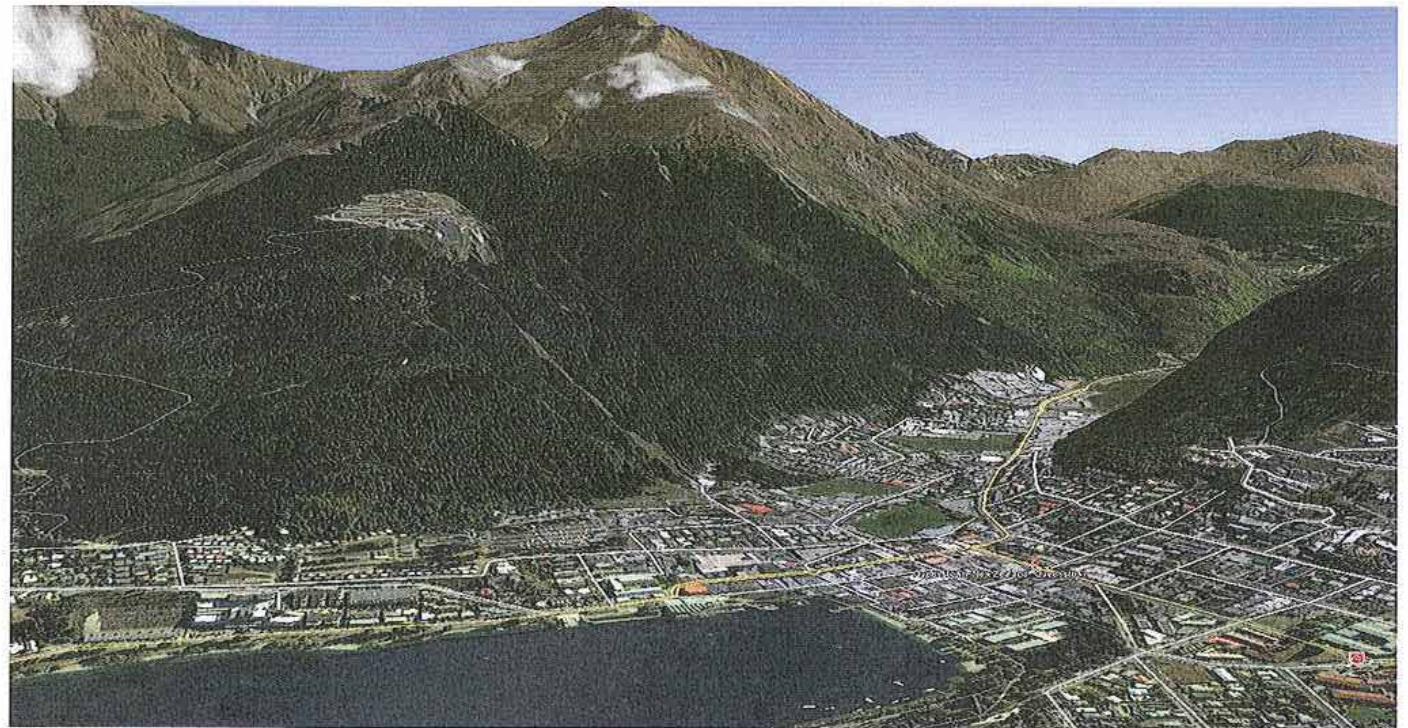


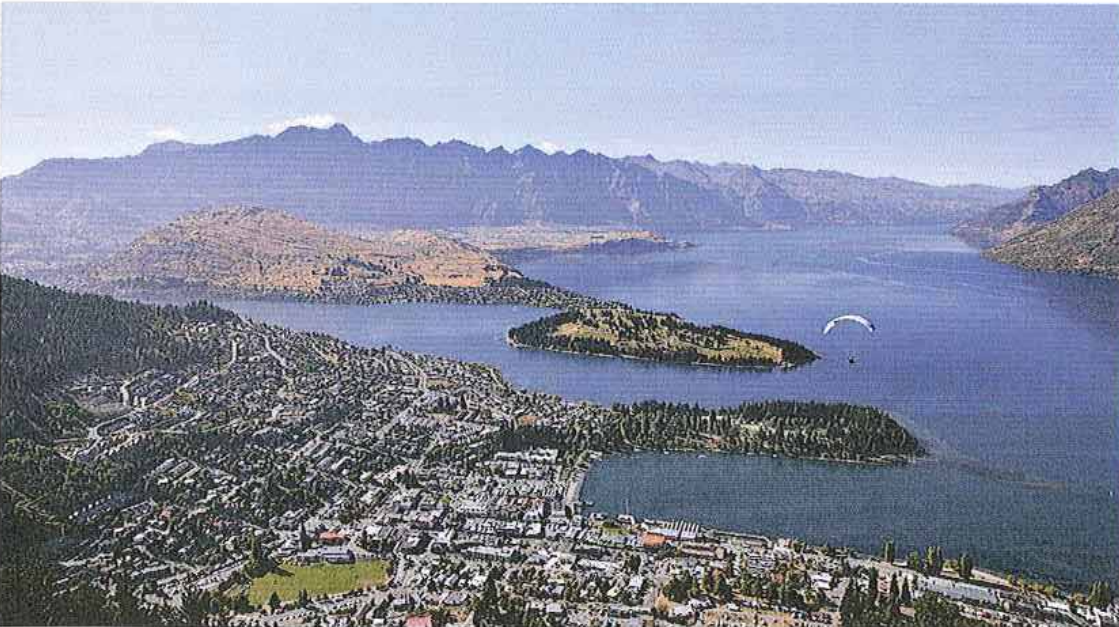
QUEENSTOWN: URBAN DESIGN FRAMEWORK

QUEENSTOWN CONVENTION CENTRE PRECINCT AND CBD DEVELOPMENT PLAN



AUGUST 2013

CONTENTS



Queenstown Aerial View

1.0 INTRODUCTION	Page 3
2.0 COMPARING THE DEVELOPMENT PROPOSED FOR THE LAKE VIEW SITE TO THE GORGE ROAD SITE	Page 4
3.0 POPULOUS / FEARON HAY SUMMARY REGARDING GORGE ROAD SITE - COUNTER ARGUMENT	Page 5
4.0 POPULOUS / FEARON HAY SUMMARY REGARDING LAKE VIEW SITE - COUNTER ARGUMENT	Page 6
5.0 CONCLUSION	Page 7
6.0 OVERVIEW	Page 8
7.0 CBD REVITALIZATION	Page 9
8.0 OPTIMUM USES OF SITES	Page 10
9.0 SITE ANALYSIS	Page 11
10 COMPARISON OF SITES	Page 12-15
11 GORGE ROAD AND RECREATION GROUND SITE PLAN	Page 16
12 GORGE ROAD AND RECREATION GROUND SUN AND VIEWS	Page 17
13 SUCCESS FORMULA	Page 18
14 CONVENTION CENTRE LEVEL ONE FLOOR PLAN	Page 19
15 CONVENTION CENTRE LEVEL TWO FLOOR PLAN	Page 20
16 CONVENTION CENTRE LEVEL THREE FLOOR PLAN	Page 21
17 CONVENTION CENTRE CONTEXTURAL VIEWS	Page 22
18 CONVENTION CENTRE IMAGE FROM GORGE ROAD - DAY	Page 23
19 CONVENTION CENTRE IMAGE FROM GORGE ROAD - NIGHT	Page 24
20 CONVENTION CENTRE IMAGE FROM RESERVE - DAY	Page 25
21 CONVENTION CENTRE IMAGE FROM RESERVE - NIGHT	Page 26

1.0 INTRODUCTION

1.1 INTRODUCTION

This document is to be read in conjunction with the submission form opposing the proposal and offering an alternative solution and why it is the best option. The Lakeview site, Stanley Street or any other site is not considered the best site for a Convention Centre, as the Gorge Road and Recreational Ground alternative is more appropriate. All three sites are considered to be resources that can best be developed in different ways to achieve the best economic, environmental and socially responsible solution, with sustainability used as the core value in decision making. The Recreation Ground and all Council owned land bounded by the surrounding roads represent one of the largest under developed areas within Queenstown. The opportunity to establish a Convention Centre Precinct with associated Commercial Development and open public space can reinforce a 'sense of place' and create a Queenstown Heart that residents and visitors can share. It is this cultural point of difference that characterises Queenstown from any other International destination.

1.2 STRUCTURE

This document illustrates the Urban Design Framework which can establish a robust and clear urban structure and network. The structure can strengthen links between Lake, Township and Mountains, with proposed Precincts and axis for increased connection to transport routes and pedestrian routes based around the proposed growth and revitalization of the CBD in relationship to a Convention Centre Precinct and Convention Centre location.

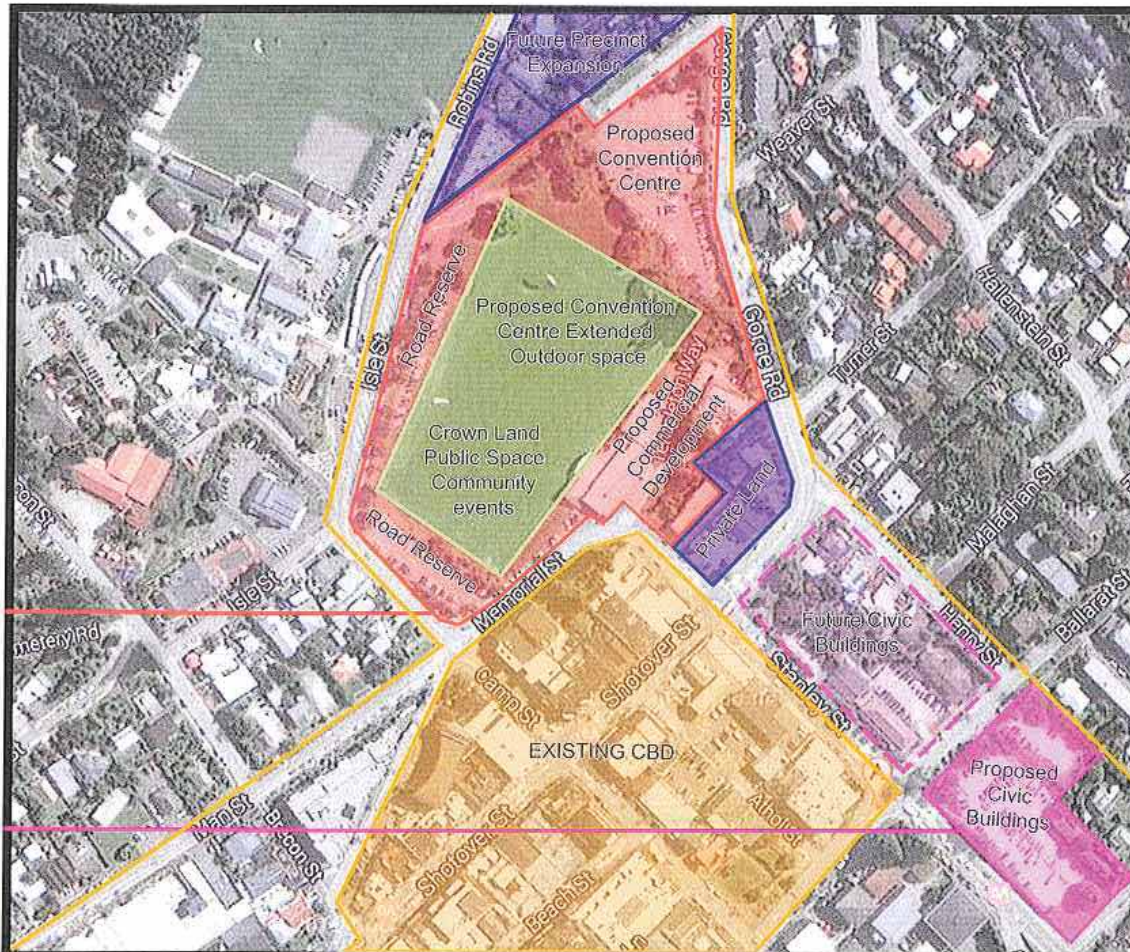
1.3 PURPOSE

The purpose of the Urban Design Framework is to provide a robust and flexible framework which can guide the development of Queenstown over a period of time, it:

Establishes a vision of the future of the Queenstown Township in relationship to a Proposed Convention Centre.

