

- KEY**
1. SPORTS COMPLEX - 2 SPORTS COURTS (EXPANDABLE TO 4 COURTS)
  2. PROPOSED AQUATIC CENTRE - DRAWN AT 2000m2 (PROVISION TO INCREASE TO 3000m2)
  3. SPORTS COMPLEX ENTRANCE COURTYARD AND DROP OFF ZONE
  4. CARPARK SERVICING SPORTS HUB (SPORTS COMPLEX AND COURTS)
  5. UTILITY/ SERVICE AREA AND CAR PARK
  6. HARD COURTS - 8x NETBALL COURTS INDICATED
  7. FULL SIZE ARTIFICIAL TURF HOCKEY FIELD
  8. OPPORTUNITY FOR ADDITIONAL ON STREET PARKING ON SURROUNDING STREETS
  9. POTENTIAL SPORTS FIELDS OR COURTS (SENIOR FOOTBALL FIELD INDICATED)
  10. NORTH THREE PARKS - POTENTIAL STORMWATER DETENTION BASIN

**POSITIVES**

- + SPORTS HUB LOCATED CENTRALLY ADJACENT TO COMMERCIAL ZONE, ON COLLECTOR ROAD AND NEAR THE MAIN ROAD ASSOCIATED WITH THE THREE PARKS OUTLINE PLAN
- + SPORT COMPLEX SITE IS NORTH FACING WITH GOOD SOLAR GAIN (RECEIVES THE SUN FROM APPROX. 10.15AM ONWARDS ON SHORTEST DAYS)
- + PROVIDES A CENTRALLY LOCATED SPORTS HUB WITHIN THE THREE PARKS AND PROPOSED NORTH THREE PARKS DEVELOPMENTS
- + GOOD SYNERGIES WITH THE ADJACENT COMMERCIAL AND PROPOSED MEDIUM DENSITY RESIDENTIAL ZONING
