12: Village Green shading



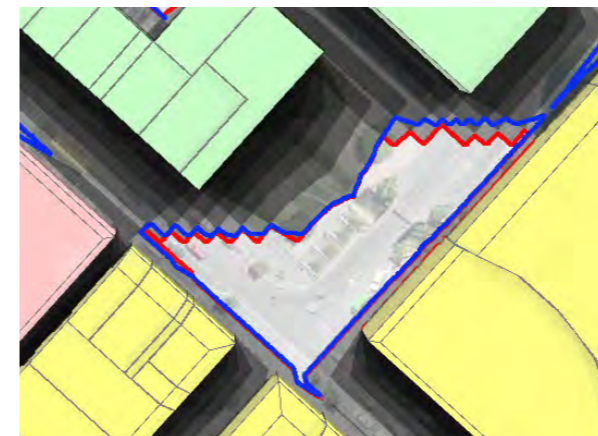
Location Map



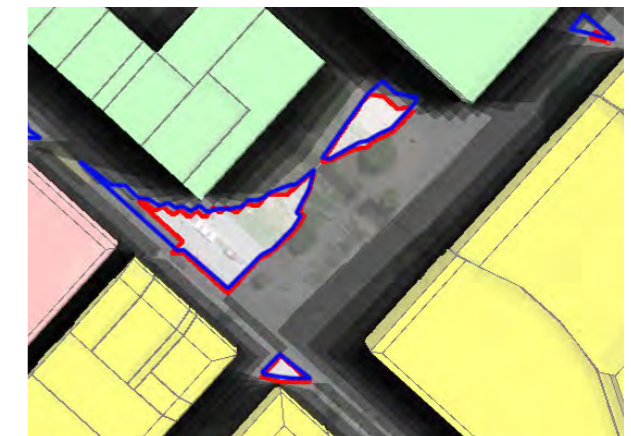
Village Green



PDP - 21 June 2017 at 11am-2pm

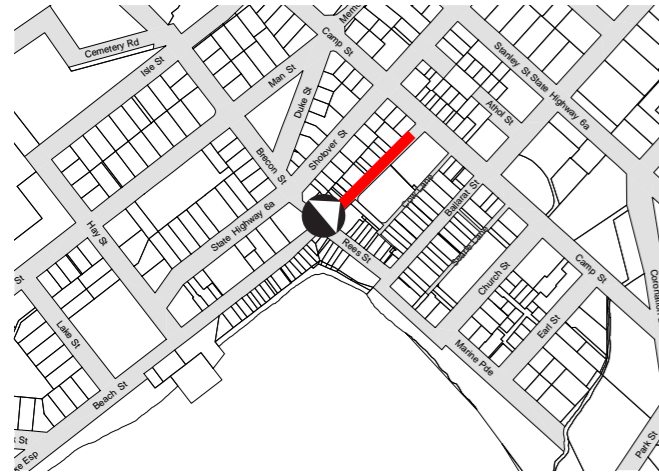


PDP - 23 September 2017 at 10am-4pm



PDP - 12 December 2017 at 9am-6pm

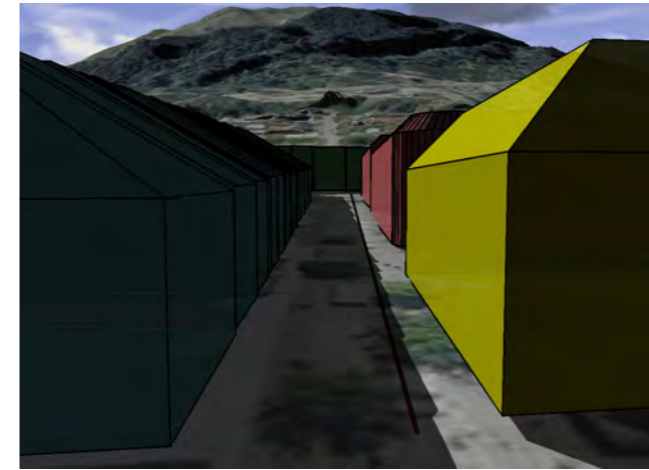
Figure 13: Upper Beach Street shading



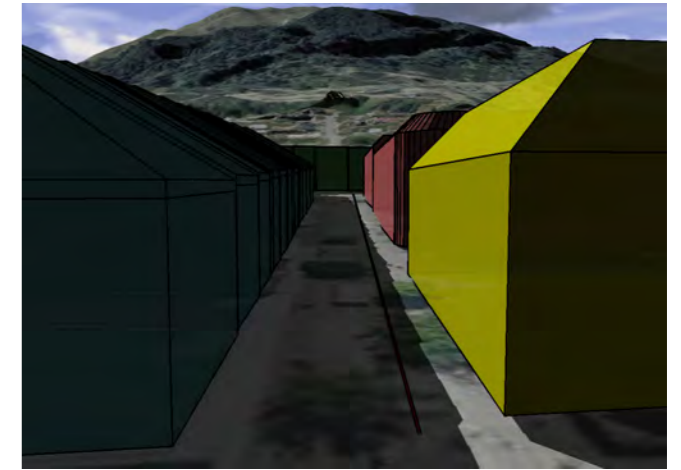
Location Map



A. 6m Facade Height - 11 August 2017 at 12.30pm

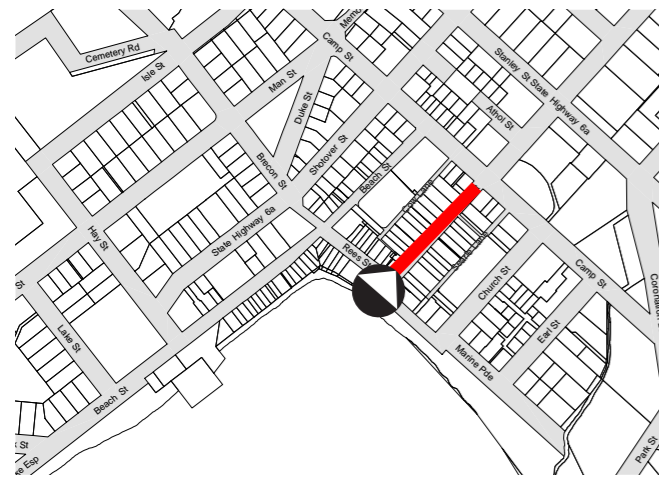


B. 6.5m Facade Height - 11 August 2017 at 12.30pm