Provides a framework for a Convention Centre Precinct, Civic Precinct, Residential Precinct, and CBD growth.

Provides additional submission form details that supports the view to oppose the proposal by Council and why the Gorge Road and Recreational Ground is the best site for a Convention Centre with comparisons to the Lakeview site to support that opinion.



Location of Proposed Convention Centre, Commercial Development, Public Space, CBD and Civic Buildings.

Comparing the development proposed for the Lake View Site to the Gorge Road Site

Key disadvantages of the Lake View Site (former Camping Ground owned by Council)

ECONOMIC

1. The proposed development will only stimulate economic growth to the CBD indirectly due to its isolated location and disconnection physically and socially to the main commercial, retail and tourism focus in the CBD.
2. The proposed isolated mixed use development is not the most economic reuse of a land resource of such high value that must be considered a factor in the overall financial assessment taking into account all cost implications.

ENVIRONMENTAL

3. Increasing the existing infrastructure to extend from the CBD to the site will have an extensive environmental impact in terms of energy consumption and adverse effects on the environment that is not sustainable practice.
4. The commercial scale of the proposed development on the site and surrounding reserve area will leave a large environmental footprint scarring what is regarded an outstanding natural landscape and habitat to wildlife adjacent.

SOCIAL

5. The isolated development does not provide local business an equal opportunity for involvement and growth.
6. The site is not an extension of the current community ownership, sense of place, culture, vibrancy and opportunity in the CBD with adjoining public spaces that is part of the 'Queenstown Experience' where people socially mix which is part of the long established identity of Queenstown people and our culture that should be enhanced.

Key advantages of the Gorge Road Site and Council owned land around the Recreation Ground

ECONOMIC

1. The proposed development will stimulate economic growth to the CBD directly due to its location adjacent to existing CBD and connection physically and socially to the main commercial, retail and tourism centre including the direct link to the main access route junction point that is closer to the airport and source of conference visitors.
2. The underdeveloped area surrounding the recreational ground is not currently used to its economic potential for a site of relatively low land value but has huge development potential into very high land value as an essential extension of CBD growth that has future proofing capability.

ENVIRONMENTAL

3. The site has a minimal environmental impact in terms of increasing and extending infrastructure due to its proximity to existing infrastructure, services and urban context that can best provide a receiving environment.
4. The impact on the natural and built environment will be positive due to its urban context allowing the development to merge with the surrounding mixed zones where the proposal can retain, revitalize and enhance the existing and surrounding natural landscape and habitat that incorporates an existing celebrated green open public space.

SOCIAL

5. The proposed development provides a business neutral location where existing and new business and community interests are not disadvantaged and encouraged to upgrade i.e Hotels, Restaurants, Bars and Tourism providers.
6. Development on the site and inclusion of existing wider public spaces has the ability to extend and promote the existing Queenstown social experience including sense of place, vibrancy, and culture where people can socially mix and community ownership can be retained and enhanced mutually for the community and visitors alike.

Populous / Fearon Hay Summary Regarding Gorge Road - Counter Argument

Populous / Fearon Hay Summary regarding Gorge Road (counter view added in italics below review):

This counter view in italics is based upon the site evaluation for the Gorge Road Site plus all the Council owned land that surrounds the Recreational Ground and all of it's potential for a Proposed Convention Centre Precinct. The Proposed Convention Centre Precinct adjoins the existing CBD and can be integrated into the proposed future growth of the CBD. The Proposed Convention Centre Precinct is all the Council owned land bounded by Gorge Road, Robins Road, Camp Street, Memorial Street, and Stanley Street that surrounds the existing Recreation Ground including The Memorial Centre, which holds significance as a tribute to those who lost their lives serving for our country.

Populous / Fearon Hay Summary, in review the features of the Gorge Road site are;

- **Limited to no views of the surrounding environment. Lacks sense of place.**

The entire site is a sheltered basin which has 360 degree views of the surrounding mountain ranges, Township, CBD, Queenstown Hill residences, Ben Lomond Hill Reserve with Skyline gondola and restaurant, natural open park landscape of the Recreation Ground including Horne Creek and Gorge Road view towards Arthurs Point and Hill ranges beyond. The willow trees alongside Horne Creek are anticipated to be removed whilst significant protected trees are retained. The Conference Centre can be located at Gorge Road level and the existing Car parks reused at existing lower level. Buildings of three storeys gain views of the Lake. Permeable and fragmented buildings will allow for multiple view shafts. The overall site has a history and meaning to the Queenstown people that can be built upon for a great sense of place.

At night the Gorge Road site will have superior views in terms of ambiance with a greater amount of surrounding lighting to provide a sense of place that will be vital to evening functions at a Convention Centre for greater well being and safety.

- **The site size only allows for the Convention Centre. No room for integrated development and any future expansion would have to be vertical which is not ideal.**

The development potential for the whole site allows the opportunity to develop approximately 2.0ha of council owned land plus the 2.0ha of Crown owned Recreational Ground of shared public open green space to facilitate the Convention Centre and mixed use integrated development opportunities with future expansion around the Recreation Ground in the future. Vertical expansion is the preferred development as the compactness of building is economic and thermally environmentally best practice with the additional benefit of greater panoramic views from elevated building levels and interior way finding.

- **The site does not allow for car and coach parking options. (counter view held)**

The reuse of existing car parking at each end of the Recreation Ground with buildings above at road level of surrounding roads plus use of Boundary Road extended to connect to Robins Road can provide bus and taxi parking adjacent off site.

- **Servicing can occur easily and discretely**

Excellent servicing is agreed, as Boundary Street allows for excellent additional access in addition to Gorge Road servicing.

- **No room for outdoor exhibition space**

The existing crown owned recreational ground directly in front of the proposed space for the Convention Centre is currently used for Queenstown outdoor events and community gatherings and can become an extension of the Convention Centre and provide an ideal shared outdoor open space for many event or exhibition suitable for the temporary use by marquees.

- **Design allows for some flexibility in use but conflict would likely occur when several events at once occur.**

The alternative design can provide for the flexibility in use of several events at once on two levels avoiding any conflict. Large exhibition space can be divided into spaces with pre function space attached at Gorge Road level. Upper level Plenary Space plus break out space can divide into several spaces with separate pre function space attached at upper level.

- **The site faces a busy main road and there is little space for a porte cochere drop-off area.**

The site facing a busy main road is a positive aspect, as it gives the site a liveliness and vibrancy with great street front activation and the opportunity for commercial development. Space for a Porte cochere/ drop off area can ideally be facilitated at the Gorge Road and Boundary Street junction with drop off traffic continuing to Robins Road or back onto Gorge Road.

- **The site is prone to liquefaction in Earthquake events which is a considerable negative aspect.**

The Gorge Road site has a geotechnical report that identifies that ground strengthening and piling are options to overcome with new technology used extensively in Christchurch. Site issues are a small cost relative to the project. The Lake view site also has geotechnical records that indicate that there will be a random mix of rock outcrops, a rock slip plane and creek alluvial deposits that may give rise to similar site work costs of rock removal and alluvial stabilisation. Both sites have some land conditions to be overcome, however these are not considered considerable negative or significant project aspects.

Populous / Fearon Hay Summary Regarding Lake View - Counter Argument

- **Its outlook and views are a clear selling point and something which would make a convention centre here a landmark building and desirable destination.**

The main view on this site is South East and by day is excellent to the Lake and Mountains, however at night it is very limited. Only the safety beacon in the Lake and a few street light and lake edge lights in the bay provide little relief to darkness and a feeling of isolation and disconnection to the township.

The view of Skyline Restaurant is similar to Gorge Road and Recreation Ground (but closer). The views North and South are limited and provide little visual amenity.

Given that there will be significant night time use of Convention Centre this is a significant drawback for a site which is unable to be changed or mitigated to improve the situation.

The Gorge Road and Recreation Ground by comparison offers a 360 degree panorama of landscape views with upper levels gaining lake views. At night there is an ambience from the lights of the CBD township, surrounding Queenstown Hillside Residences and Rooding network that reinforces a sense of place and connectivity as an urban space expected at an International Convention Centre location.

- **The site allows for diversity of integrated facility opportunities as well as future expansion.**

The site size on Lake View and future expansion is acknowledged, however the same opportunities for diversity of integrated facility opportunities already exist on Gorge Road and Recreation Ground site that are more likely to be approved and accepted. There will be greater resistance with any planning application on the Lake View site for non complying activities where the economical and environmental effects are much greater and there is a more desirable alternative option in another location.

The most desirable, sustainable development is on a (brown field) site such as Gorge Road and Recreation Ground site in preference to a (green field) site at Lake View (Camping Ground).

Urban reuse of an underutilised green space, car parking and existing building is more desirable than urban sprawl and isolated development in the hope areas will connect in the future. Auckland City is the example with transportation issues and costs to avoid for Queenstown.

- **The site allows for car and coach parking options.**

Car and coach parking options are not considered desirable use of such a valuable land resource and add considerable cost to the proposed development compared to the Gorge Road and Recreation Ground which contains Car and coach provisions already existing as a necessary infrastructure cost.

Boundary Road can be extended to Robins Road by a new bridge and provide the ideal drop off zone that avoids traffic congestion on Gorge Road and Coach manoeuvring issues that may be problematic on the Lake View site and occupy a considerable amount of valuable land in addition to car parking.

- **Servicing can occur easily and discretely.**

Servicing can be achieved on both sites to the same degree easily and discretely.

- **Adequate room for Outdoor Exhibition Space that is also an attractive break out space.**

Outdoor Exhibition Space and attractive breakout space can be achieved on both sites. The South East aspect and greater exposure to shade and wind will provide less desirable climatic conditions in comparison to the Gorge Road and Recreation Ground site location which is not in the lee of the hill and more sheltered basin location with an existing beautiful and natural landscape already existing.