- + MAIN CARPARKING CENTRALLY LOCATED TO SERVICE BOTH THE SPORTS COMPLEX AND SPORTS COURTS (NETBALL AND HOCKEY AS INDICATED)
- + VERY GOOD PASSIVE SURVEILLANCE OF RESERVE

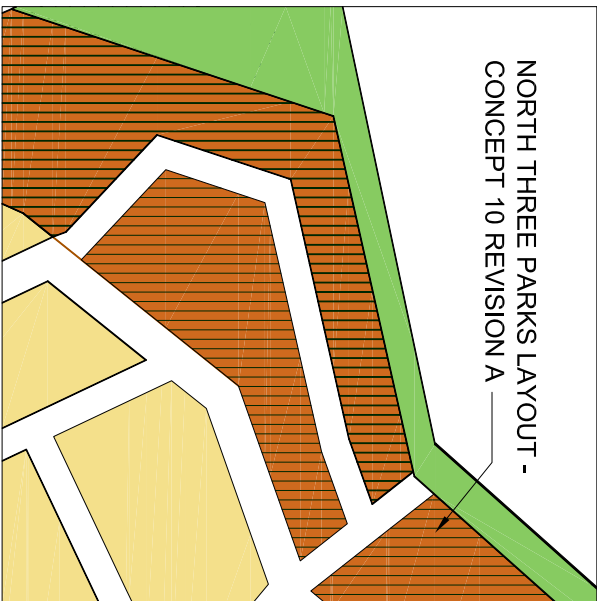
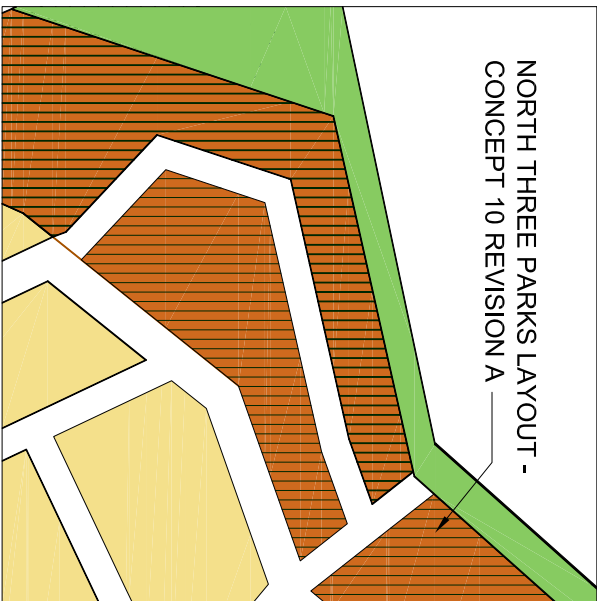
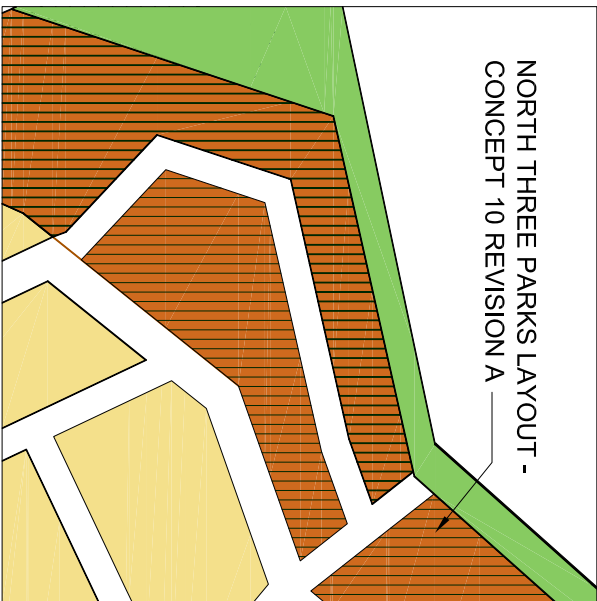
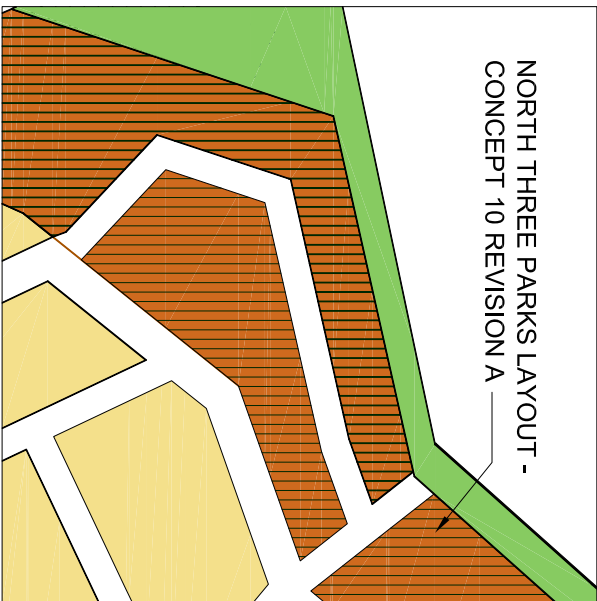
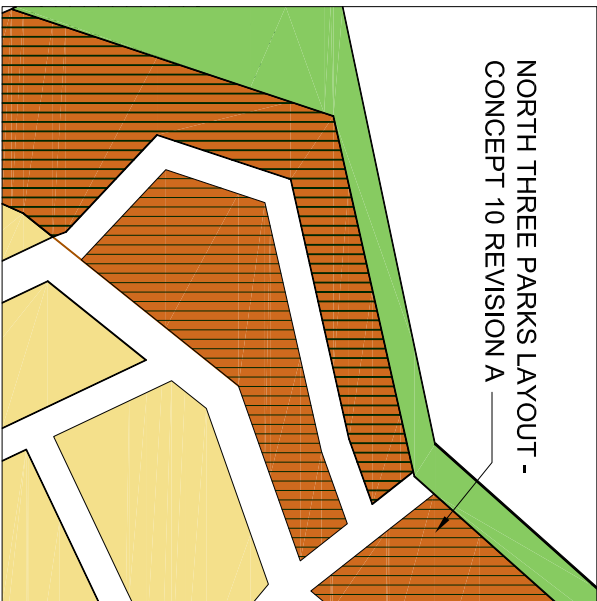
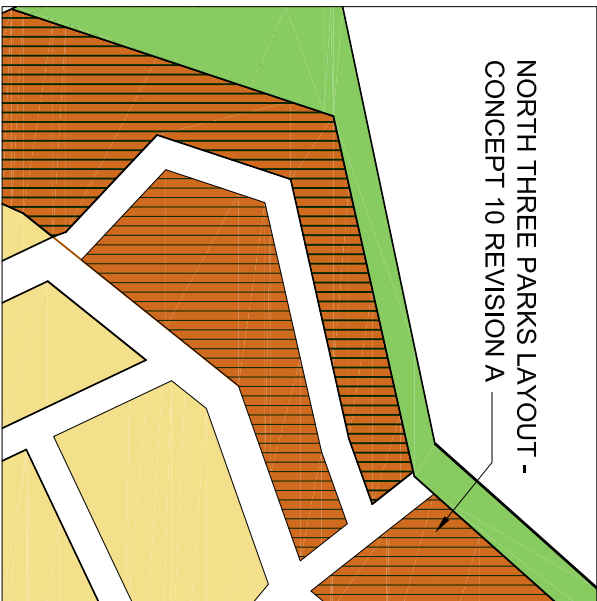
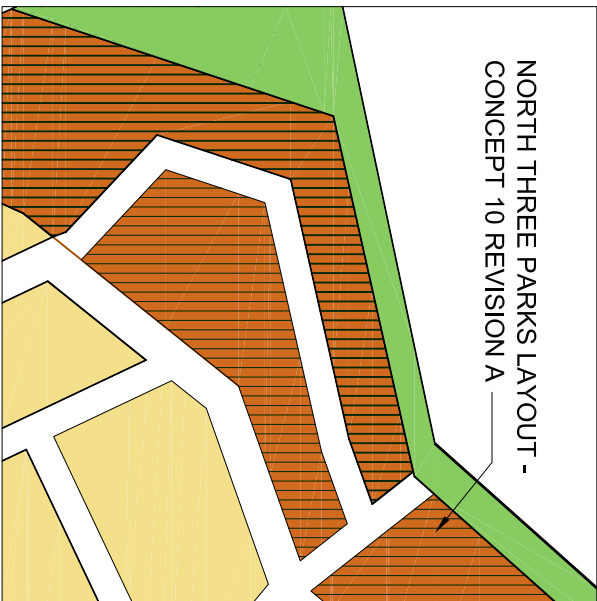
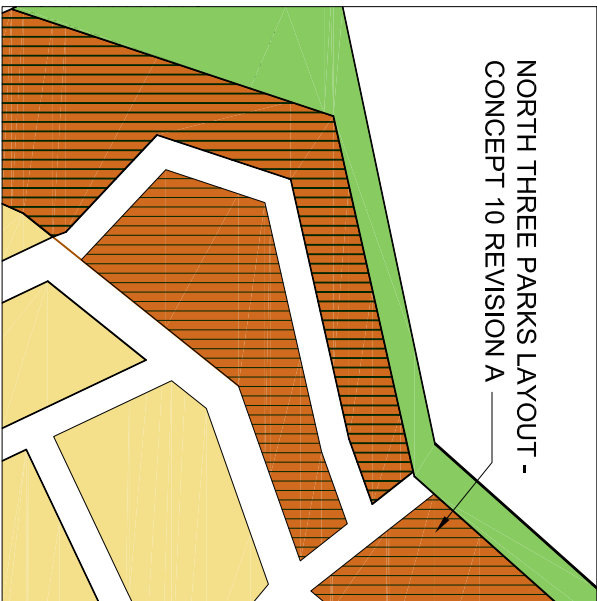