C. 7m Facade Height - 11 August 2017 at 12.30pm

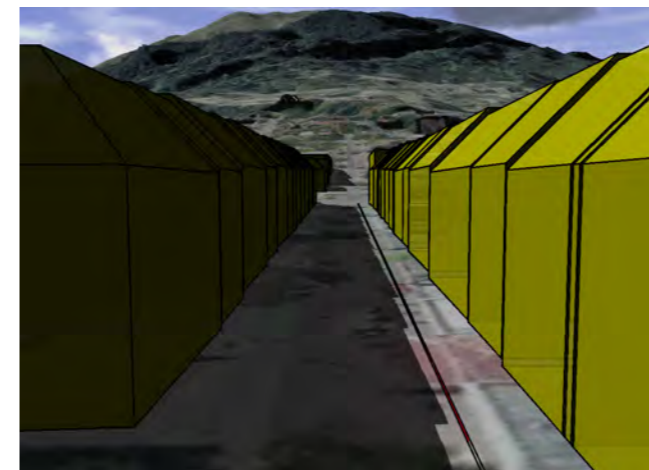
Figure 14: The Mall shading



Location Map



Existing mall

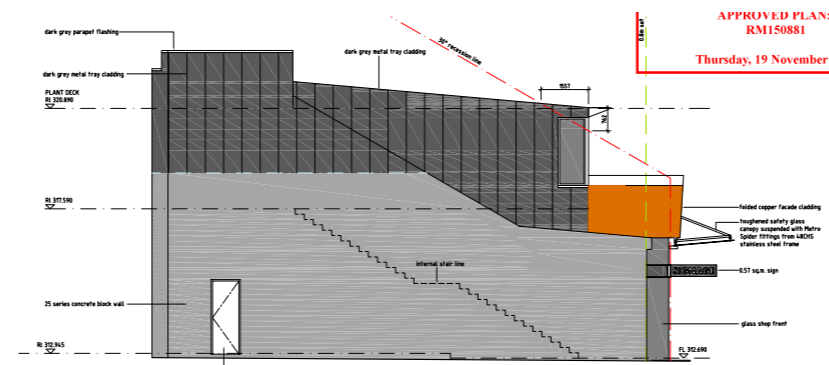


PDP - 11 August 2017 at 12.30pm

Figure 15: 23-27 Beach Street



Under construction



Resource consent drawings illustrating non-complying recession plane

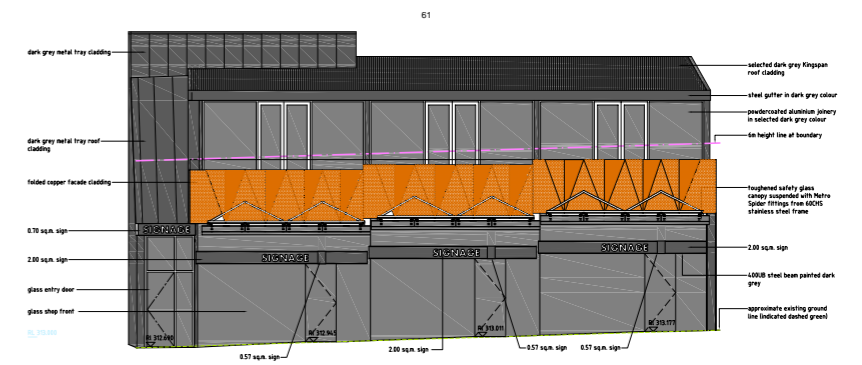
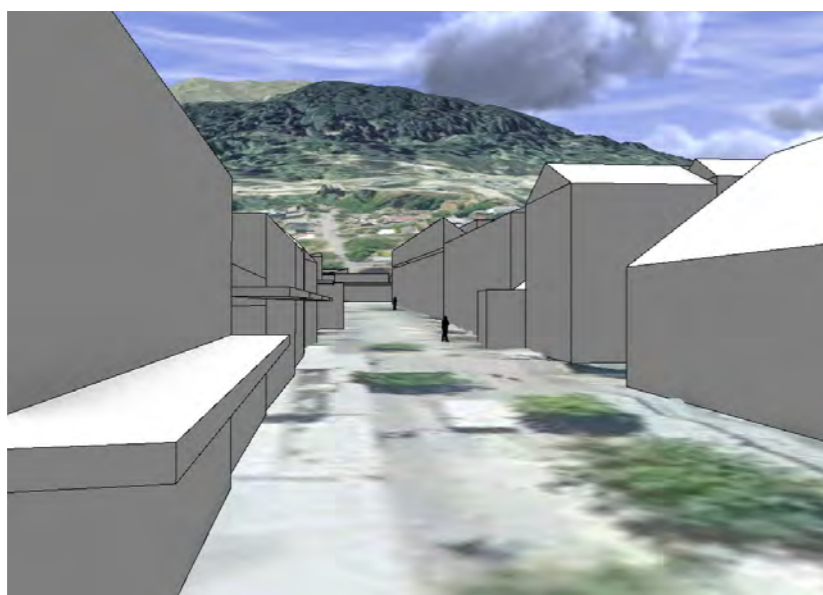
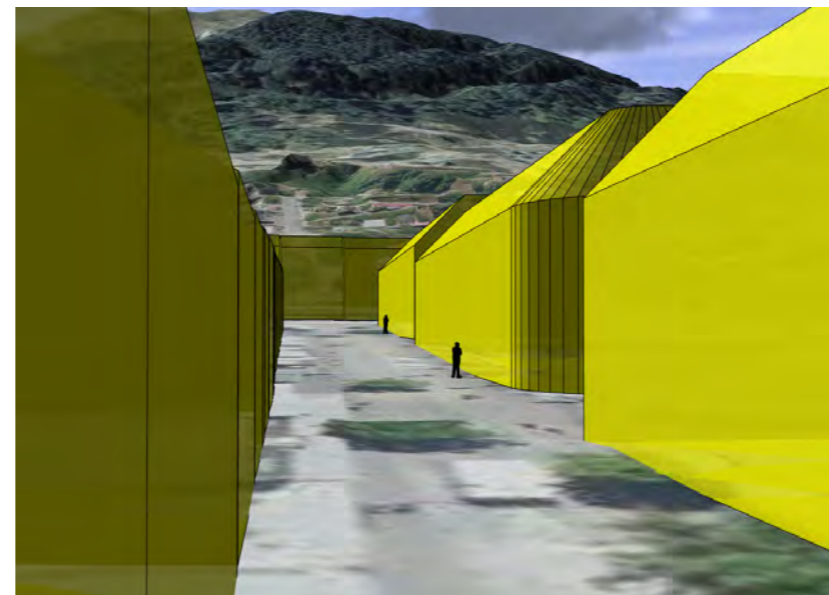


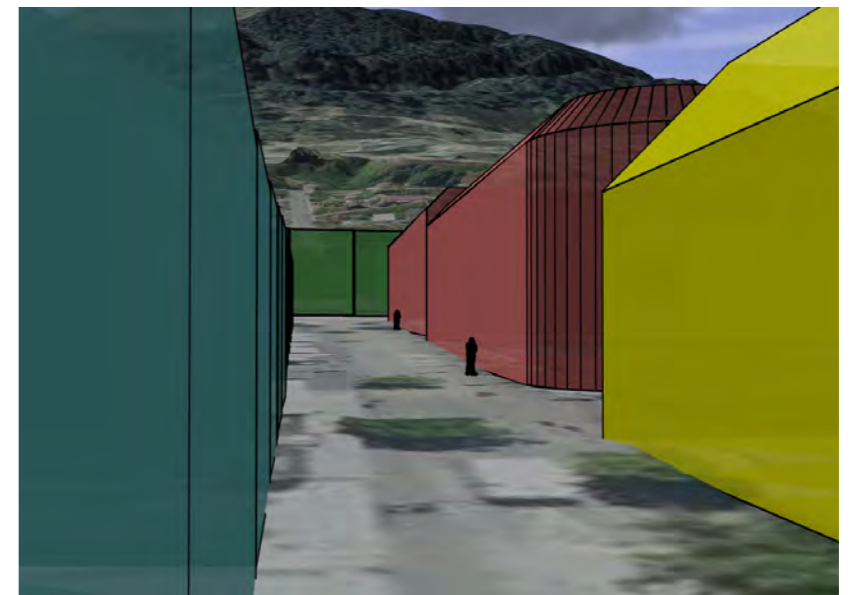
Figure 16: Upper Beach Street(south) visual dominance