- **Design allows for flexibility in use and several events to occur at once without logistical issues.**

Design flexibility in use and several events to occur at once without logistical issues can occur on either site. The design assessment with an indicative building in the Council proposal is not considered the best layout and design without full regard to the receiving environment and surroundings. The design flexibility of the design attached illustrates that the Gorge Road site integrated with the Recreation Ground and all other Council owned land surrounding the Recreation Ground can offer a superior solution to assessment design limitations perceived.

- **Site area allows for two drop off points with the main one being of a good size.**

Two drop off points can be provided on both sites.

- **There are no onerous site specific issues to deal with.**

The Lake View site has limited geotechnical knowledge on the site but sufficient geotechnical knowledge to indicate that the Lake View site will consist of an undulating rock with alluvial type gravel pockets associated with creeks and a rock slip plane near the upward hillside boundary. It can be expected that some rock removal and uncovering of different soil conditions will give rise to issues of areas of differential settlement for a proposed large footprint building. The costs of land excavation and stabilization could well be similar for both sites. The technology available for land stabilization on the Gorge Road and Recreation Ground site may apply to both sites, however rock removal cost is unlikely to be an issue on the Gorge Road and Recreation Ground Site.

There may be onerous site specific issues to deal with the Lake View site as the lack of geotechnical knowledge available compared to the Gorge Road Recreation Ground site, presents an unknown factor. The overview is that there is most likely to be different issues but a similar cost to both sites.

Conclusion (counter view)

The Gorge Road Site is seen as clearly the best and most complete site in terms of all the criteria against which the sites were evaluated including the matrix factors that have been revised to include important additional considerations listed in the comparison of sites to provide a more holistic approach in regard to achieving an economic, environmental, social, and sustainable development analysis adopted for an overview conclusion and recommendation to Council, Community and the Public.

When the entire Gorge Road site as a Convention Centre Precinct including Convention Centre, shared open public space, and future proofed commercial development opportunities are taken into context with the superior connection to the key infrastructure of the Airport, Main Transport Route, and Central Business District (CBD) required for the tourism industry, then this site clearly has the best multiple future expansion and integrated development opportunities. From this central township location we can showcase the greatest assets of Queenstown through collaborative business neutral development where equal opportunity includes regional, national and international interest, fostering a well being that is vitally important for a public and private shared community ownership and management model of shared retained and enhanced resources.

The outstanding landscape on display from all sites is only one of many assets need to be reviewed for a full consideration.

It is also who we are as a people, our identity, our history and our ability to best take care of our community resources for the generations that follow us that should be foremost, where sustainability must be non negotiable in decision making.

Queenstown assets include the natural landscape, our built environment and a socially inclusive culture of the people that live, work, and visit which can be enhanced by fostering the strongest possible integration of Lake, CBD, Civic, Community, Education, and Residential sectors all interconnected by green and blue public spaces with view shafts that are intrinsically linked to a Convention Centre Precinct that creates a heart to Queenstown.

The use of the Lakeview site and Stanley Street site have vital roles to play in the reuse of resources to support the best location for a Convention Centre on Gorge Road.

The Lakeview site is fundamentally flawed by the physical and social isolation and disconnection with the infrastructure and vitality of the CBD where the culture of the Queenstown Experience is and will continue to grow reflecting who we are and why people visit Queenstown.

Stanley Street Site is dedicated to Community use and is ideal for a Civic Precinct that can be part of an urban structure that links with the Lake, CBD, Convention Centre Precinct and residents on this site.

The Gorge Road site can be proven by a more extensive building design available to Council and the Public for the use of only a portion of the overall site surrounding the Recreation Ground to be the best location for a Convention Centre facility with future proofed expansion and synergies to existing Civic facilities which meets all the special, operational, and expansion requirements that can be inspirational for one and all. The building design is a state of the art facility specifically designed for Gorge Road.

Any assessment by experts or others has only been based on a small part of the Gorge Road site owned by Council which does not accurately represent the site when treated without regard to the context of the immediate and wider surroundings available, the rich history and culture of the people in the community and those that visit and revisit Queenstown.

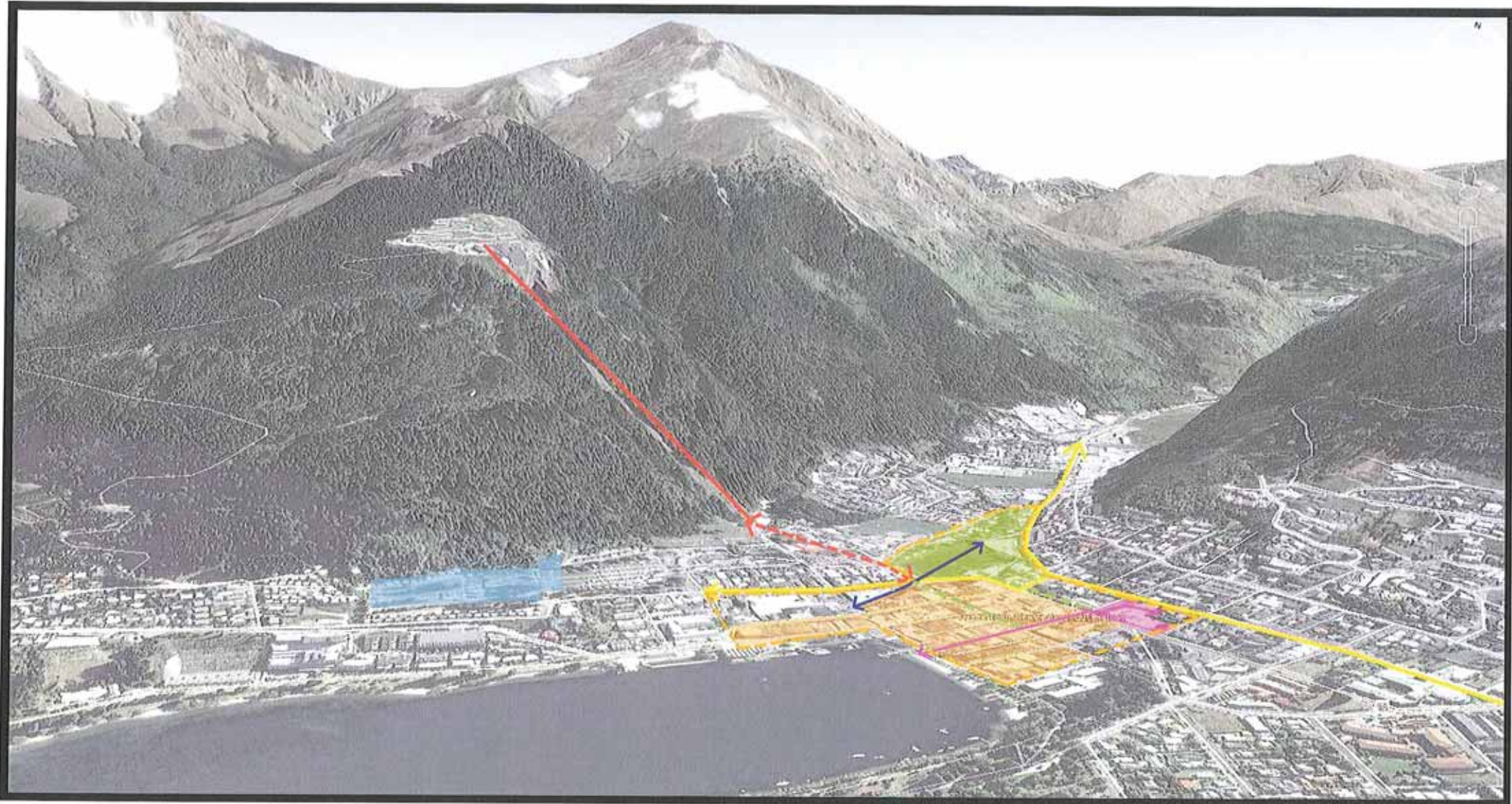
This conclusion has been arrived from detailed urban design analysis of the best framework for the future development of Queenstown driven by the best economic, environmental and socially responsible road map for future development.

My conclusion is a Gorge Road Convention Centre Precinct would be a significant investment in the urban framework, creating an integrated connection with the CBD and wider Lake and Mountain CBD activities. It is therefore my view that both the Lakeview and Stanley Street sites not be considered as options for the Convention and Exhibition Centre. The Community and Council are only able to make judgements and decisions based upon the information that it brought before them and we hope this additional information assists in the process so that the best decision making is made going forward.


MASTER PLAN – QUEENSTOWN SUSTAINABLE DEVELOPMENT

OVERVIEW

CBD  SITE 1: LAKE VIEW  SITE 2: STANLEY STREET  SITE 3: GORGE ROAD 



POTENTIAL SITES FOR SUSTAINABLY DEVELOPING COUNCIL RESOURCES WITH ECONOMIC, ENVIRONMENT AND SOCIAL RESPONSIBILITY

- | | |
|---|--|
|  Proposed Gondola link |  Public space to Lake front axis |
|  Existing Gondola Route |  Public space to Civic Buildings axis |
|  Future link Arterial Route |  Civic Buildings to Lake front axis |
|  Existing CBD Area |  Proposed Future Growth of the CBD |

MASTER PLAN – QUEENSTOWN SUSTAINABLE DEVELOPMENT

CBD REVITALIZATION

CBD



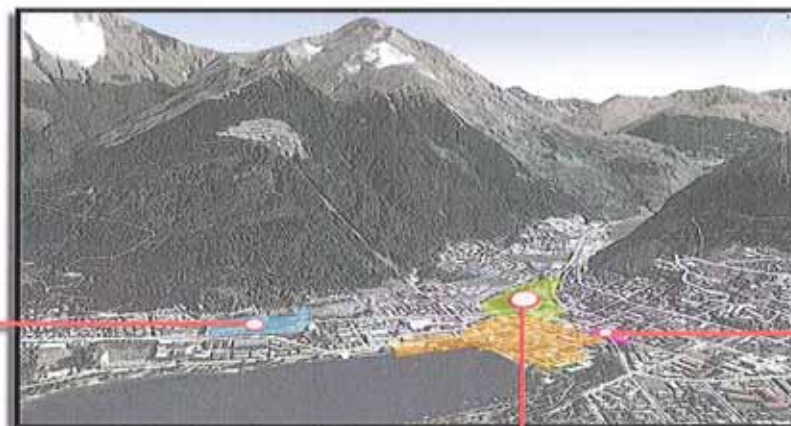
SITE 1: LAKE VIEW



SITE 2: STANLEY STREET



SITE 3: GORGE ROAD



OVERVIEW OF SITES

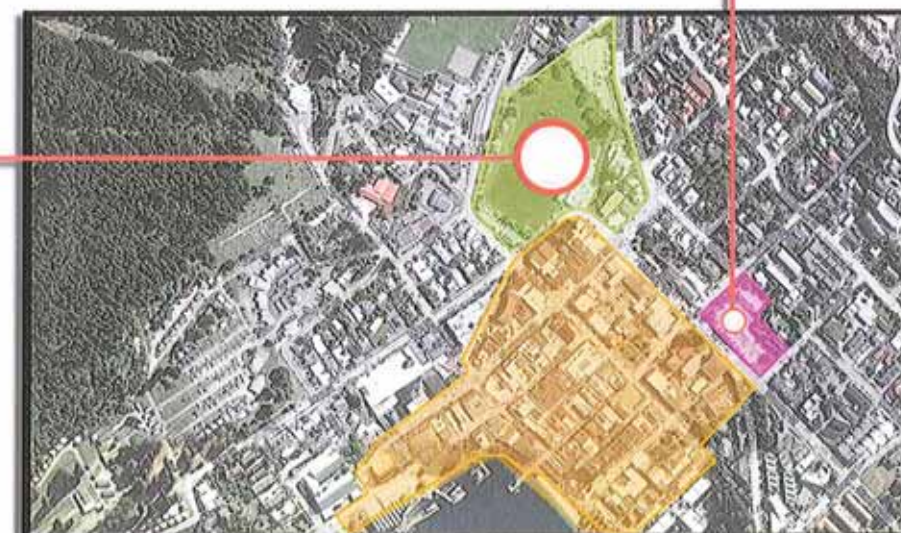
SITE 2: STANLEY STREET

THE SITE ADJOINS THE CBD AND OFFERS A DESIRABLE CBD CONNECTION FOR THE CREATION OF A CIVIC PRECINCT.