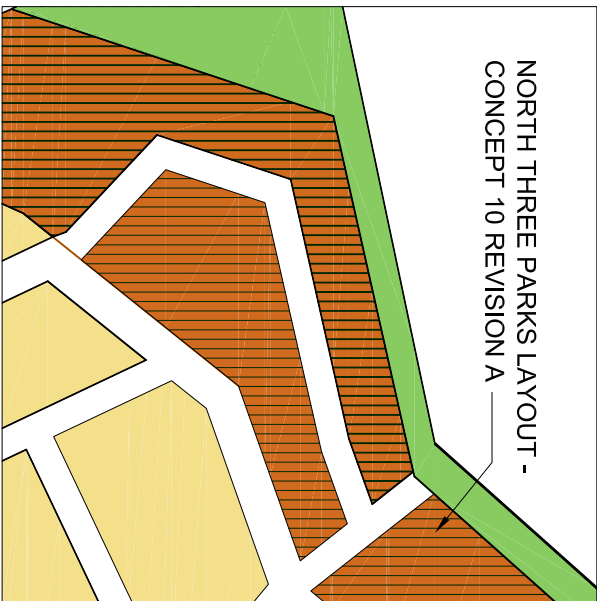
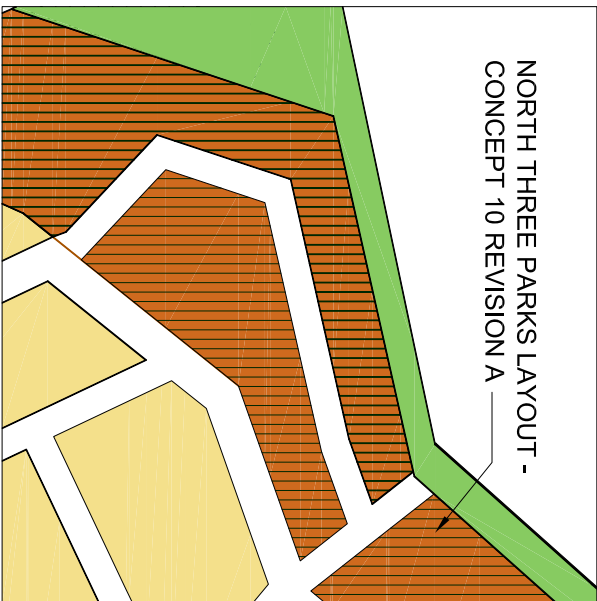
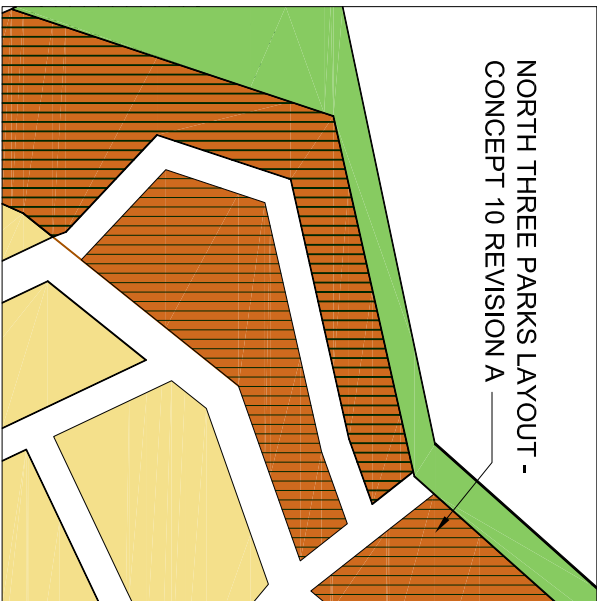
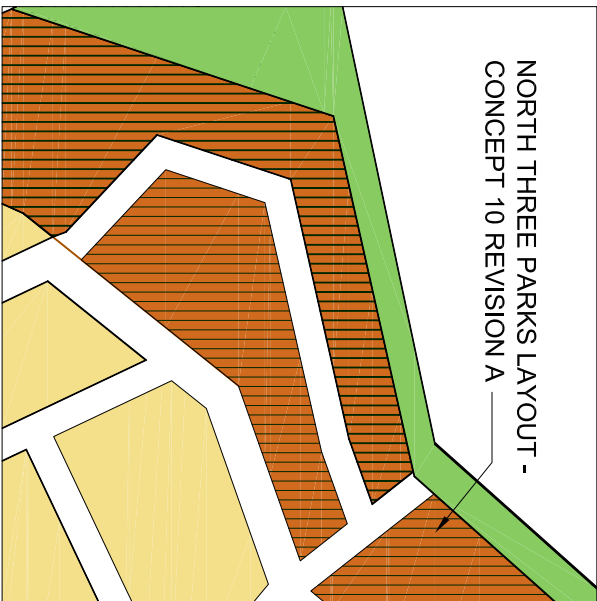
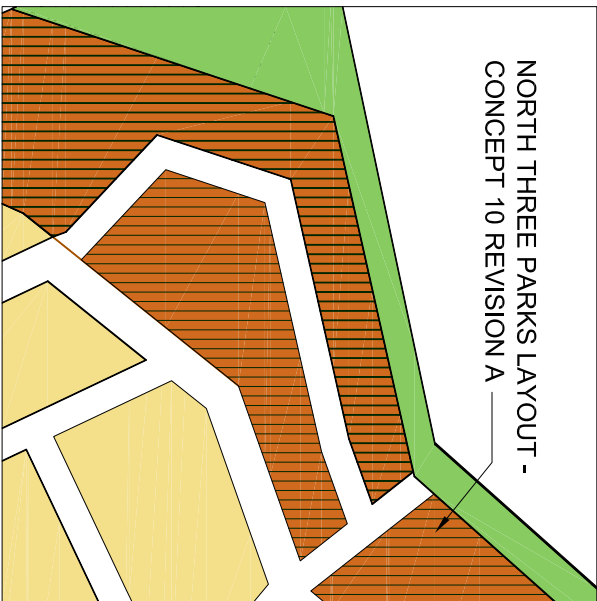
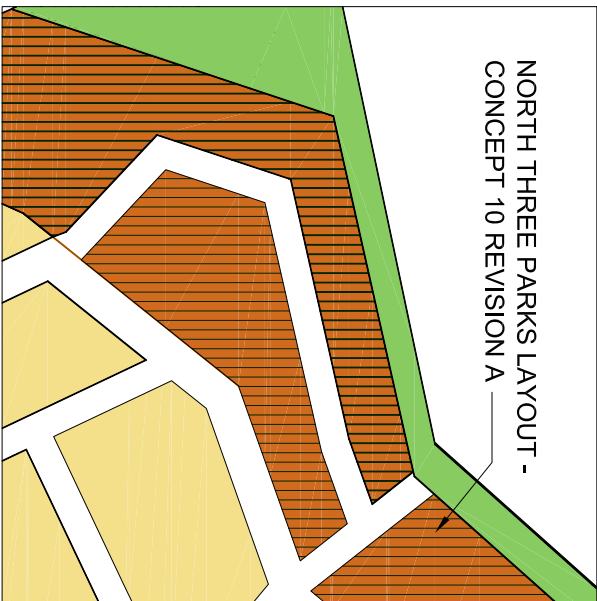
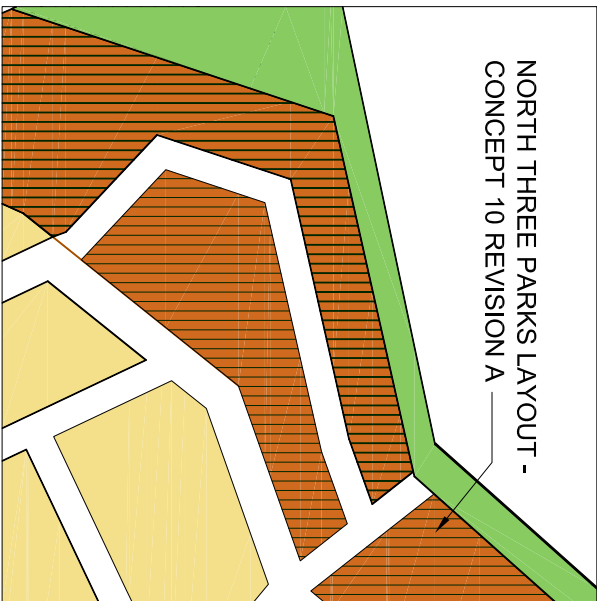
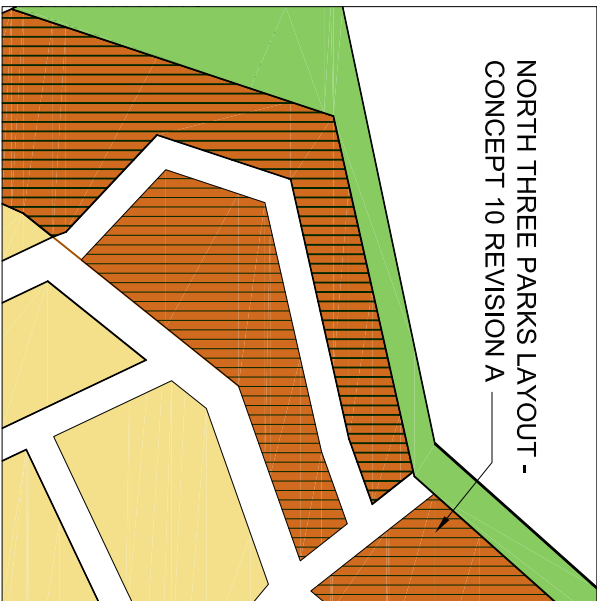
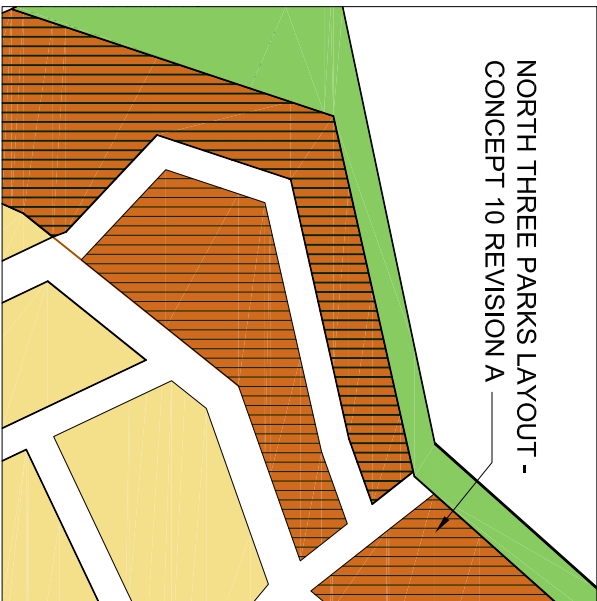
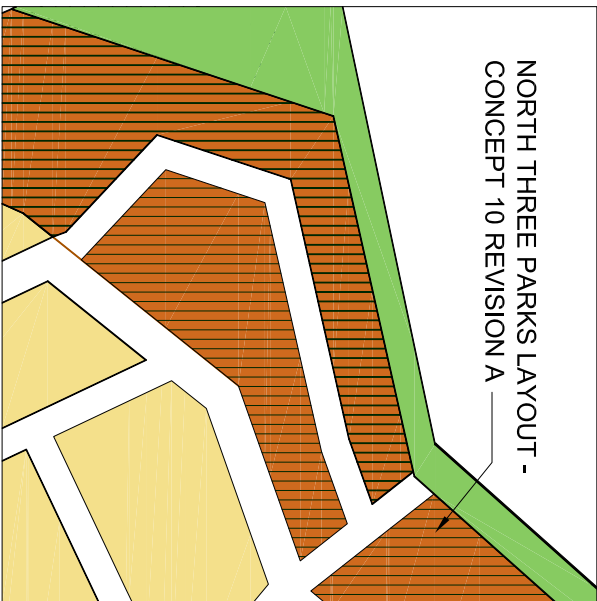
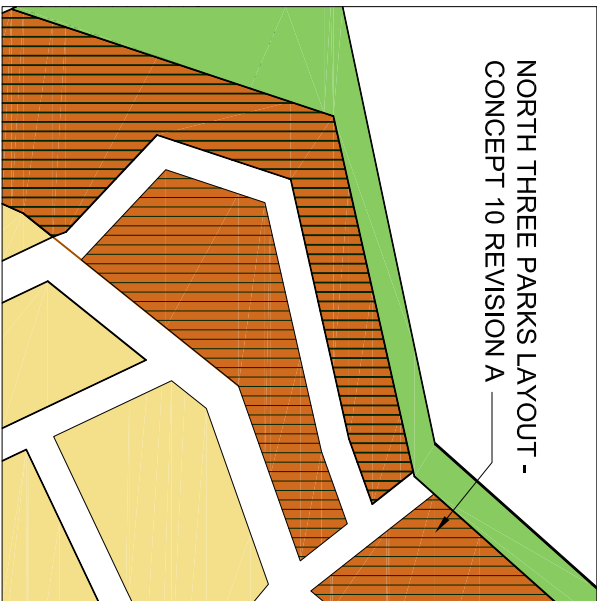
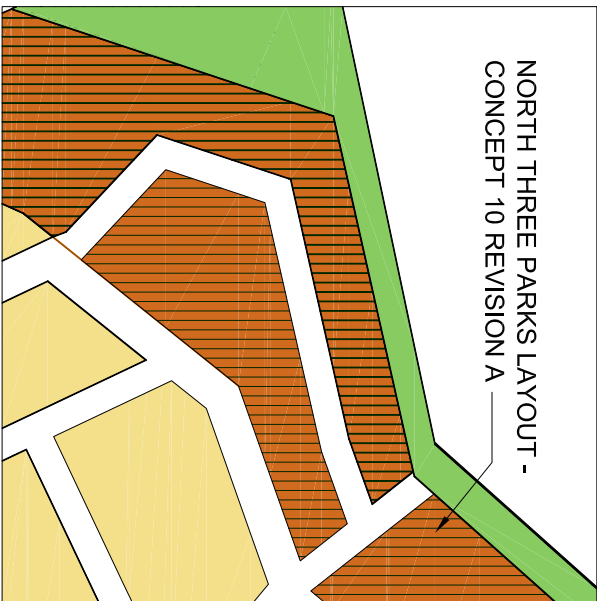
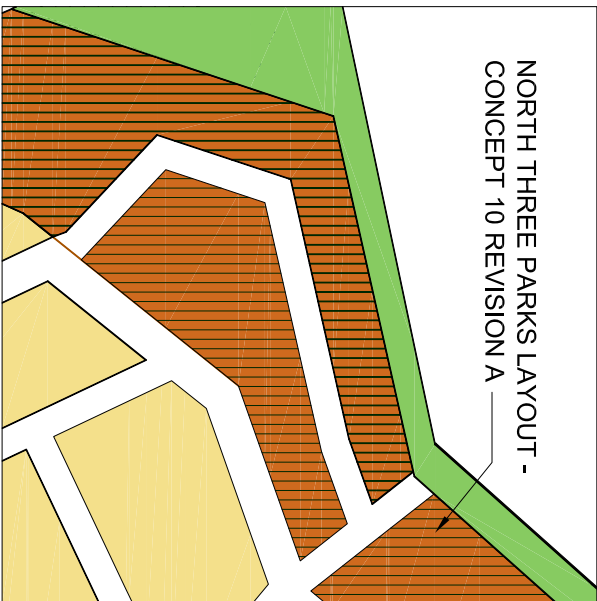