Existing Massing Model

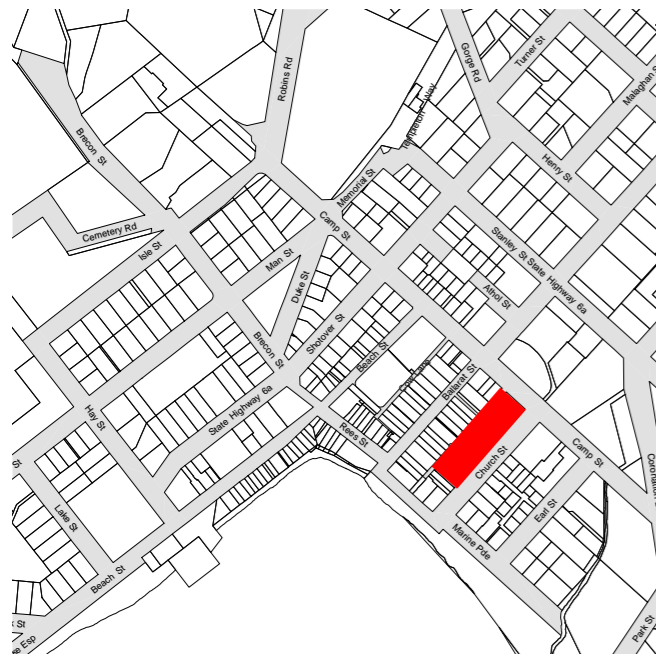


ODP/ Recommended 7.5m Fascade height / 45° Recession plane



PDP 10m Fascade height / 45° Recession plane

Figure 17: Upper Church Street shading



Location Map



ODP/Recommended 21 June 2017 at 11am-2pm



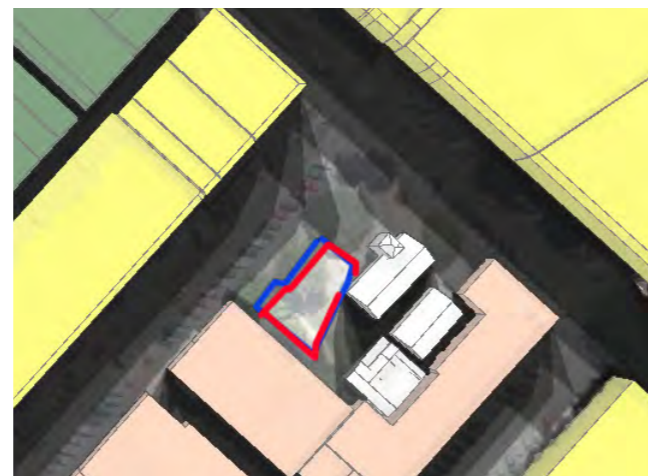
ODP/Recommended - 23 September 2017 at 10am-4pm