SITE 1: LAKE VIEW

THE SITE IS ISOLATED FROM THE CBD WITH PHYSICAL BARRIERS OF LAND FORM IN TERMS OF BEING AN ELEVATED PLATFORM THAT IS UNLIKELY TO EVER BE CONNECTED TO THE CBD.

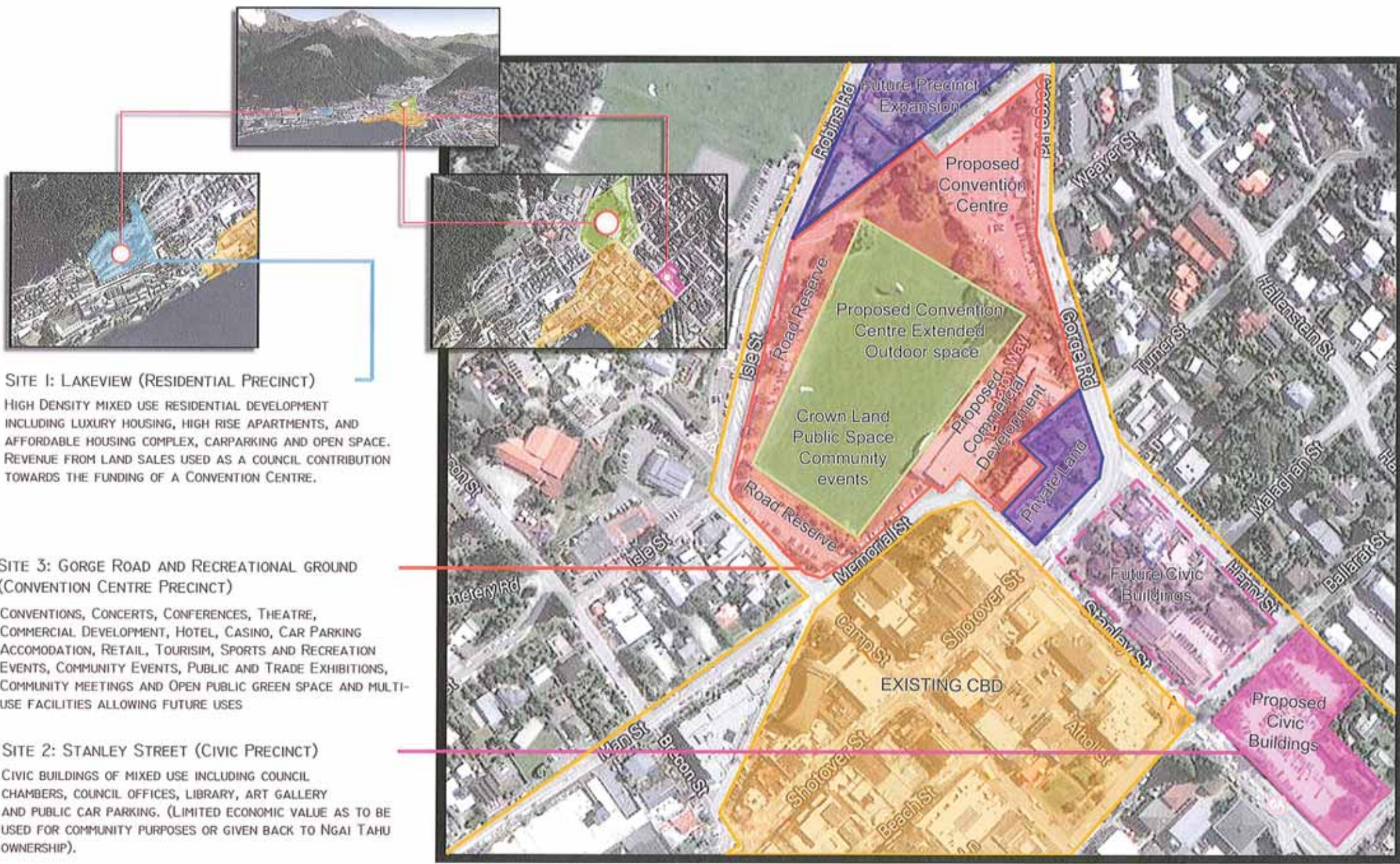


SITE 3: GORGE ROAD AND RECREATION GROUND

THE SITE ADJOINS THE CBD AND OFFERS A DESIRABLE CBD CONNECTION FOR THE CREATION OF A PROPOSED CONVENTION CENTRE PRECINCT IN CLOSE PROXIMITY TO A PROPOSED CIVIC PRECINCT AND LAKE FRONT AND MOUNTAIN ACTIVITIES OF THE WIDER CBD. THE EXPECTATION IS THAT THE CBD WILL EXPAND ALONG GORGE ROAD INTEGRATED WITH THE FUTURE LINK ROAD AND THIS SITE WILL IN TIME BE THE FRONT DOOR AND CENTRAL HEART TO THE CBD.

MASTER PLAN – QUEENSTOWN SUSTAINABLE DEVELOPMENT

OPTIMUM USES



SITE 1: LAKEVIEW (RESIDENTIAL PRECINCT)
HIGH DENSITY MIXED USE RESIDENTIAL DEVELOPMENT INCLUDING LUXURY HOUSING, HIGH RISE APARTMENTS, AND AFFORDABLE HOUSING COMPLEX, CARPARKING AND OPEN SPACE. REVENUE FROM LAND SALES USED AS A COUNCIL CONTRIBUTION TOWARDS THE FUNDING OF A CONVENTION CENTRE.

SITE 3: GORGE ROAD AND RECREATIONAL GROUND (CONVENTION CENTRE PRECINCT)
CONVENTIONS, CONCERTS, CONFERENCES, THEATRE, COMMERCIAL DEVELOPMENT, HOTEL, CASINO, CAR PARKING ACCOMODATION, RETAIL, TOURISM, SPORTS AND RECREATION EVENTS, COMMUNITY EVENTS, PUBLIC AND TRADE EXHIBITIONS, COMMUNITY MEETINGS AND OPEN PUBLIC GREEN SPACE AND MULTI-USE FACILITIES ALLOWING FUTURE USES

SITE 2: STANLEY STREET (CIVIC PRECINCT)
CIVIC BUILDINGS OF MIXED USE INCLUDING COUNCIL CHAMBERS, COUNCIL OFFICES, LIBRARY, ART GALLERY AND PUBLIC CAR PARKING. (LIMITED ECONOMIC VALUE AS TO BE USED FOR COMMUNITY PURPOSES OR GIVEN BACK TO NGAI TAHU OWNERSHIP).

Future Growth of The CBD

MASTER PLAN – QUEENSTOWN SUSTAINABLE DEVELOPMENT

SITE ANALYSIS

PROPOSED QUEENSTOWN CONVENTION CENTRE - SITE EVALUATION MATRIX COMPARISON

Lake View Site

Queenstown Convention Centre - Site Evaluation Matrix			
Considerations			Lakeview
1.1	Promotion of the 'Queenstown' context	View engagement - (Mountains, Lake)	9
1.2		Proximity to civic amenities	7
1.3		Integrated development opportunities	9
2.1	Test to fit brief requirements	Area	9
2.2		Functionality	9
3.1	Functionality and operations	Front of house	8
3.2		Back of house	8
3.3		Loading	9
4.1	Accessibility & Connection to Queenstown	Pedestrian	7
4.2		Public vehicle	8
4.3		Service vehicle	9
4.4		On site parking (cars/coaches/ buses)	8
4.5		Off site parking	9
5.1	Opportunity for expansion and growth	Core use	8
5.2		Commercial/ retail	8
6.1	Open space	Public Use	8
6.2		Convention Centre Use	9
7.1	Site issues	Geotechnical adequacy	8
7.2		Sun penetration	5
7.3		Protected Trees	6
Average Score			8.1

7 to 10	Good to great
4 to 6	Fair to average
1 to 3	Poor to below average

Gorge Road and Recreation Ground Site Revised

CONSIDERATIONS		GORGE ROAD SITE RANKING
1.1	Promotion of the 'Queenstown' Context	View Engagement
1.2		Proximity to civic ammenties
1.3		Integrated development opportunities
2.1	Test to fit brief requirements	Area
2.2		Functionality
3.1	Functionality and Operations	Front of House
3.2		Back of House
3.3		Loading
4.1	Accessibility & Connection to Queenstown	Pedestrian
4.2		Public vehicle
4.3		Service vehicle
4.4		On site parking (cars/coaches/buses)
4.5		Off site parking
5.1	Opportunity for expansion and growth	Core Use
5.2		Commercial/ Retail
6.1	Open Space	Puplic Use
6.2		Convention Centre Use
7.1	Site Issues	Geotechnical adequacy
7.2		Sun Penetration
7.3		Protected Trees
Average Score		8.5

7 - 10	Good to great
4 - 6	Fair to average
1 - 3	Poor to below average



Revised Matrix is based upon the site evaluation for the Gorge Road Site plus all the Council owned land that surrounds and includes the Recreational Ground and all of its potential for a Proposed Convention Centre Precinct. The Proposed Convention Centre Precinct adjoins the existing CBD and can ideally be integrated into the Proposed future growth of the CBD. The Proposed Convention Centre Precinct is all the land bounded by Gorge Road, Robins Road, Camp Street, Memorial Street, and Stanley Street and extends beyond Boundary Street to allow for future growth.

MASTER PLAN – QUEENSTOWN SUSTAINABLE DEVELOPMENT

COMPARISON OF SITES FOR THE PROPOSED QUEENSTOWN CONVENTION CENTRE

Site Analysis: Gorge Road and Recreation Ground compared to Lake View Site.