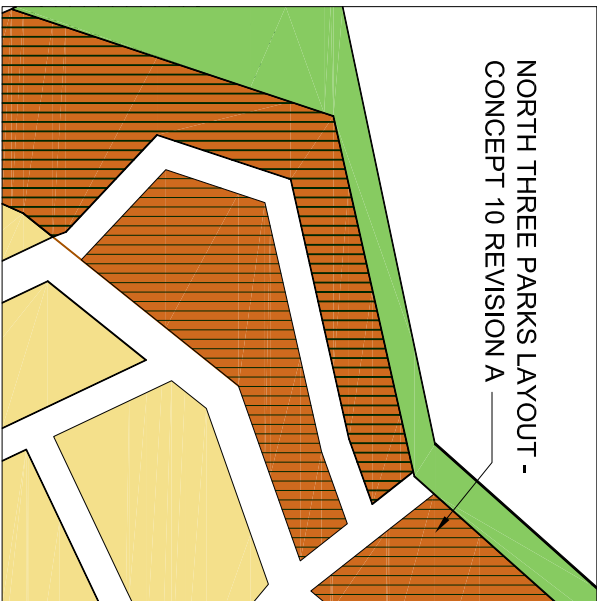
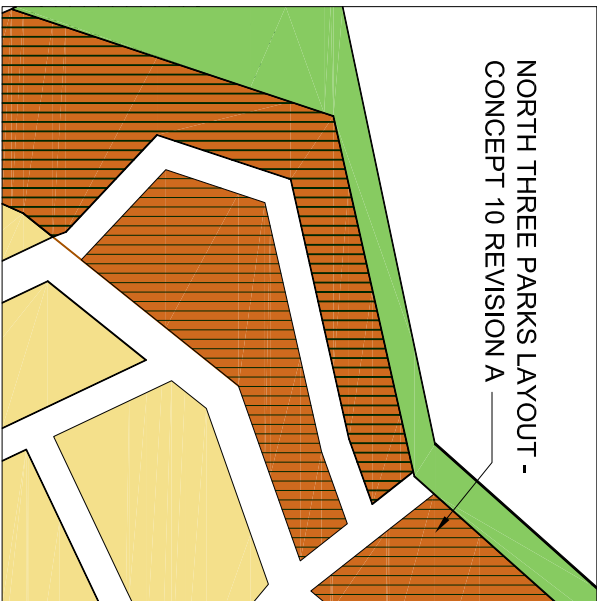
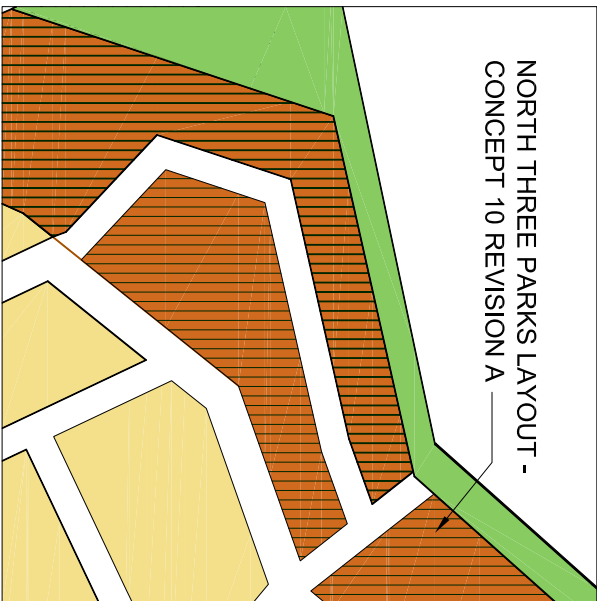
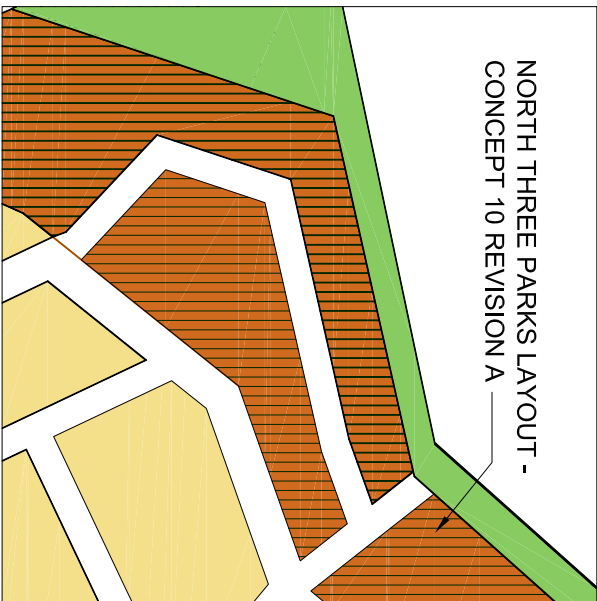
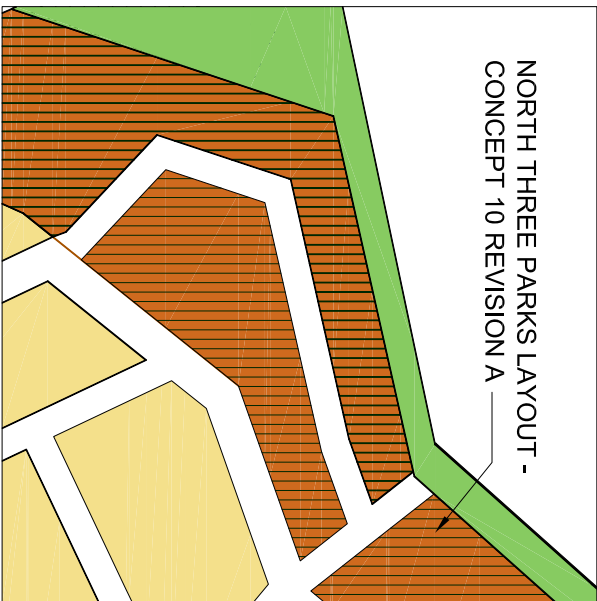
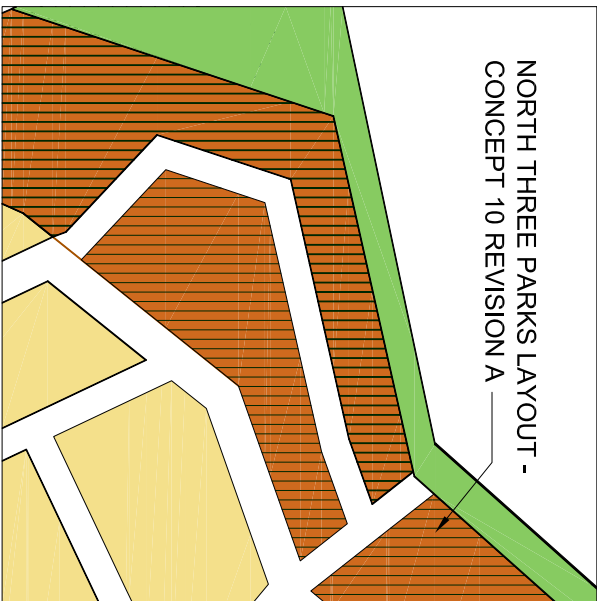
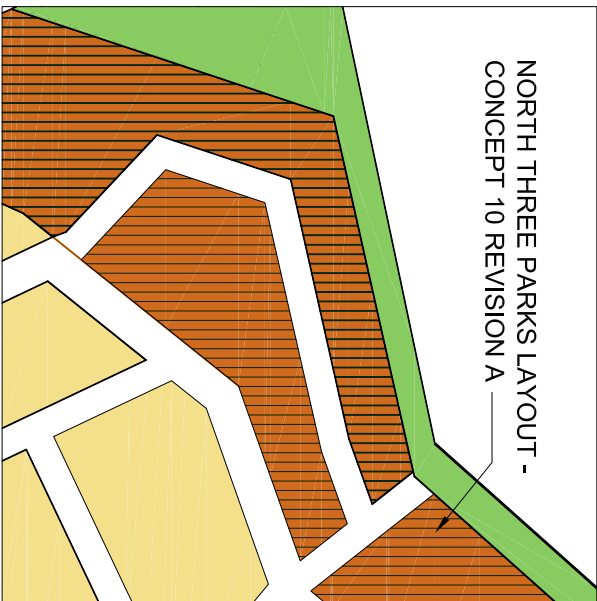
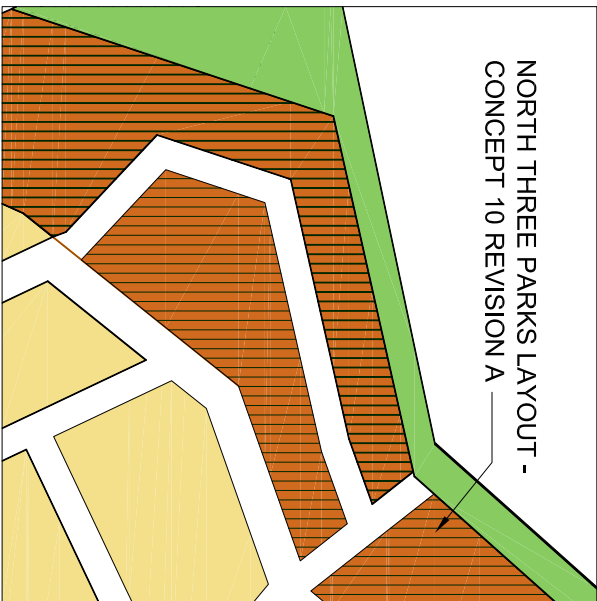
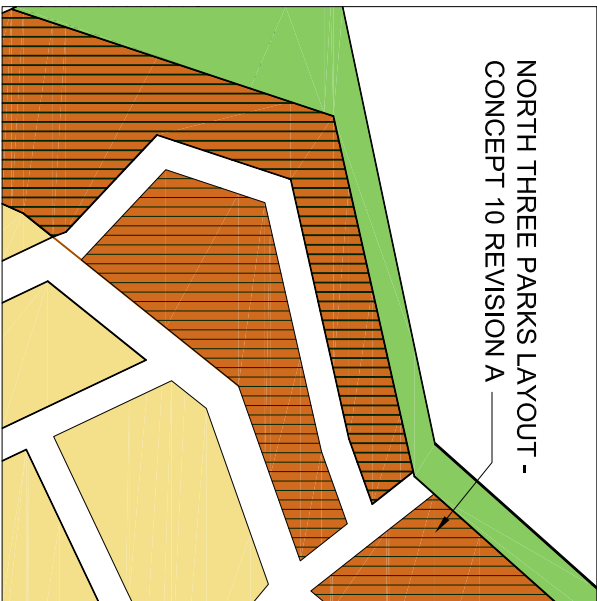
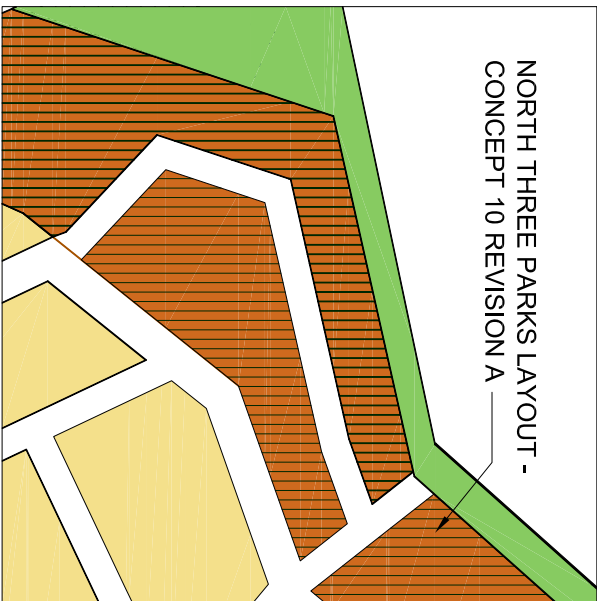
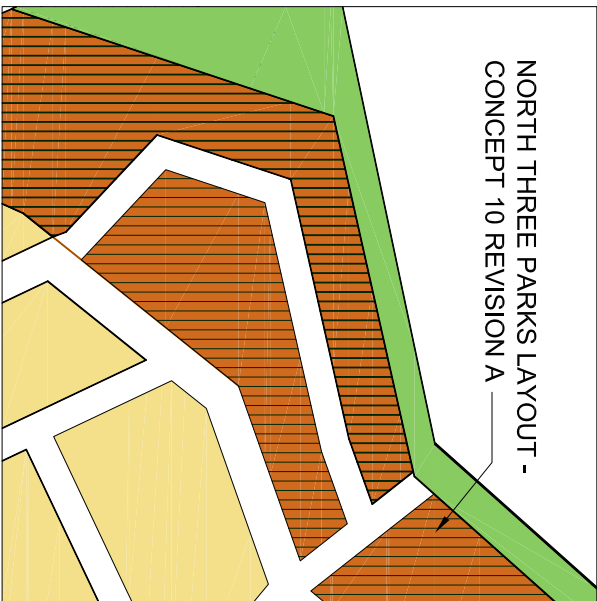
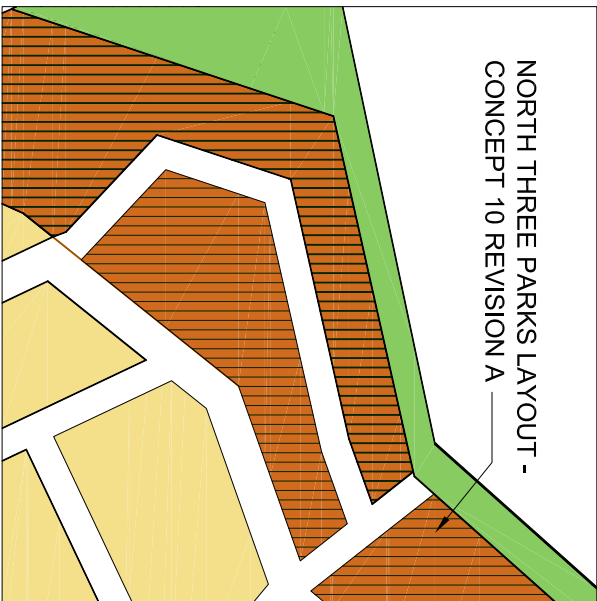
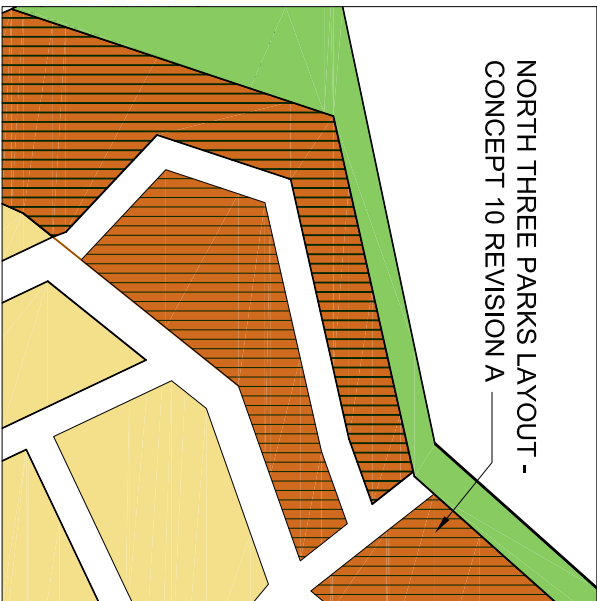