ODP/Recommended - 22 December 2017 at 9am-6pm

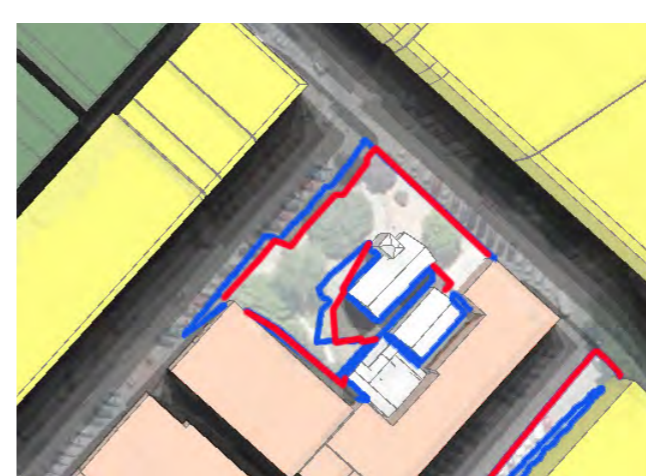


Corner Camp and Church Streets

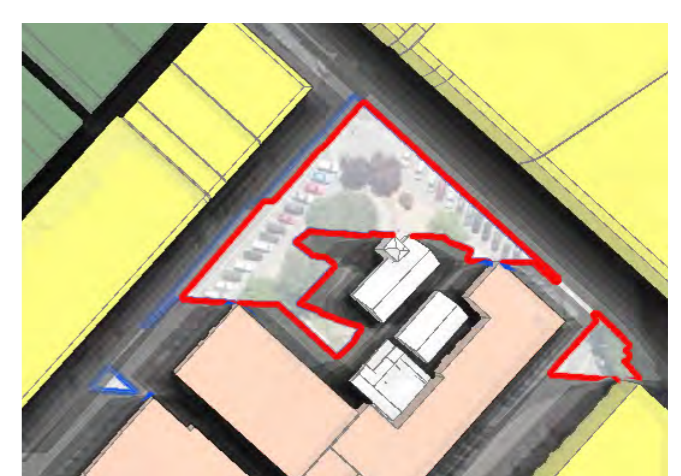


PDP - 21 June 2017 at 11am-2pm

— ODP — PDP



PDP - 23 September 2017 at 10am-4pm

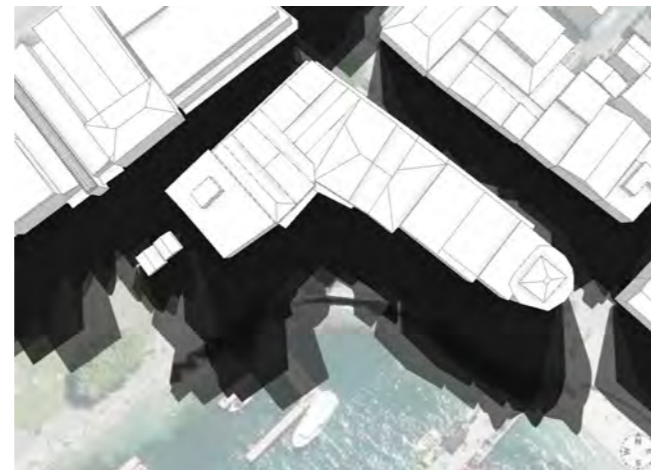


PDP - 22 December 2017 at 9am-6pm

Figure 18: 50 Beach Street shading



Location Map



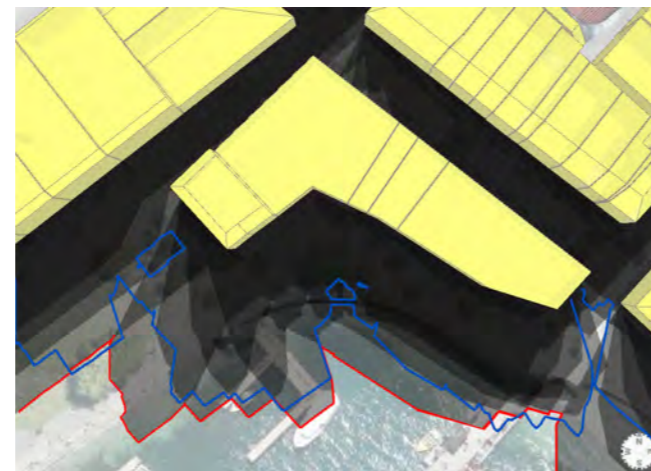
Existing - 21 June 2017 at 11am-2pm



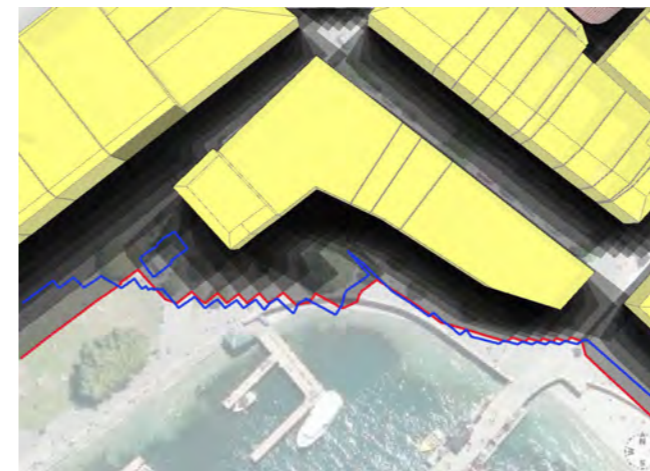
Existing - 23 September 2017 at 10am-4pm



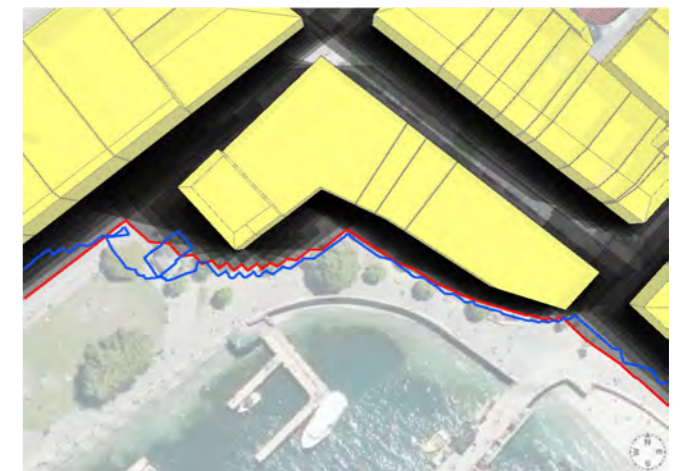
Existing - 22 December 2017 at 9am-6pm



PDP - 15m/45° - 21 June 2017 at 11am-2pm
— Existing — PDP



PDP - 15m/45° - 23 September 2017 at 10am-4pm



PDP - 15m/45° - 22 December 2017 at 9am-6pm

Figure 19: Man Street carpark

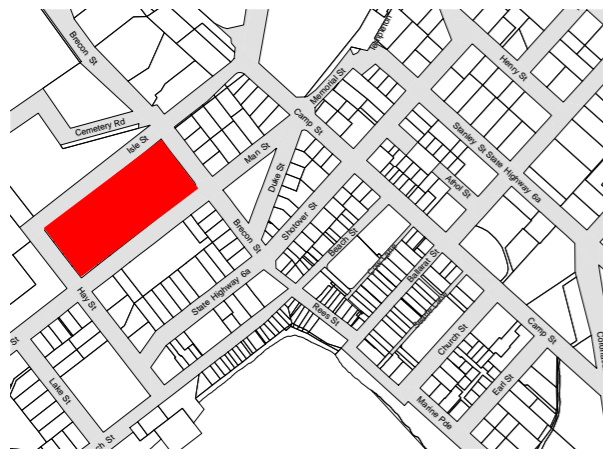


Elevated view of Man Street Car park (West) from 33 Man Street (first floor)



Elevated view of Man Street Car park (East) from 33 Man Street (first floor)

Figure 20: Man Street model



Location Map

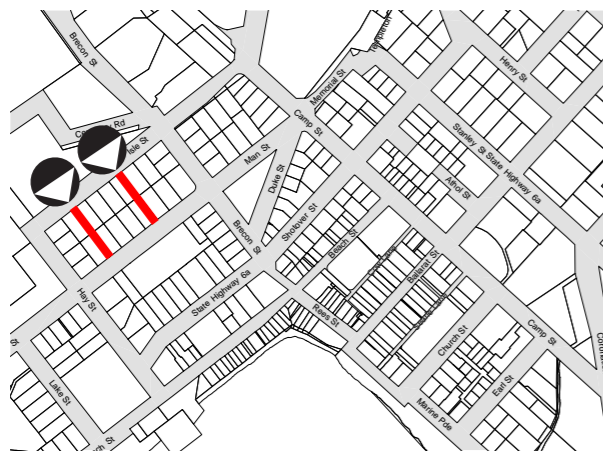


Recommended P7 Man Street Block (South East View)



Recommended P7 Man Street Block (North West View)

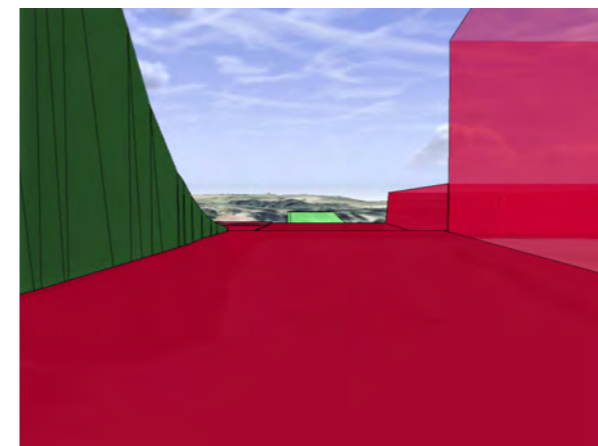
Figure 21: Man Street viewshafts



Location Map: Man Street

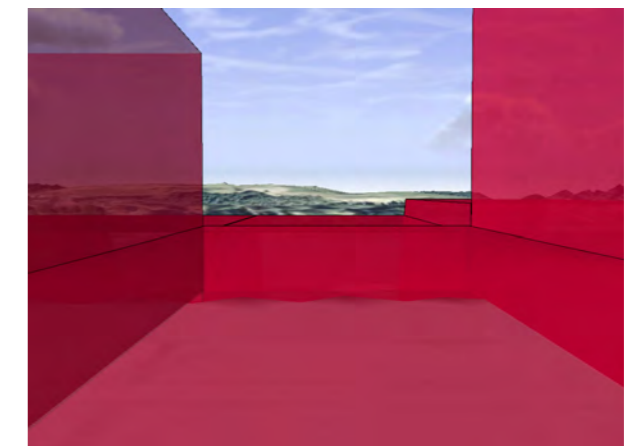


Existing Man Street Car Park ramp/
(Eastern View Shaft)