CONSIDERATION	COMPARISON
Transport:	<p>Gorge Road and Recreation Ground</p> <p>Gorge Road site is ideally located adjoining the Future Link arterial route option around the existing CBD and avoids extra cost to extend to Lake View. Extension of Boundary Street provide off site bus parking for the convention centre and additional parking for Queenstown primary school and public when not in use by the convention centre. Existing car parking can be reused and doubled in capacity with a level of car parking below if required which is the optimum use for a brown field site.</p> <p>Lake View</p> <p>Lake View site is physically difficult and an unnecessary cost to connect to the Future Link arterial route around the existing CBD. The creation of new car parking on such valuable land is a poor utilization of a valuable land resource and green field space at an extra cost to the project.</p>
Accessibility:	<p>Gorge Road and Recreation Ground</p> <p>The site has excellent pedestrian and cycle access as it has a short flat walk to the CBD (approximately 2 minutes). The nature of level areas on the site and surrounding roads allows excellent access for construction and operation access for people and vehicles. Potential for extension of existing Gondola to link with Convention Centre Precinct, CBD and Arterial Transport Route at pivotal junction point on site and can be linked to public transport system. Close proximity to water taxi at Lake Front and connection provides viable inclusion of hotels in Frankton.</p> <p>Lake View</p> <p>The site has poor pedestrian and cycle access as it is a long steep walk to the CBD (approximately 12 minutes). The nature of steep and limited access to the site makes construction sequences of work more difficult and costly. The potential for covered escalator to link with the CBD will be a difficult and expensive exercise and unlikely to happen and an extra cost to the project. Connection to the Arterial Transport Route is compromised by the steep land forms and will be difficult and costly to achieve.</p>
Infrastructure:	<p>Gorge Road and Recreation Ground</p> <p>The site has all the necessary roading and services available which will minimise any unnecessary extension of infrastructure and is a major economic driver. There is a requirement to maintain the existing infrastructure surrounding the site and servicing the CBD as a priority with its part of Councils core services to deliver.</p> <p>Lake View</p> <p>The lake View site will require a significant upgrade of infrastructure in terms of roading and services to cater for the proposed volume of people and use of roads associated with the operation of Convention Centre. The requirement to provide new infrastructure to the proposed Lake View site is an additional expense which needs to be taken into economic consideration for a Convention Centre. The site however is appropriate as an extension of existing infrastructure to suit a development of a smaller residential scale which is preferred.</p>
Proximity to Civic and Commercial Activities:	<p>Gorge Road and Recreation Ground</p> <p>The site is located adjacent the existing Council Chambers, Council Offices, Library, CBD, and would be in very close proximity if these were relocated to the Stanley Street site in the future. The site is located approximately 400m from the CBD and main commercial activities near Lake Front.</p> <p>Lake View</p> <p>The site is located approximately 1km (15 min inclined walk) from existing Council Chambers, Council Offices, Library, CBD, and is not considered in close proximity. The site is located approximately 0.7km (12 min inclined walk) from the CBD and main commercial activities near Lake Front and not desirable.</p>

MASTER PLAN – QUEENSTOWN SUSTAINABLE DEVELOPMENT

COMPARISON OF SITES FOR THE PROPOSED QUEENSTOWN CONVENTION CENTRE

Site Analysis: Gorge Road and Recreation Ground compared to Lake View Site.

CONSIDERATION	COMPARISON
Sense of place:	<p>Gorge Road and Recreation Ground</p> <p>The site includes a central park green space that is renowned as the largest public open space for community events. The site offers a unique sense of place that is identified in relation to the township and surrounding mountains and Lake. The community can feel a sense of pride and ownership of the site as it has meaning and historic significance for the residents of Queenstown which can be enhanced and celebrated with the redevelopment of the site and synergy with the existing Memorial Centre. The public space within the site and development will encourage the community to freely interact with the Convention Centre, associated commercial activities, community events and Civic functions. The site can offer a sense of place where residents and visitors to Queenstown can intersect, mingle and achieve a mutually inclusive experience. This is more likely to be achievable on this site because of the stronger connection to existing public space renowned as a social gathering space.</p> <p>Lake View</p> <p>The site can create a new public and private isolated development which will not achieve a strong sense of place for the community due to its disconnection from the CBD and Lake front activities by walking distance and elevation. The distance to the CBD does not encourage alternatives to and creates adverse traffic effects. The site could offer a sense of place that is tranquil and private however it is not legible in terms of orientation and relationship with a strong enough connection the CBD and Lake Front. It will not, due to location, achieve the engagement with the main social gathering areas which is part of the cultural and social Queenstown experience that national and international visitors expect. The community will not have a strong sense of pride and ownership of the site as the meaning and historic significance for the residents of Queenstown cannot be enhanced and celebrated with the development of the site to the same degree as could be expected on the Gorge Road site adjacent the CBD and existing public space of the Recreation Ground.</p>
Integration of further development opportunities:	<p>Gorge Road and Recreation Ground</p> <p>The site includes the land use potential to provide extra revenue streams from the Recreation Ground via extra events with a synergy to the CBD and accommodation providers and service industries for the tourism business. This increased engagement of commercial activity on the site can revitalise and stimulate the upgrade of the surrounding businesses to a far greater extent than able to be achieved to the surrounding the Lakeview Site. The opportunity for further development to the perimeter of the public open green space can include the following: Conventions, Concerts, Theatre, Commercial development, Conferences, Private events, Functions, Community events, Public and Trade Exhibitions, Hotel, Casino, Accommodation, Community Meetings, Community functions and Car parking. The public space within the site has potential to provide an extended outdoor space to operate in conjunction with the Convention Centre and Memorial Centre. Liaison with Recreation Ground users will need to be managed. The site has various areas within the surrounding Precinct and adjacent sites nearby for the opportunity of expansion and growth as the land is flat and easier rezoned commercial than the land that surrounds the Lakeview Site.</p> <p>Lake View</p> <p>The Lake view site offers development opportunities within a confined and segregated area as it is surrounded by high density residential land that is unlikely to have any integration with adjoining sites if used for commercial activities. The Lake View site is of sufficient size to support further development opportunities; however there is no demand for creating an additional breakaway commercial centre isolated from the CBD for the sole purpose of supporting a Convention Centre. International Real Estate and valuation advice is that the land sale value is the same for residential or commercial development.</p>
Topography and Geology:	<p>Gorge Road and Recreation Ground</p> <p>The site is relatively level with up to 4 metres of undulation to the perimeter terraces that are at road level and stable. The site includes the environmental feature of Horne Creek which integrates the Convention Centre with the green space and can be enhanced and celebrated by extending the existing Horne Creek walkways and cycle route with the Convention Centre. The site has the possibility of issues associated with liquefaction and water table which can be mitigated by appropriate building design as used on the existing Council Chambers Building. The existing trees on the site are able to be retained, with the existing Willow trees to Horne Creek able to be removed.</p> <p>Lake View</p> <p>The Geology of the site may require additional construction costs in relation to excavation and removal of rock on a hillside site to achieve level building platforms and retaining walls for the creation of level outdoor spaces with associated costs involved in land stabilization to avoid differential settlement on the site. The existing protected trees are of environmental significance blending the site with the Ben Lomond Reserve and provide a habitat for birds. Development on the site will require the removal of most of these protected trees and cause visual scarring to the landscape when viewed from the lake</p>

MASTER PLAN – QUEENSTOWN SUSTAINABLE DEVELOPMENT

COMPARISON OF SITES FOR THE PROPOSED QUEENSTOWN CONVENTION CENTRE

Site Analysis: Gorge Road and Recreation Ground compared to Lake View Site.

CONSIDERATION	COMPARISON
Site Area:	<p>Gorge Road and Recreation Ground</p> <p>The site area is approximately 4 ha being of an irregular shape with an accessible perimeter of approximately 900 metres, approx 2.0 ha is available to develop. The site area is large with a central open green space dedicated as public space owned by the Crown of approximately 2.0 Ha in area and rectangular in shape to accommodate a sports field associated with Wakatipu RFC who have their clubrooms adjoining the Memorial Centre. The site is bounded by Gorge Road, Boundary Street, Robins Road, Camp Street, Memorial Street, and Stanley Street.</p> <p>Lake View</p> <p>The site is approximately 5.0 ha and offers a greater percentage of site coverage and development than the Gorge Road site, but also requires greater on site coach and car parking space. The accessible site perimeter is very restricted compared to that available on the Gorge Road and Recreation Ground Site.</p>
Open public space:	<p>Gorge Road and Recreation Ground</p> <p>The site area is large with a central open green space dedicated as public space owned by the Crown and used by the community which could be managed as a shared outdoor space for the Convention Centre. The Public space in the centre of the site can easily accommodate temporary marquee type structures and has done so in the past for many events and has a 'sense of place' that the residents of Queenstown and the entire region have connections with.</p> <p>Lake View</p> <p>The site has the ability to create open public space, however there is open public space nearby at James Clouston Park.</p>
Climate:	<p>Gorge Road and Recreation Ground</p> <p>The site is located much further away from the base of Ben Lomond Reserve Hillside and shadows cast in winter. The site is in a land basin and well sheltered from wind and adverse weather. The Gorge Road and Recreation Ground site will receive a greater amount of sunshine and light with less wind exposure than the Lakeview Site and less likely to be affected by snow as the Lakeview site is elevated approx. 40 metres higher above Lake level and snow fall levels.</p> <p>Lake View</p> <p>The difference in climate on the Lake View site will be very detrimental over the Winter period which is one of the 2 peak use times for a Convention Centre on the Lakeview site. During winter the environmental conditions will include increased risk to safety on roads conditions, periods of shaded outdoor space and greater exposure to wind.</p>

MASTER PLAN – QUEENSTOWN SUSTAINABLE DEVELOPMENT

COMPARISON OF SITES FOR THE PROPOSED QUEENSTOWN CONVENTION CENTRE

Site Analysis: Gorge Road and Recreation Ground compared to Lake View Site.