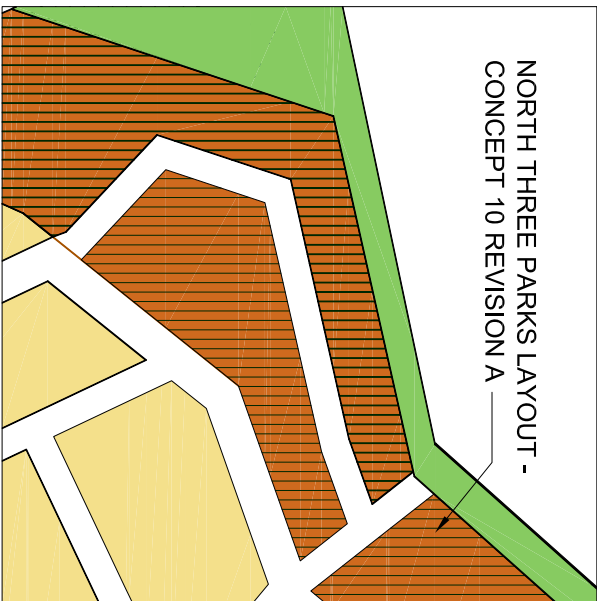
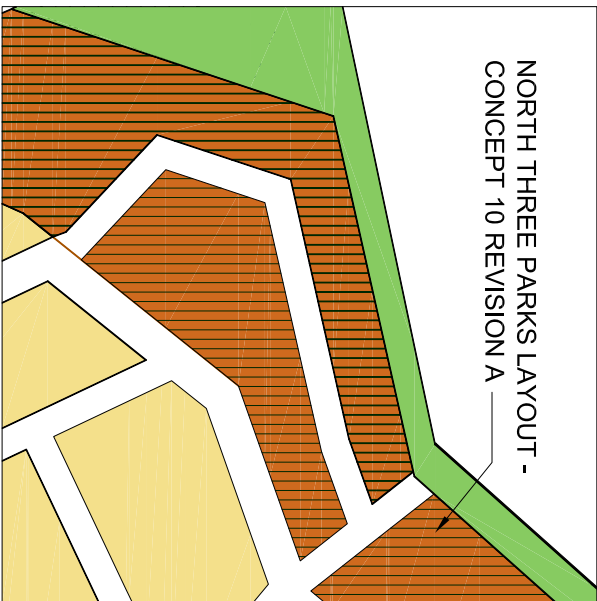
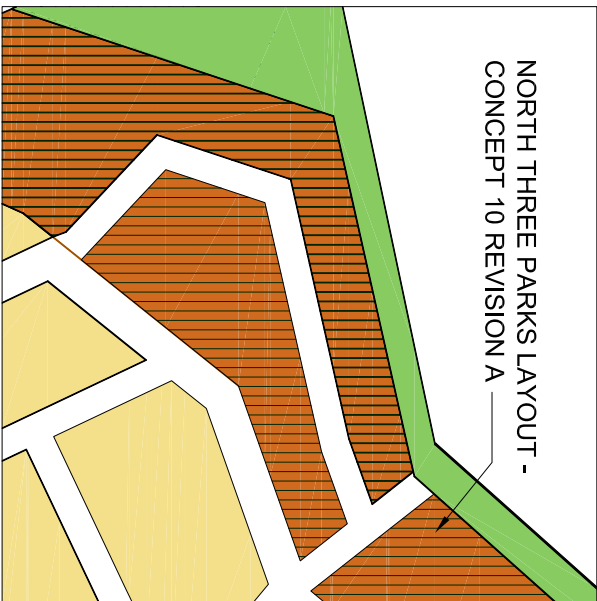
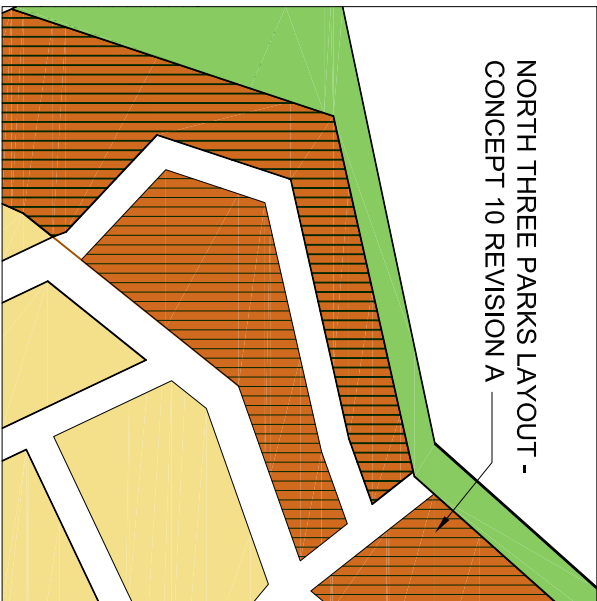
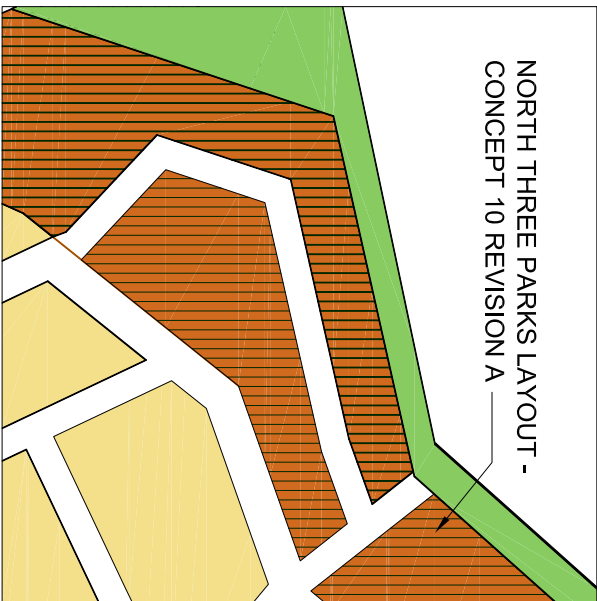
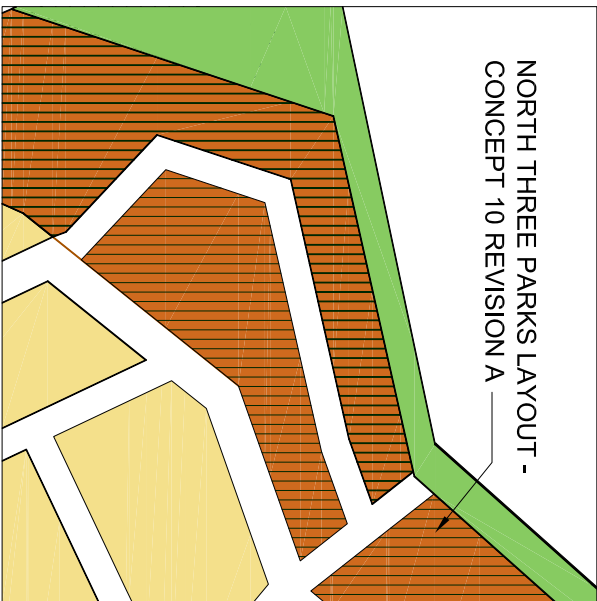
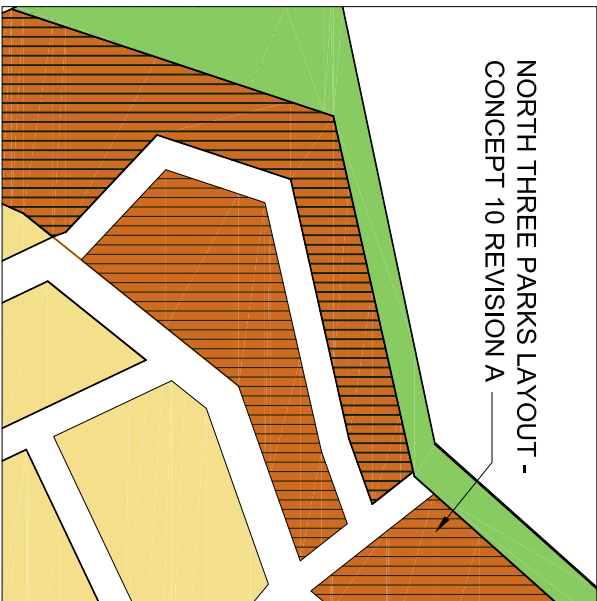
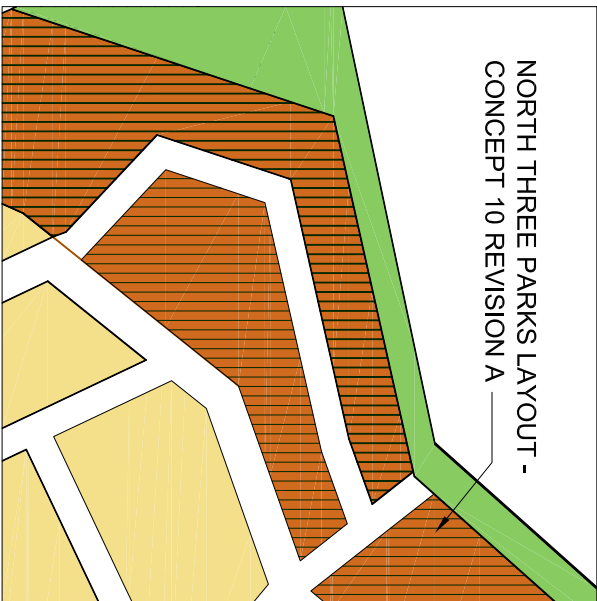
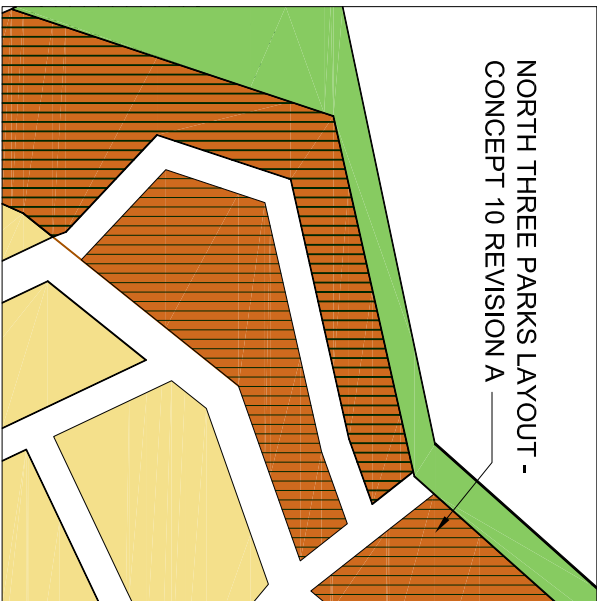
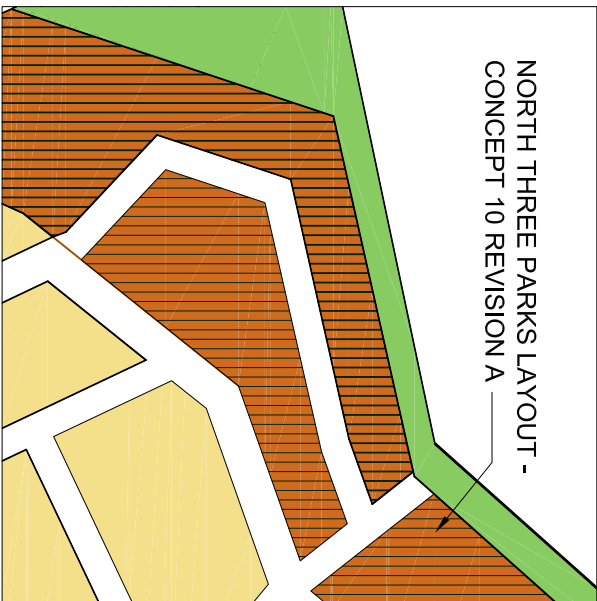
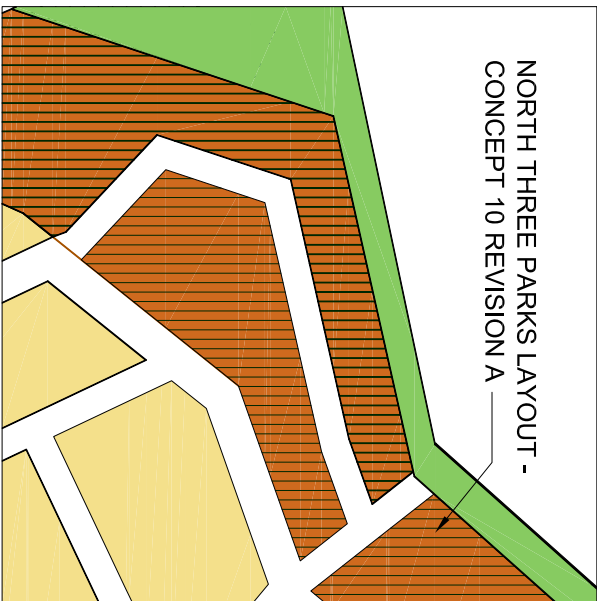
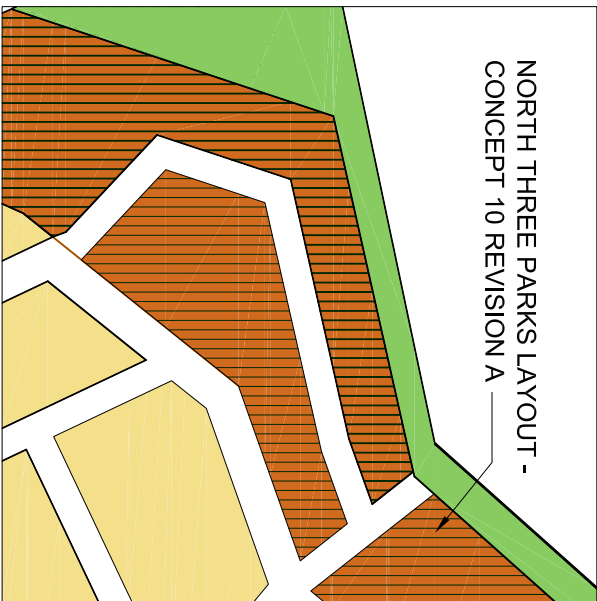
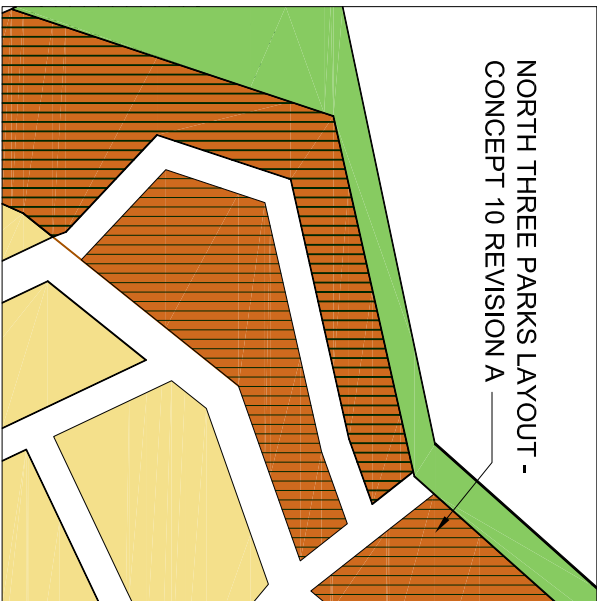