Recommended Eastern Viewshaft
(327.1m RL)*

* Excludes background landscape topography



Recommended Western Viewshaft
(330.1m RL)*

Figure 22: Queenstown Cemetery and upper Brecon Street



View East from Queenstown Cemetery towards upper Brecon Street and Queenstown Hill (HDR)

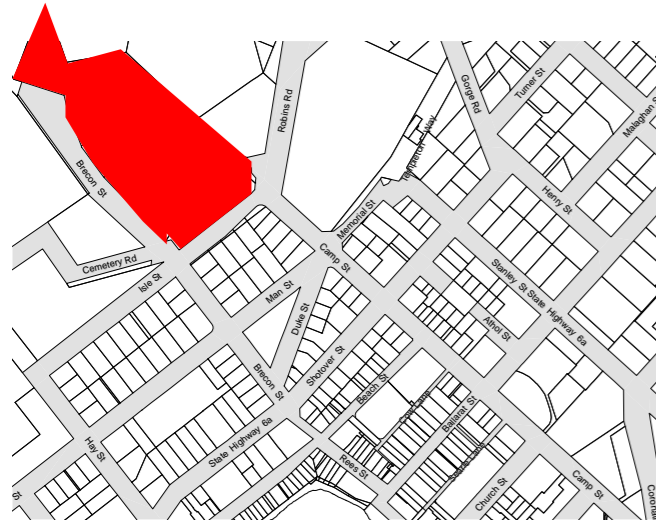
Figure 23: Hallenstein Street (HDR) view