CONSIDERATION	COMPARISON
Noise and Light Pollution:	<p>Gorge Road and Recreation Ground</p> <p>The Noise and light pollution on this site is acceptable as the site designation for the Convention Centre is of a car park where these Noise and Light effects are already anticipated and expected in an urban area adjacent the CPD. The site whilst zoned High Density Residential has a number of commercial activities operating in existing buildings and residences on the site. The site has a mix of uses that surround the site including the CBD, accommodation and service providers for the tourism industry, Hotels, and the Education Sector nearby including Preschool, Primary School, and High School.</p> <p>Lake View</p> <p>The site is zoned High Density Residential and so is surrounding land with residences and travel accommodation providers adjacent the site. It can be anticipated that a Convention Centre and associated commercial facilities will generate a significant increase of Noise and Light pollution and these adverse effects are considered much greater than minor and not anticipated in the zone by existing land owners and would result in difficulty associated with Resource Consent. The site with a Convention Centre and associated commercial activities as proposed when viewed from the Lake would also provide light pollution adjacent to a scenic Reserve and be out of context with the surrounding area.</p> <p>The effects of Noise and light pollution would additionally have effect on the birds and wildlife on the adjoining reserve land driving them away from the existing trees on the site and further away from existing surrounding residential properties.</p>
Views:	<p>Gorge Road and Recreation Ground</p> <p>The site has a variety of views available from a central location with views East to Queenstown Hill, North to Ben Lomond Reserve Hill, West to Cecil Peak, Walter Peak, and South to the Remarkable Mountain Range.</p> <p>The Lake will be visible from the upper level of the Convention Centre and be more obvious from a Roof Garden vantage point or any future additions.</p> <p>The degree of views at existing Carpark level are limited, with the scope of views increasing with elevation at Gorge Road level, upper level and Roof Garden having the best views as a 360 degree panorama of what Queenstown has to offer and a sense of location in relation to surrounding landmarks such as The Commonage, Skyline Gondola route to Skyline building, Memorial Centre, Wakatipu RFC clubrooms, Council Chambers, and the Township CBD buildings.</p> <p>The night views include the lighting and transport activities of the adjacent CPD zone and residential zone on Queenstown Hill.</p> <p>Lake View</p> <p>The site has an excellent elevated view South to the Lake and Mountain ranges beyond, but no visible connection with the CBD.</p> <p>The views East, West, and North are limited to the adjacent land and buildings with no noticeable view due to a hillside location.</p> <p>The view at night is limited to that of surrounding residential lights and a degree of isolation from the town would be experienced.</p>
Site suitability for construction:	<p>Gorge Road and Recreation Ground</p> <p>The site is suitable for construction with excellent flat road access to all areas on the site and adequate storage area for onsite temporary facilities which can be moved in a rotational sequence. Structural and Geotechnical engineering can address any issues with possible liquefaction associated with Construction.</p> <p>Lake View</p> <p>The site is suitable for construction with only single road access to all areas on the site. There will be adequate storage area for onsite temporary facilities.</p> <p>Structural and Geotechnical engineering can address any issues with rock removal associated with Construction.</p>
Green star suitability:	<p>Gorge Road and Recreation Ground</p> <p>The site has been assessed and it appears possible to achieve a Green Star 5 or 6 level due to the special site features that include brownfield site, public transport system, availability of daylight and thermal gain.</p> <p>Lake View</p> <p>There are some issues with the site which lead us to conclude that the points that can be achieved will be less than that of the Gorge Road site. The main areas involve Land Use and Ecology (Greenfield site), Emissions (light pollution), Indoor Environment (thermal comfort, and Daylight), Transport (difficulties associated with isolation to transport network and access via walking and cycling).</p>



12

GORGE ROAD RECREATION GROUND SUN AND VIEWS



QUEENSTOWN BUSINESS NEUTRAL DEVELOPMENT

I believe the Convention Centre requires full support and buy in from all parties including hotels, restaurants, bars, tourism operators, service industries, private investors, public investors, local government, central government, ratepayers, sponsors and all members of the public, particularly users of the Recreation Ground.

Success can be achieved by further and full consultation of all stakeholders so that the opportunities can be openly discussed explored and agreed. I believe a Convention Centre is required in the best location, on the best site, with the best design and connectivity to public space and the CBD for the wellbeing of all residents and visitors alike.

S – Site and Location

The site is located adjoining the CBD in the heart of Queenstown in a beautiful park setting with panoramic views that can offer an enhanced special sense of place and meaning for the residents of Queenstown "Turangawaewae".

U – Urban Design

The facility supports a Convention Centre Precinct with associated commercial development contextually in scale and of distinctive identity with environmental and social responsibility that enhances the CBD and the use of our resources "Kaitiakitanga".

C – Culture and Heritage

Acknowledgement of Maori and European heritage and culture can be achieved with an interpretive design respecting the history, land, people, contemporary New Zealand values and "the Queenstown experience".

C – Community focus

This proposal can link the Queenstown community to Otago, New Zealand, Pacific, Asia and global markets with an understanding of the diverse use of a Convention Centre by the mix of community and visitors to the region. I believe that a public and private investment approach should be taken that fosters a Queenstown business neutral development with equal opportunity for regional and national expertise to work in collaboration.

E – Excellence

I believe in a holistic cycle of life approach to creating a sustainable facility of excellence with an environmental building and operation for a sustainable future that can be applied to the entire Convention Centre Precinct.

S – Sustainability

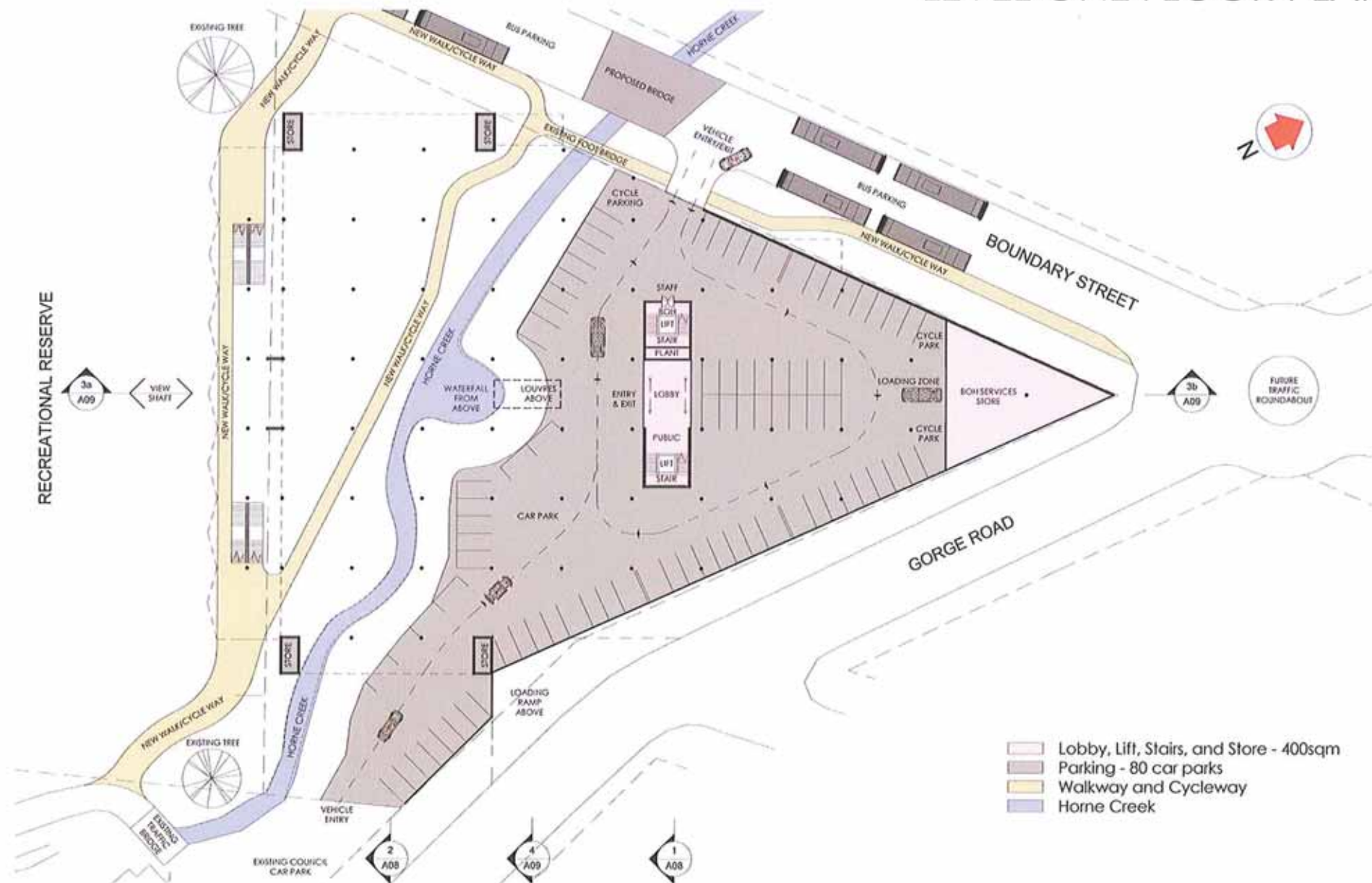
I believe we should maintain and marshal our resources to provide an enduring and exciting future for Queenstown.

Sustainability is not negotiable, it is a core value of investment to provide a resilient future proof development that can differentiate Queenstown in the global tourism and convention centre market.

S – State of Art facility

I believe we have a economic, environmental and social responsibility to build a New Zealand Convention Centre in Queenstown that no one else has or is able to achieve, that is a green star rated facility of international quality.