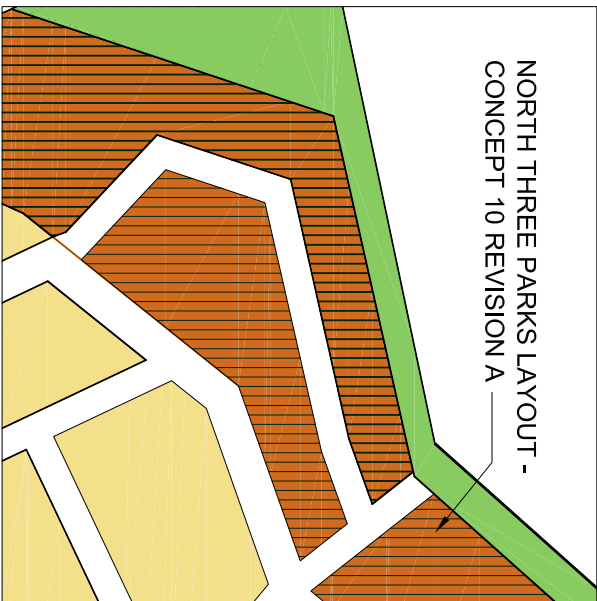
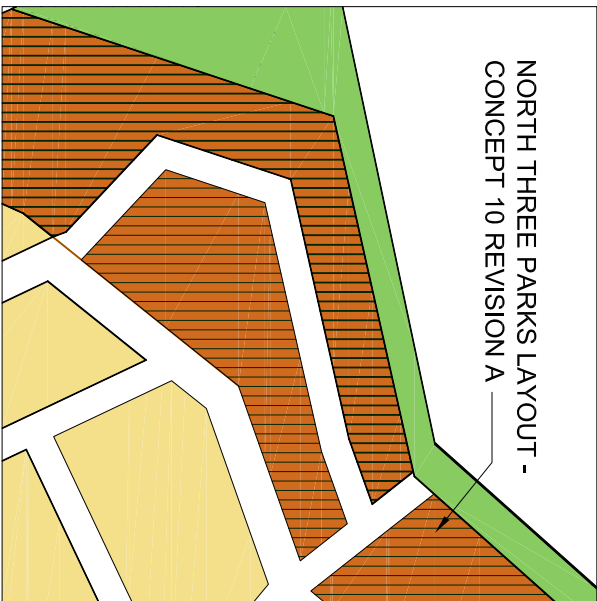
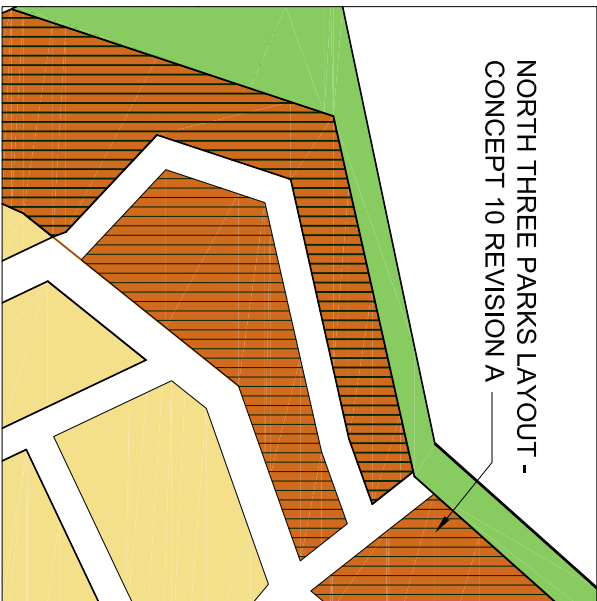
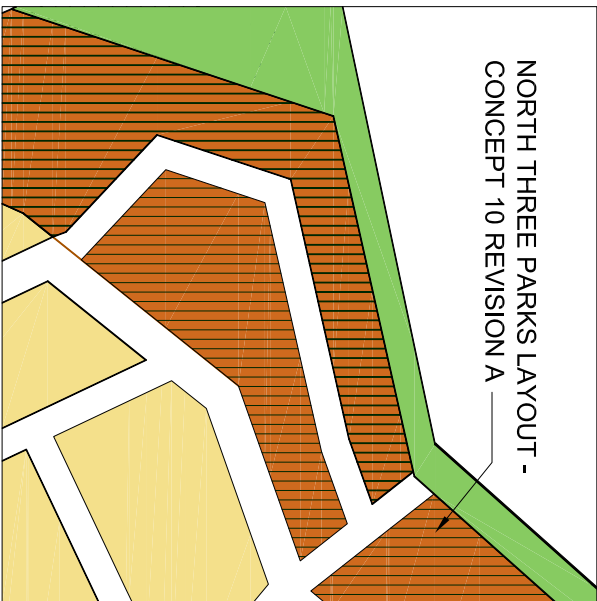
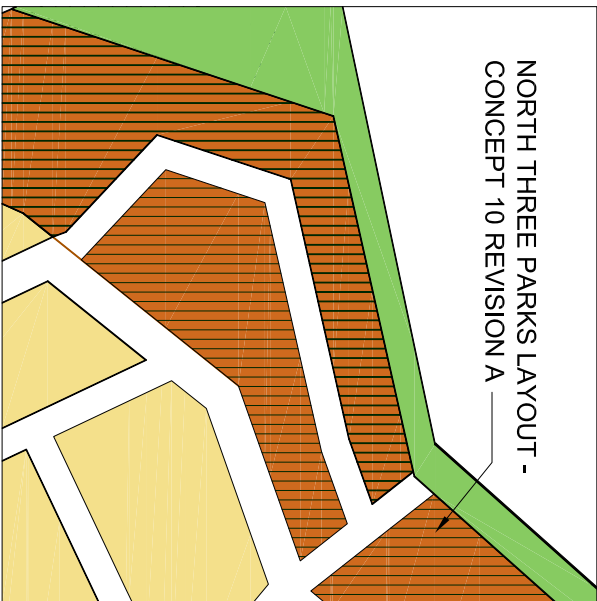
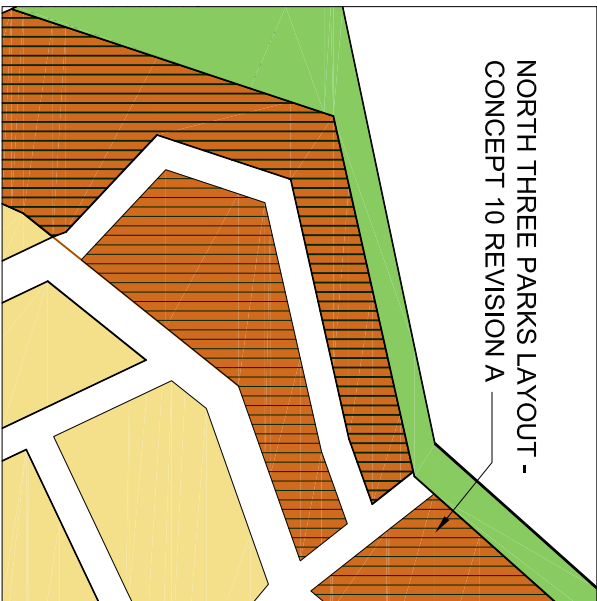
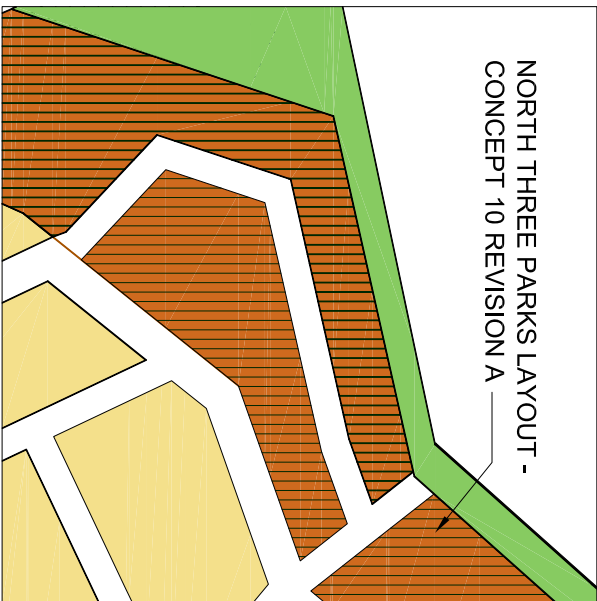
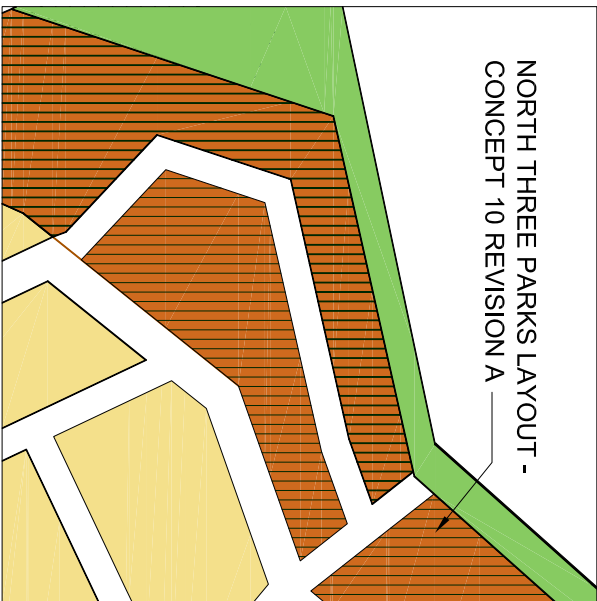
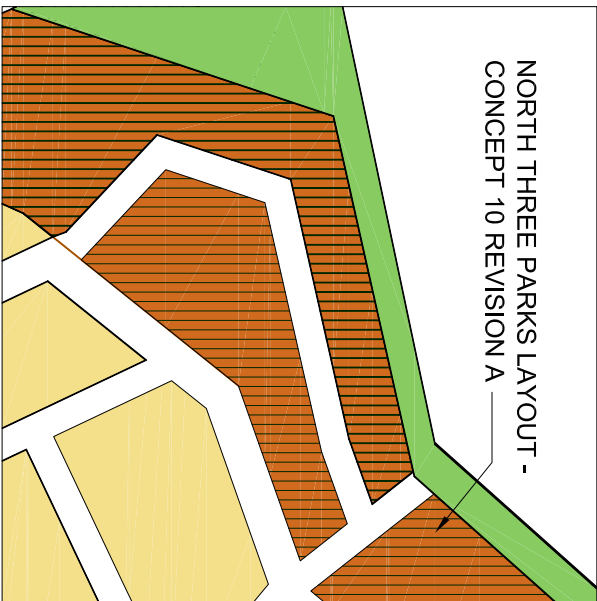
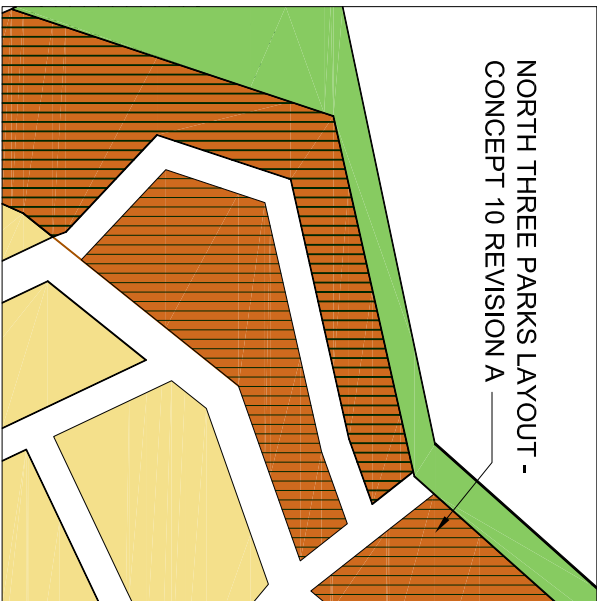
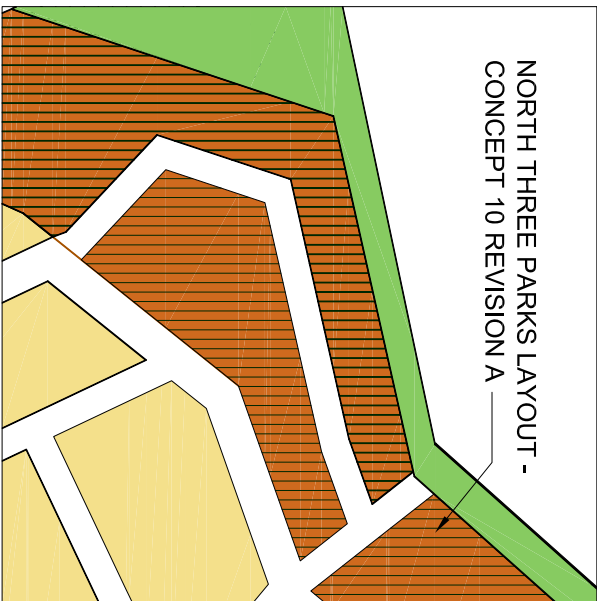
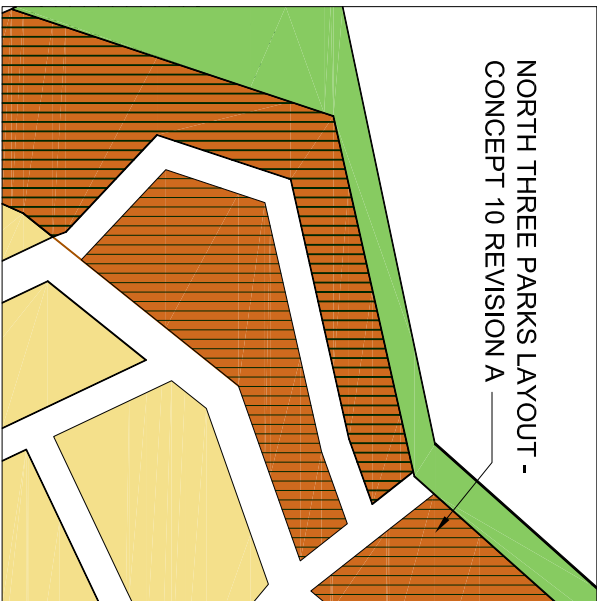
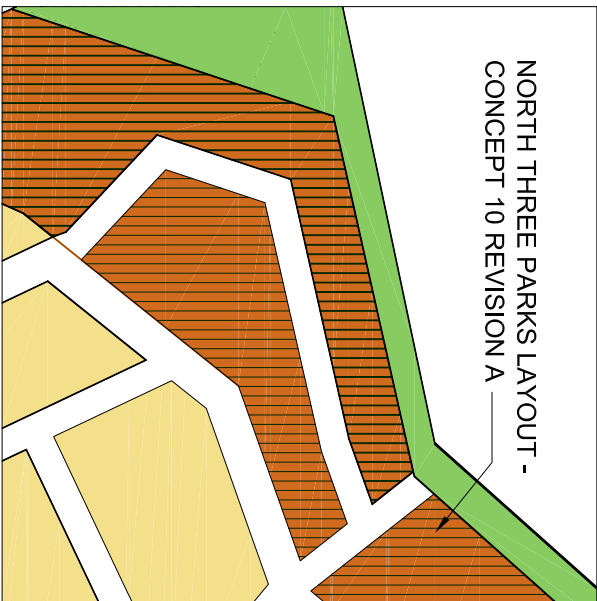