P1(A) Height Precinct

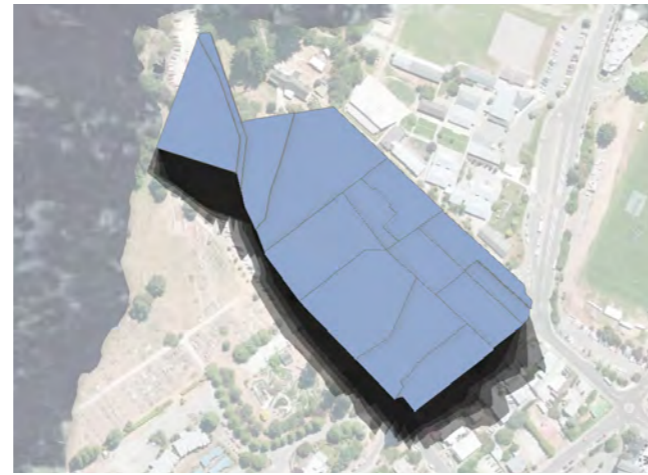


View West from Hallenstein Street towards Brecon Street and Ben Lomond

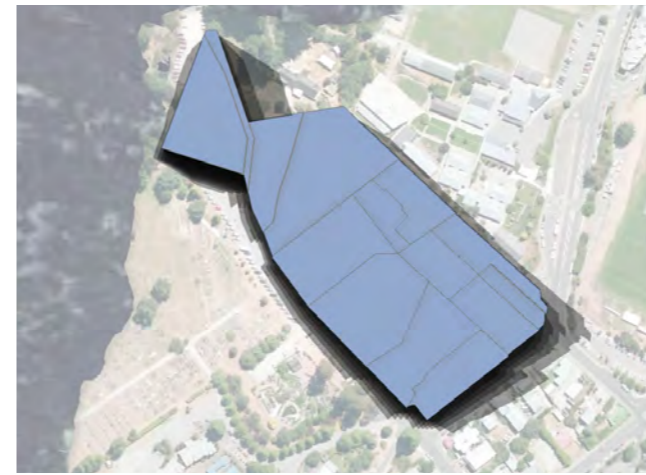
Figure 24: P1(A) Brecon Street shading



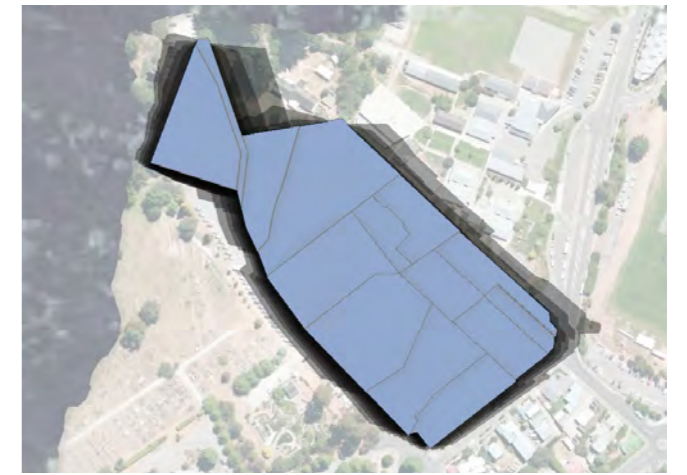
Location Map



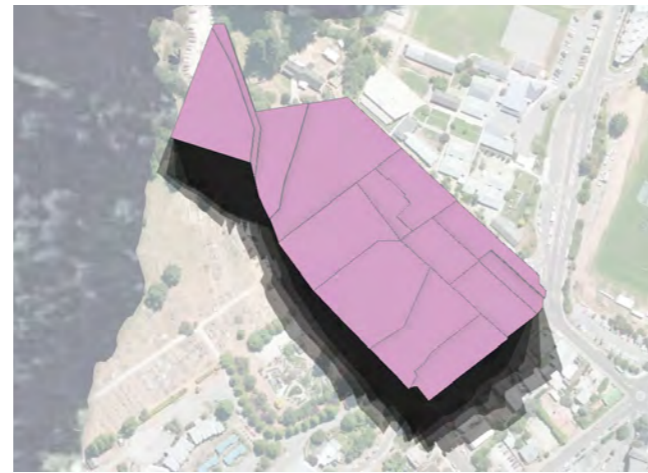
PDP 12m - 21 June 2017 at 11am-2pm



PDP 12m - 23 September 2017 at 10am-4pm



PDP 12m- 22 December 2017 at 9am-6pm



Submission 15.5m - 21 June 2017 at 11am-2pm

— PDP — Proposed



Submission 15.5m - 23 September 2017 at 10am-4pm



Submission 15.5m- 22 December 2017 at 9am-6pm

Figure 25: 12 Church Street Lane Development

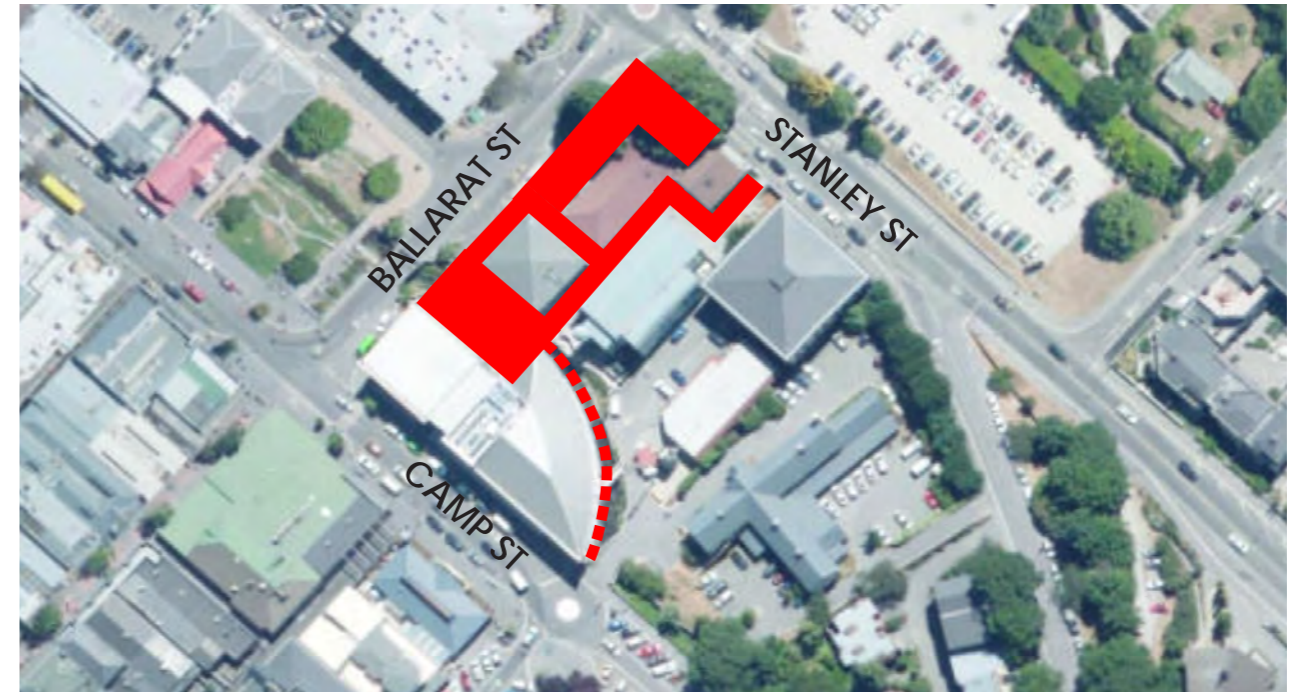


Aerial illustrating publicly accessible lane network with building coverage of 75%, including balconies and covered walkways.



Church St/ East St Laneway

Figure 26: Ngai Tahu Courthouse Development

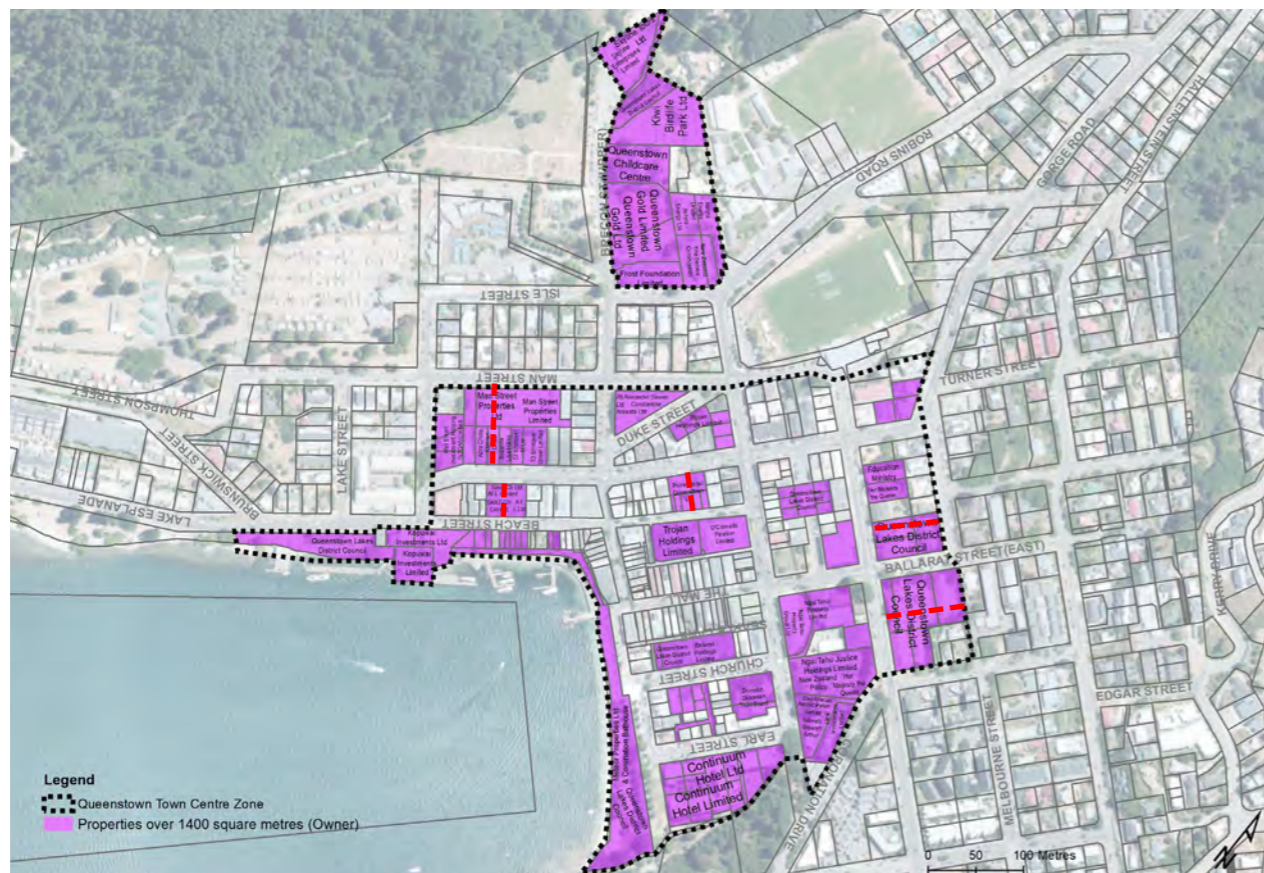


Aerial illustrating publicly accessible lane network building coverage of 67% , including balconies and covered walkways.