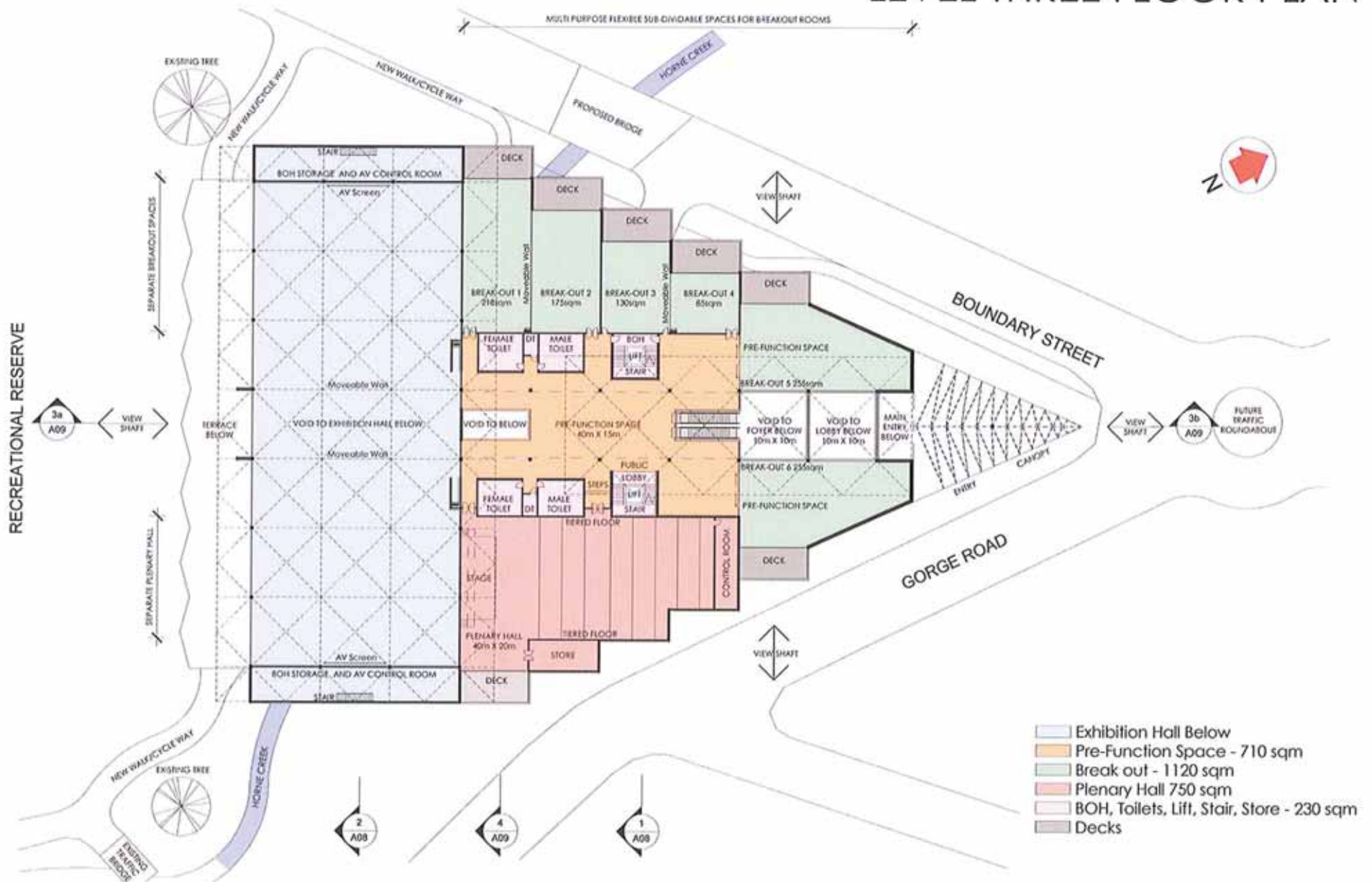
14 LEVEL ONE FLOOR PLAN



15



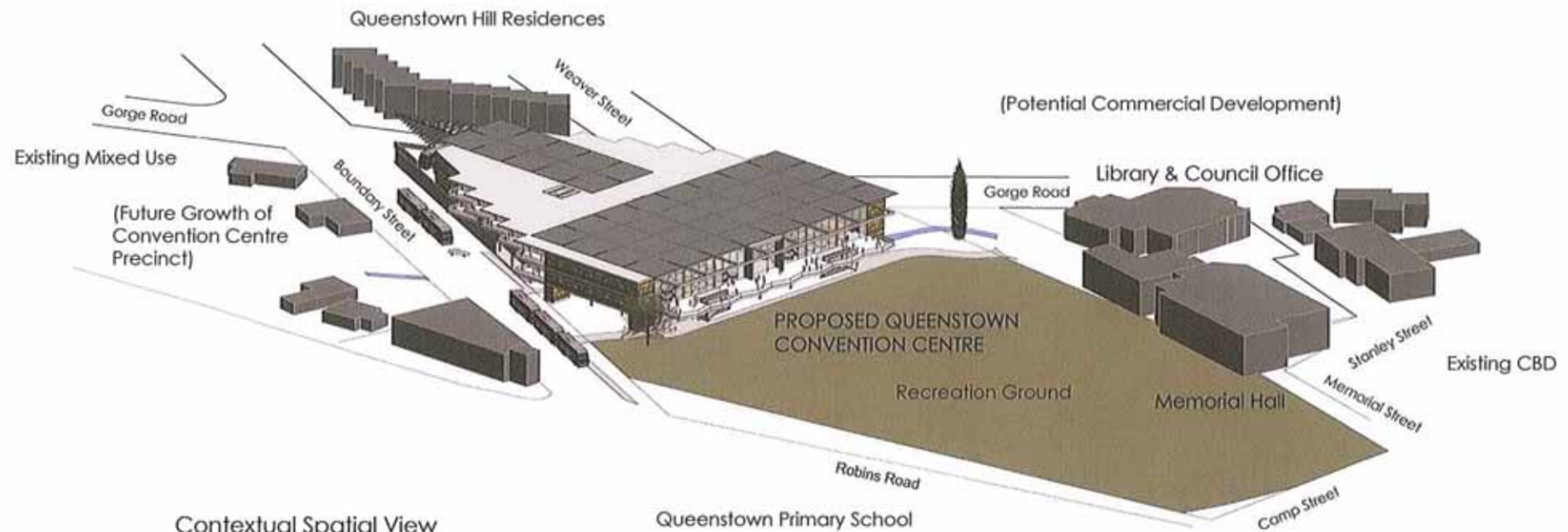
LEVEL THREE FLOOR PLAN



CONVENTION CENTRE CONTEXTUAL VIEWS



Contextual Elevation

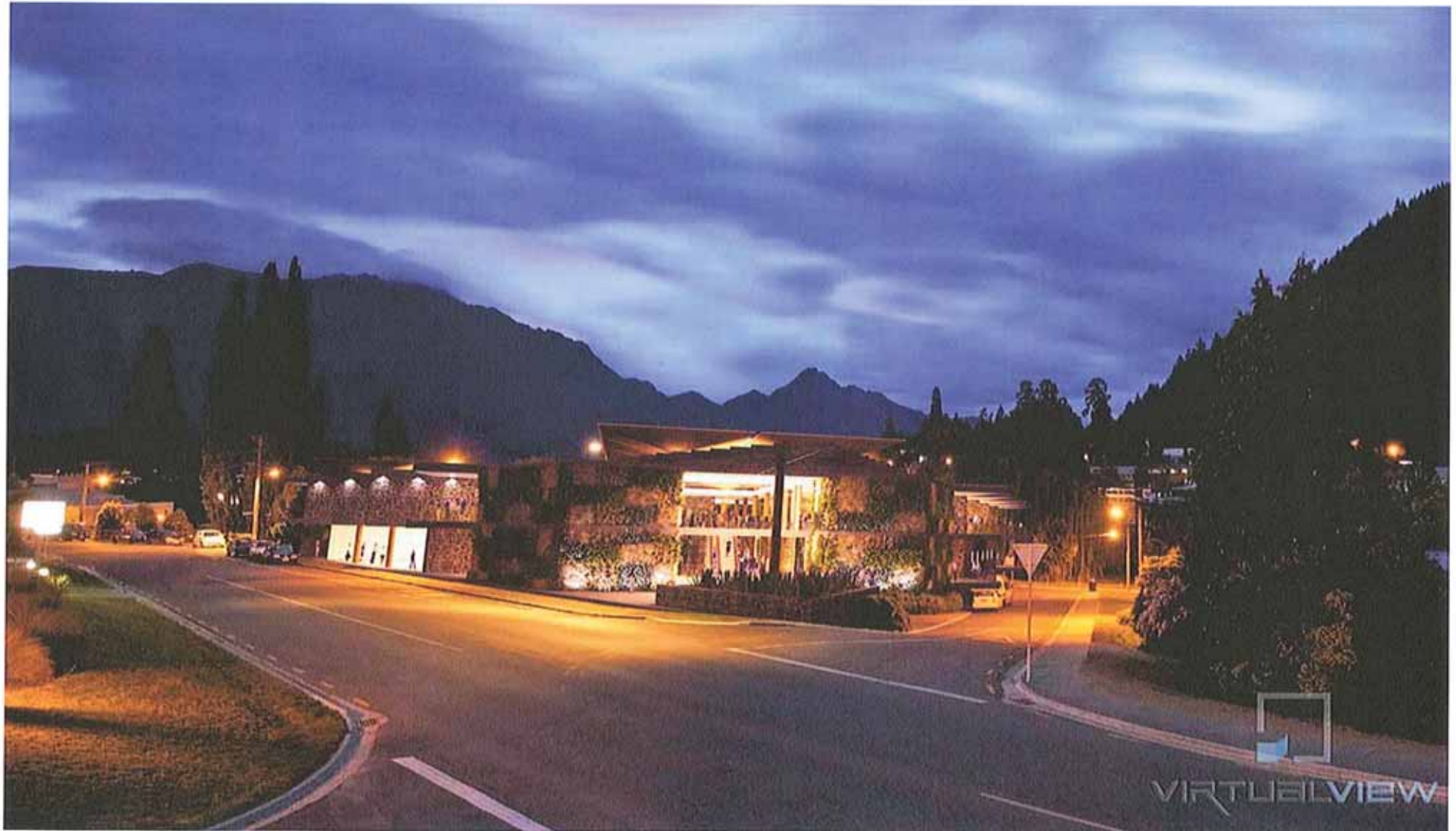


Contextual Spatial View

INDICATIVE IMPRESSION OF CONVENTION CENTRE FROM GORGE ROAD - DAY



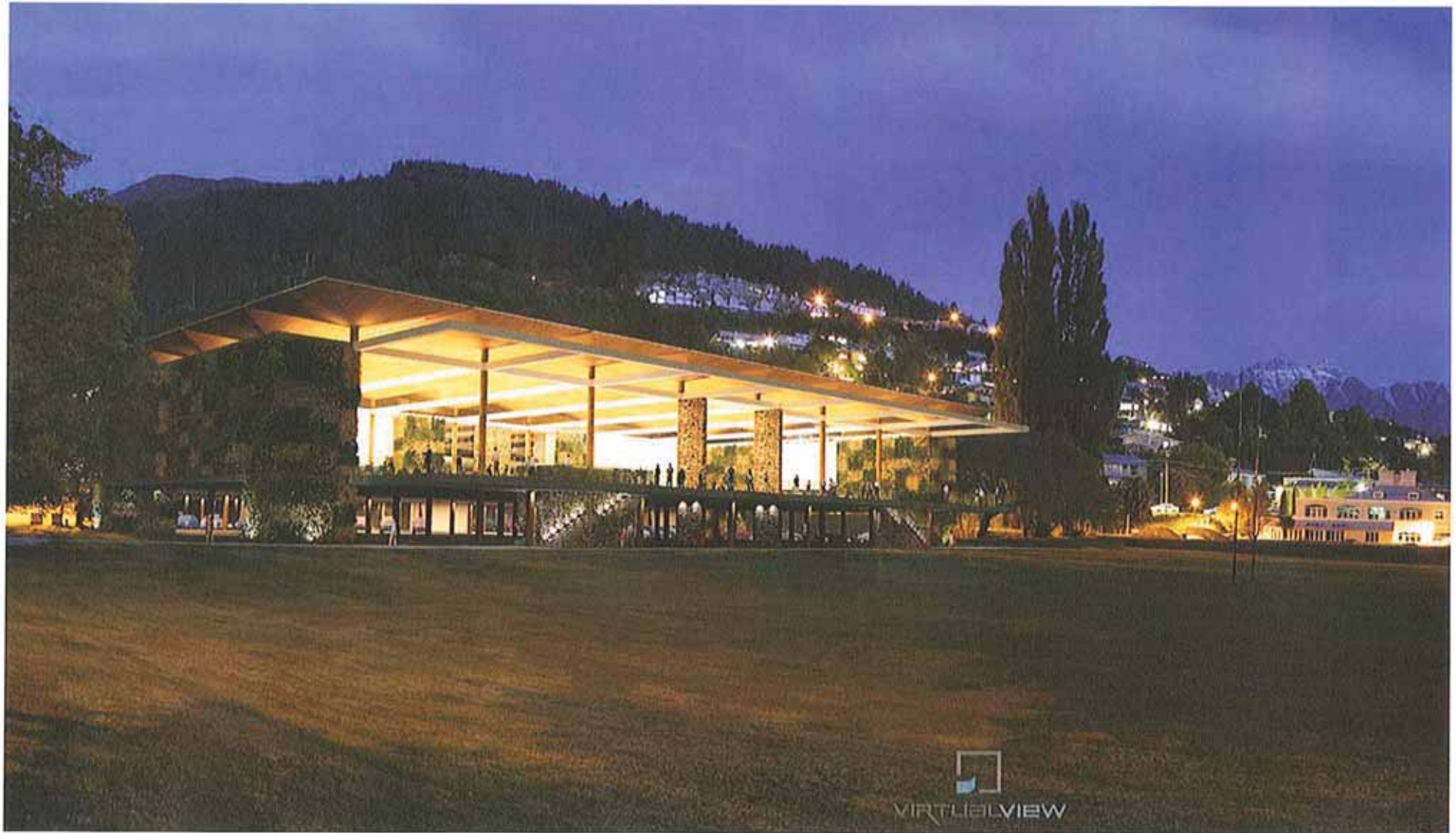
INDICATIVE IMPRESSION OF CONVENTION CENTRE FROM GORGE ROAD - NIGHT



INDICATIVE IMPRESSION OF CONVENTION CENTRE FROM RESERVE - DAY



INDICATIVE IMPRESSION OF CONVENTION CENTRE FROM RESERVE - NIGHT



MASTER PLAN – QUEENSTOWN SUSTAINABLE DEVELOPMENT

OVERVIEW

CBD



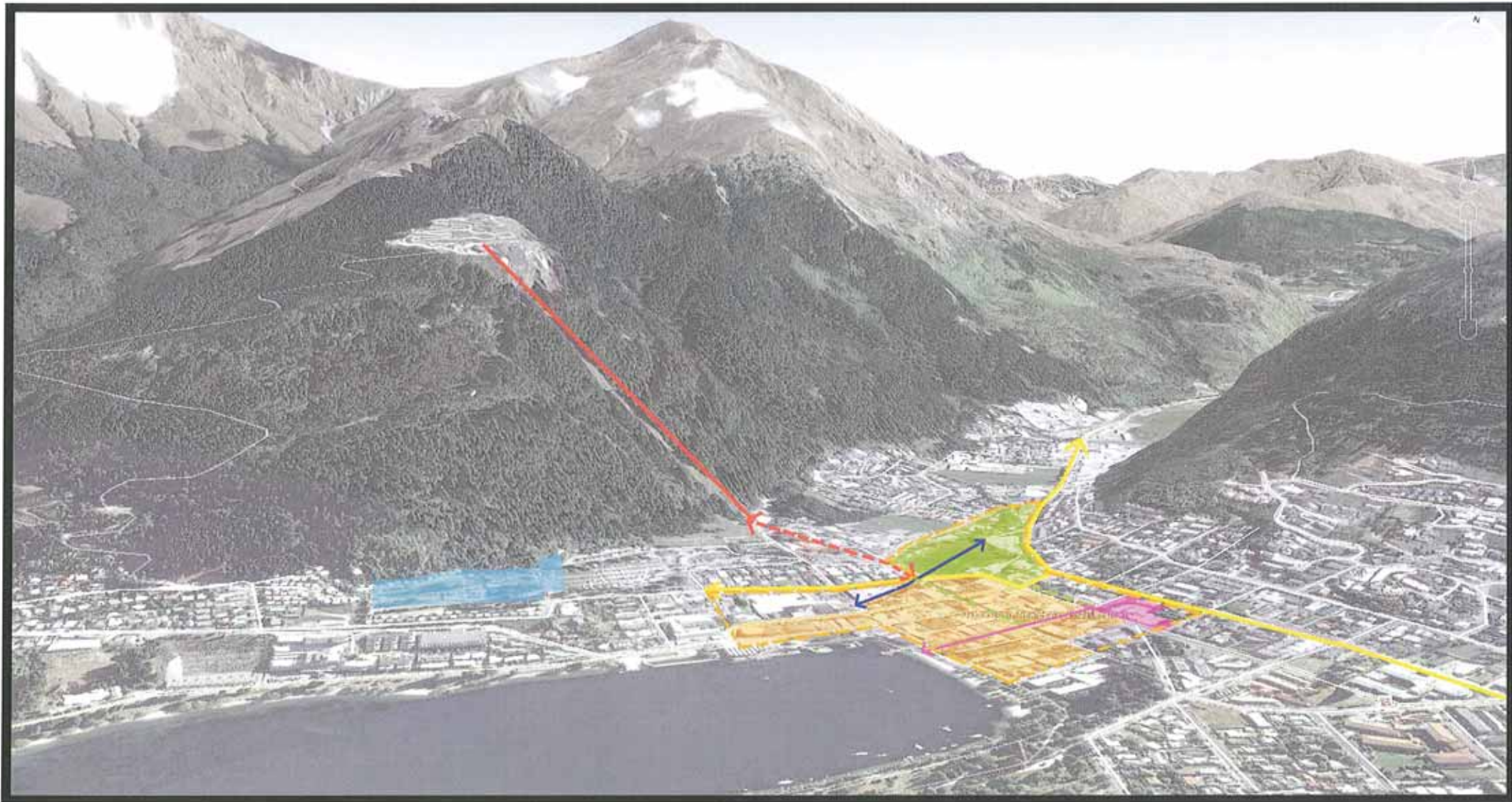
SITE 1: LAKE VIEW






SITE 2: STANLEY STREET







SITE 3: GORGE ROAD



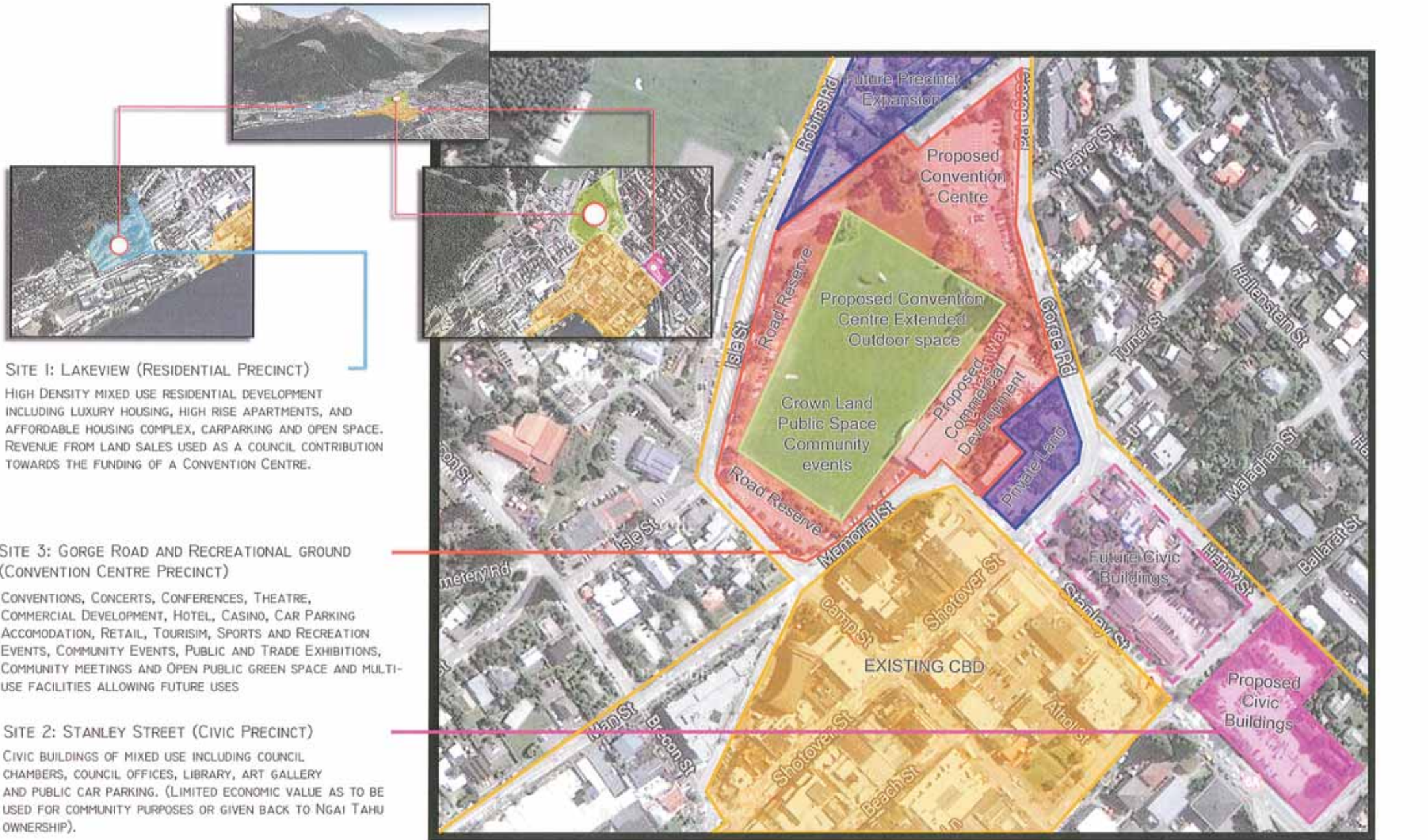
POTENTIAL SITES FOR SUSTAINABLY DEVELOPING COUNCIL RESOURCES WITH ECONOMIC, ENVIRONMENT AND SOCIAL RESPONSIBILITY

-  Proposed Gondola link
-  Existing Gondola Route
-  Future link Arterial Route
-  Existing CBD Area

-  Public space to Lake front axis
-  Public space to Civic Buildings axis
-  Civic Buildings to Lake front axis
-  Proposed Future Growth of the CBD

MASTER PLAN – QUEENSTOWN SUSTAINABLE DEVELOPMENT

OPTIMUM USES CBD SITE 1: LAKE VIEW SITE 2: STANLEY STREET SITE 3: GORGE ROAD



SITE 1: LAKEVIEW (RESIDENTIAL PRECINCT)
HIGH DENSITY MIXED USE RESIDENTIAL DEVELOPMENT INCLUDING LUXURY HOUSING, HIGH RISE APARTMENTS, AND AFFORDABLE HOUSING COMPLEX, CARPARKING AND OPEN SPACE. REVENUE FROM LAND SALES USED AS A COUNCIL CONTRIBUTION TOWARDS THE FUNDING OF A CONVENTION CENTRE.

SITE 3: GORGE ROAD AND RECREATIONAL GROUND (CONVENTION CENTRE PRECINCT)
CONVENTIONS, CONCERTS, CONFERENCES, THEATRE, COMMERCIAL DEVELOPMENT, HOTEL, CASINO, CAR PARKING ACCOMODATION, RETAIL, TOURISM, SPORTS AND RECREATION EVENTS, COMMUNITY EVENTS, PUBLIC AND TRADE EXHIBITIONS, COMMUNITY MEETINGS AND OPEN PUBLIC GREEN SPACE AND MULTI-USE FACILITIES ALLOWING FUTURE USES

SITE 2: STANLEY STREET (CIVIC PRECINCT)
CIVIC BUILDINGS OF MIXED USE INCLUDING COUNCIL CHAMBERS, COUNCIL OFFICES, LIBRARY, ART GALLERY AND PUBLIC CAR PARKING. (LIMITED ECONOMIC VALUE AS TO BE USED FOR COMMUNITY PURPOSES OR GIVEN BACK TO NGAI TAHU OWNERSHIP).

Future Growth of The CBD

INDICATIVE IMPRESSION OF CONVENTION CENTRE FROM RESERVE - NIGHT