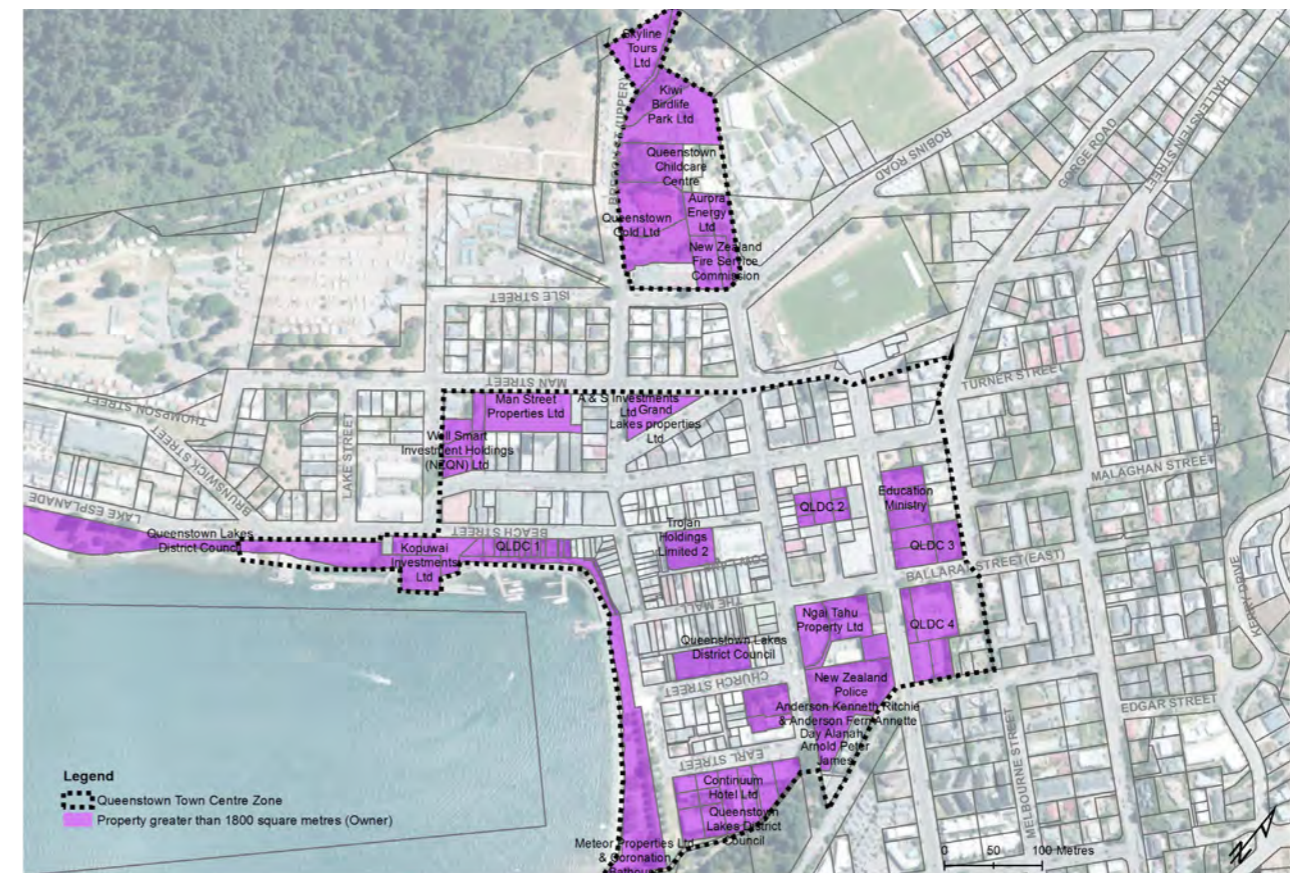
Horne Creek Restoration

Figure 27: Queenstown property size comparison



Properties greater than 1400m² (Owner)

----- Potential Pedestrian Link opportunities



Properties greater than 1800m² (Owner)

Figure 28: Pedestrian Links: Lanes and Arcades



Church Street lane (Publicly accessible)



Searle Lane (Public)



Trustbank Arcade (Publicly accessible)

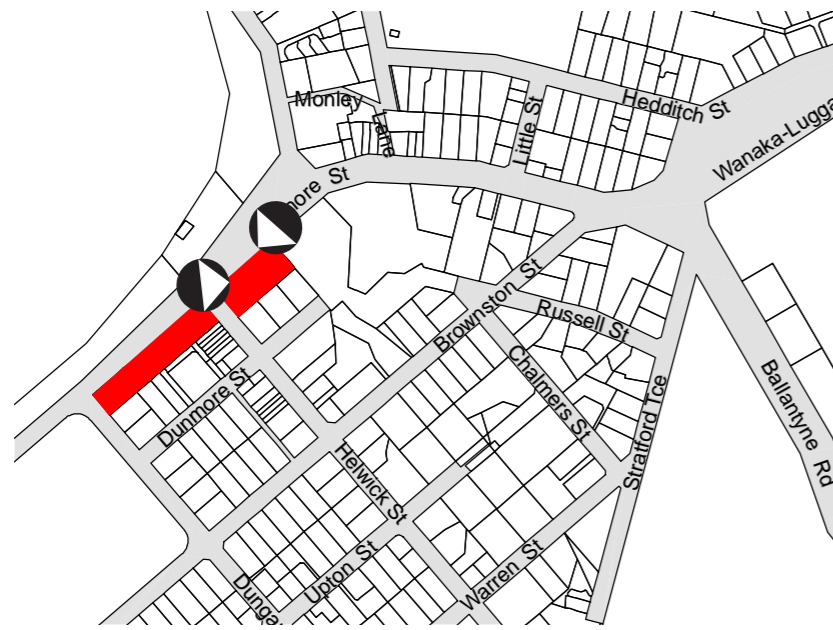


Shotover Street/ Beach Street Arcade (Publicly accessible)

WANAKA TOWN CENTRE ZONE



Figure 29: Lower Ardmore Street



Location Map

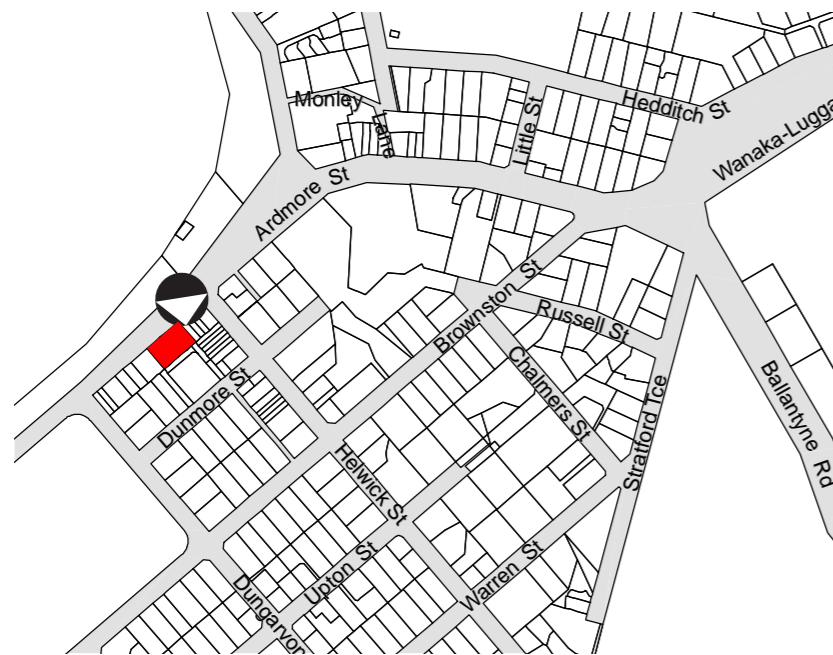


View west from Bullock Creek



View east from Helwick Street corner

Figure 30: 139 and 127 Ardmore Street

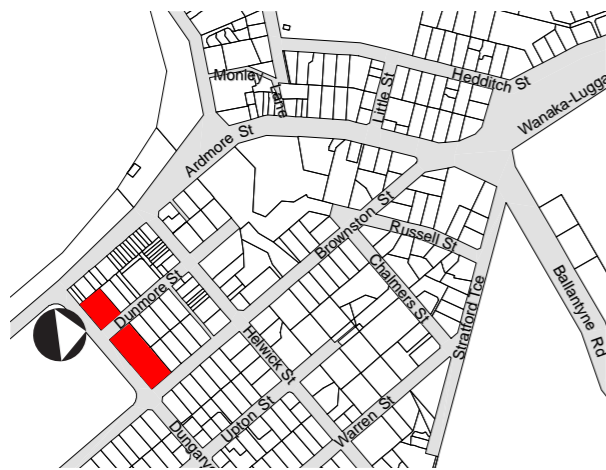


Location Map



Existing low rise buildings and publicly accessible lane network

Figure 31: Dungarvon Street

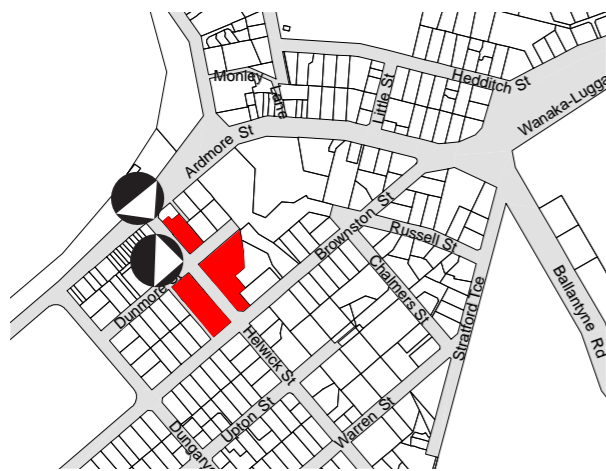


Location Map



View East across Dungarvon Street towards proposed Town Centre Height Precinct

Figure 32: Helwick Street



Location Map

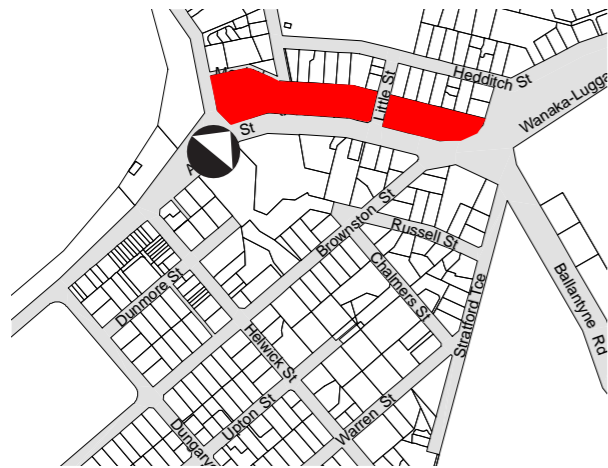


View South along lower Helwick Street



View South East towards the corner of Helwick and Dunmore Streets

Figure 34: Upper Ardmore Street

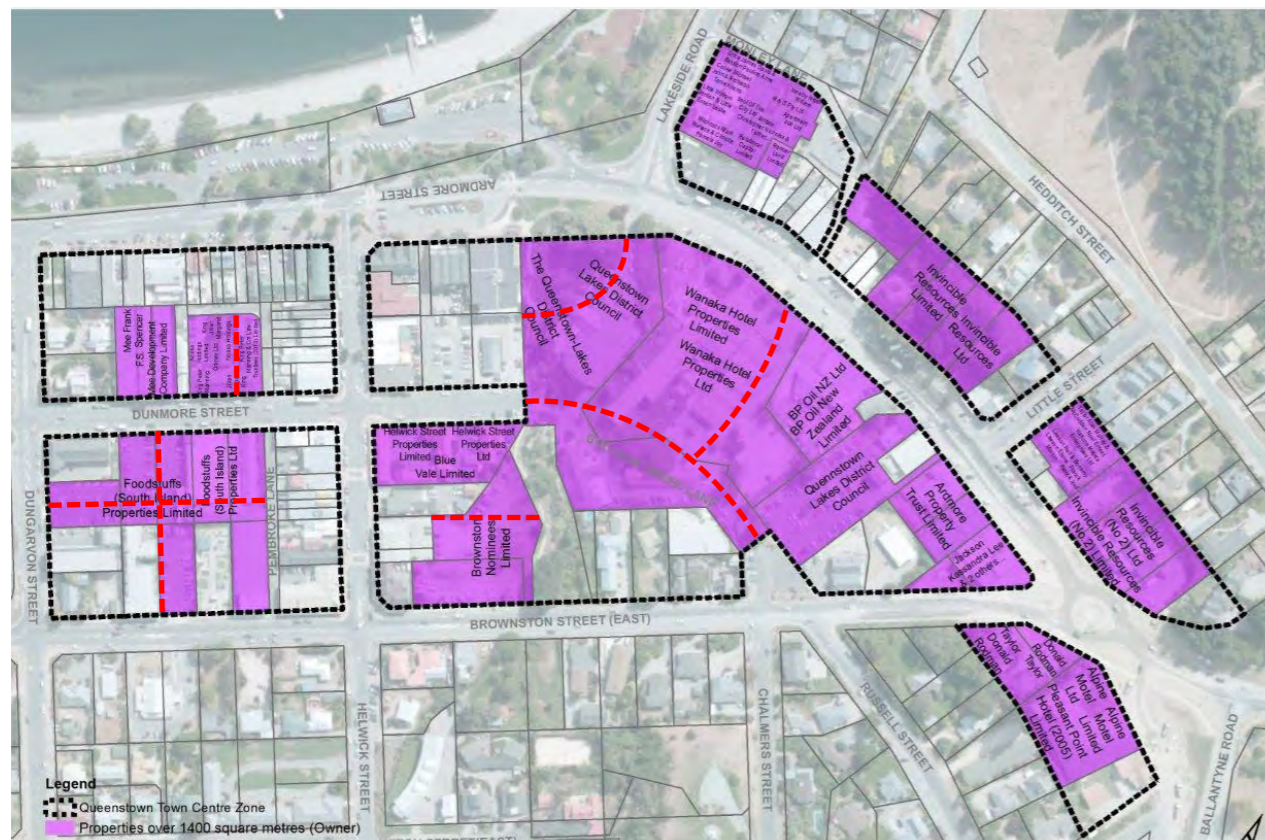


Location Map



View North East towards the corner of Ardmore Street and Lakeside Road

Figure 33: Comprehensive Development Plan sites



Properties greater than 1400m² (Owner)

----- Potential Pedestrian Link opportunities

Figure 35: Wanaka Pedestrian Links

7.2 Pedestrian connections

Location of pedestrian connections and networks



Source: Wanaka Town Centre Character Guide

BUSINESS MIXED USE ZONE