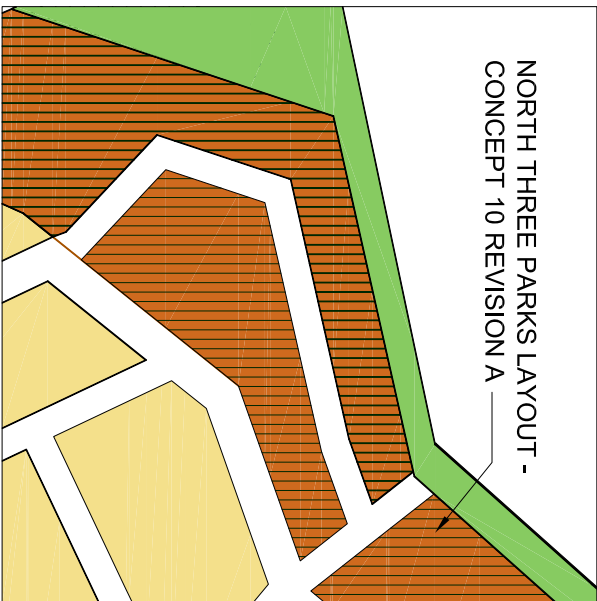
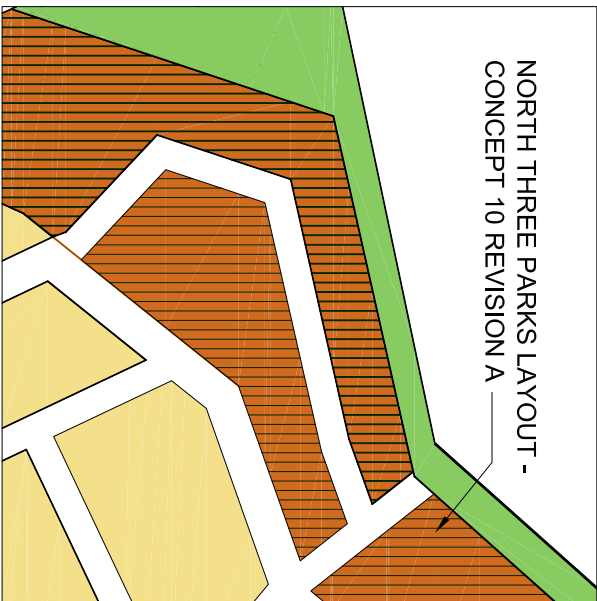
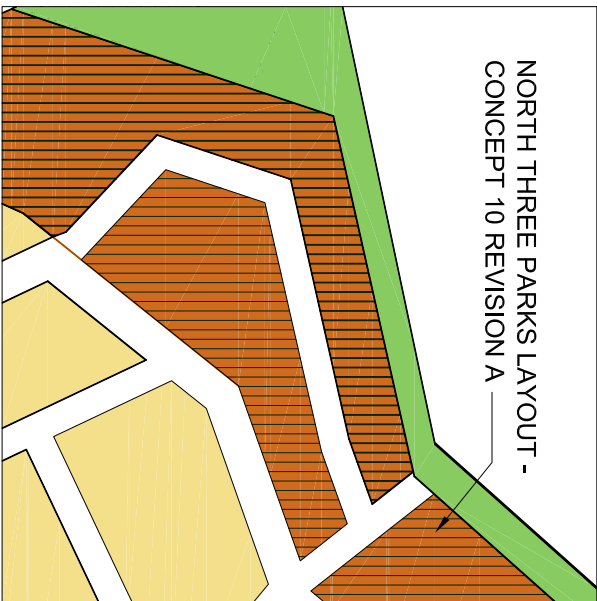
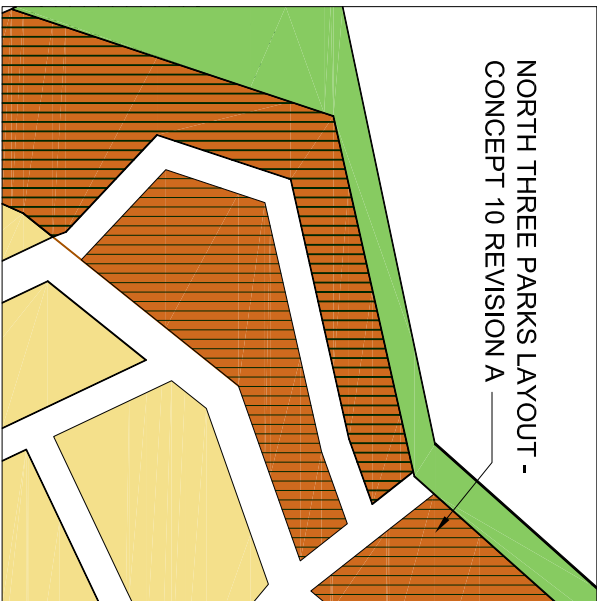
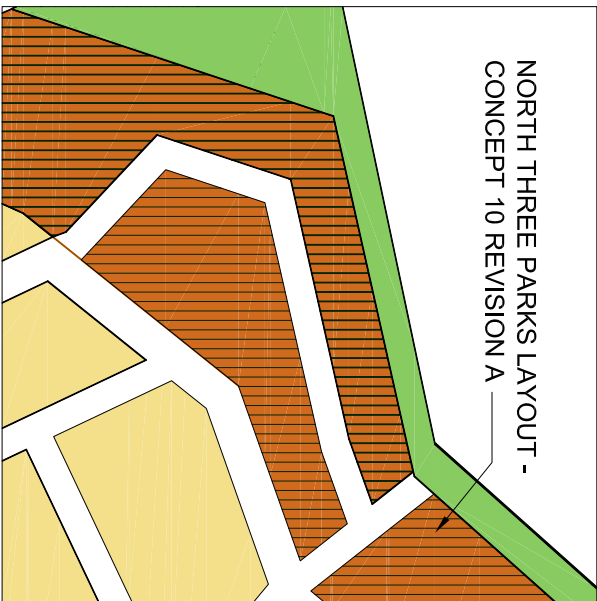
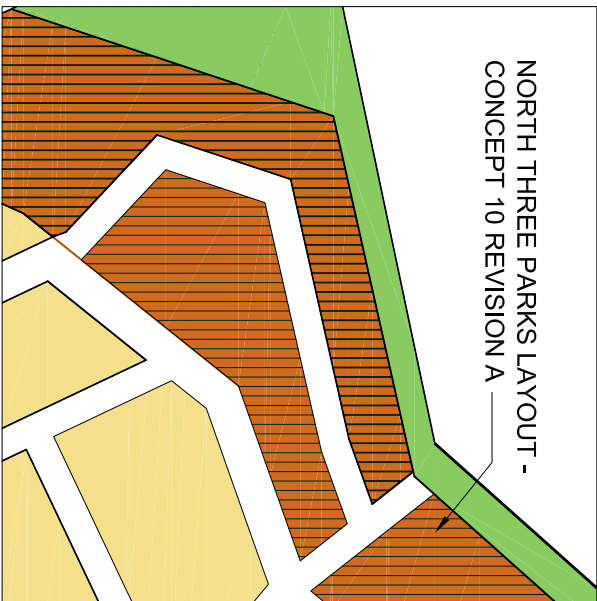
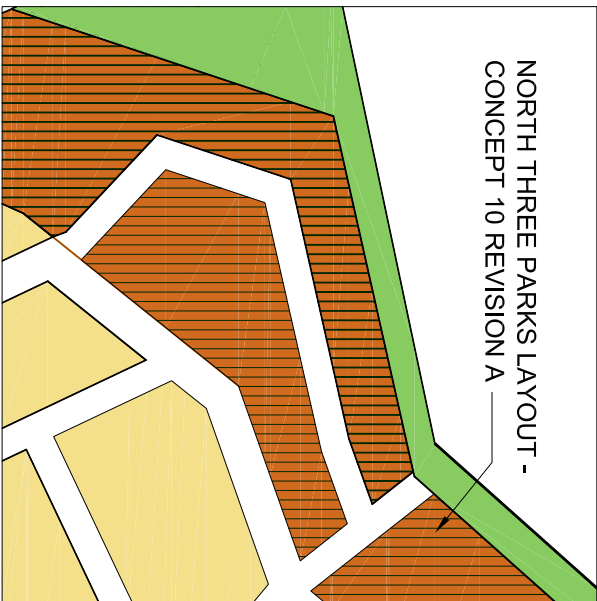
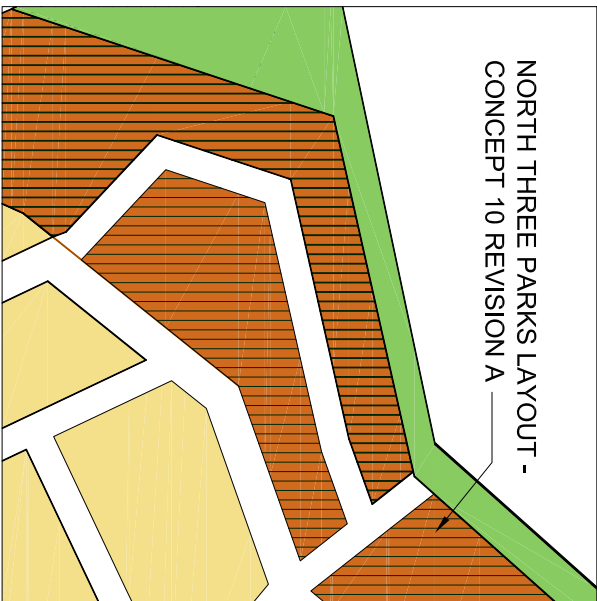
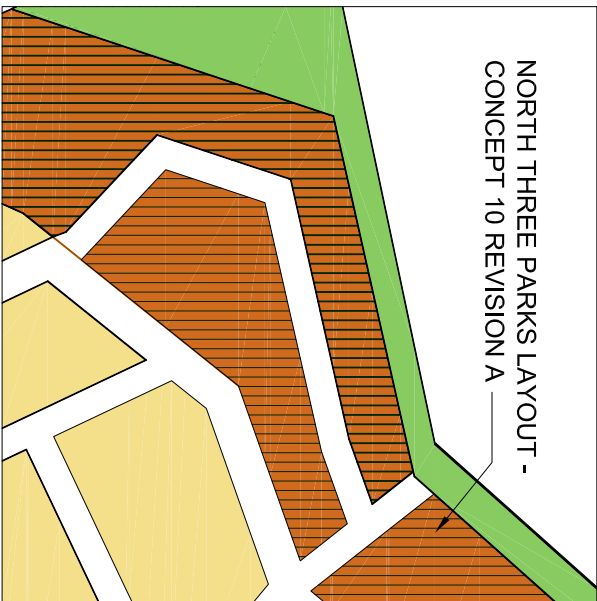
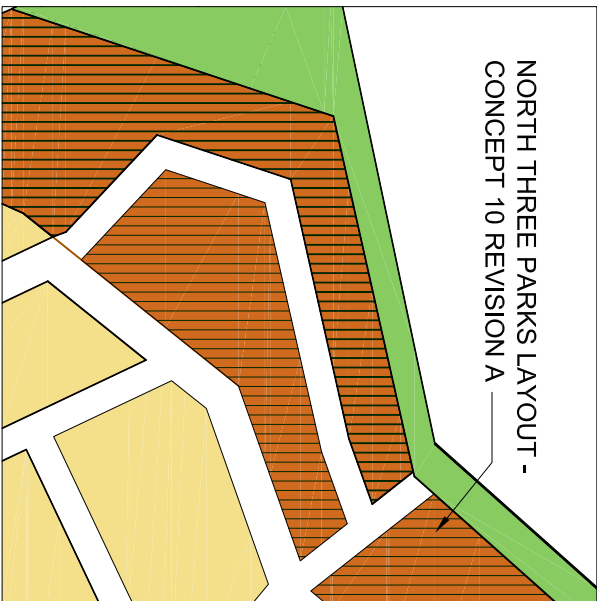
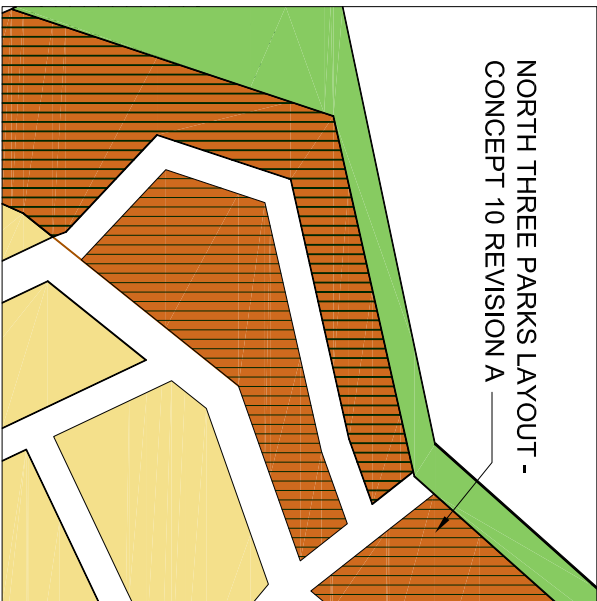
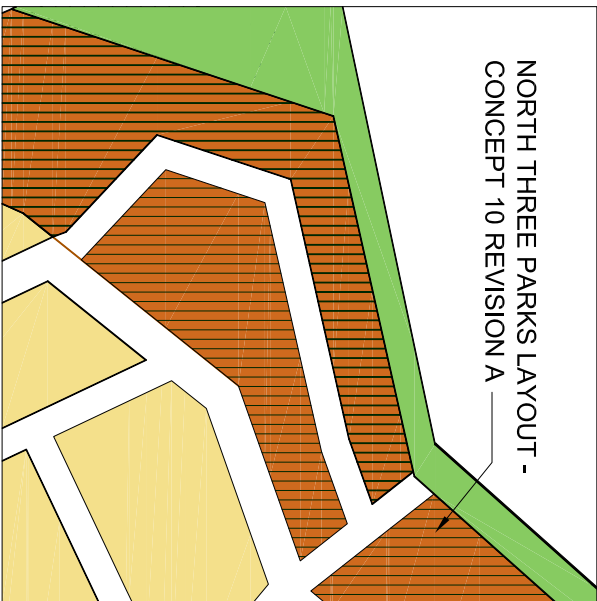
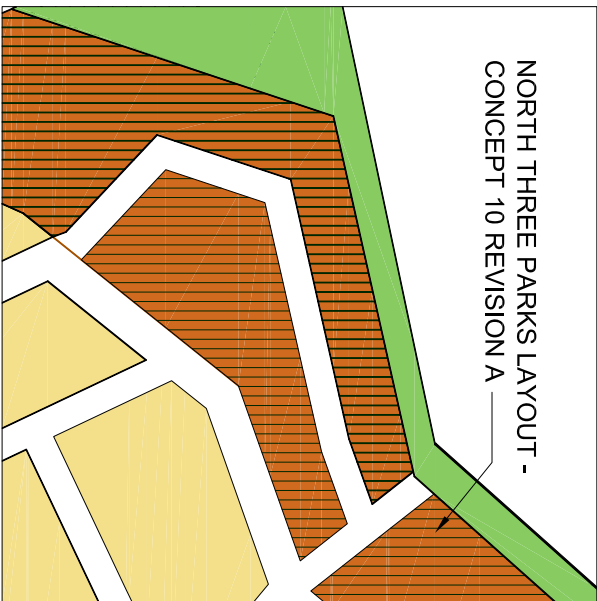
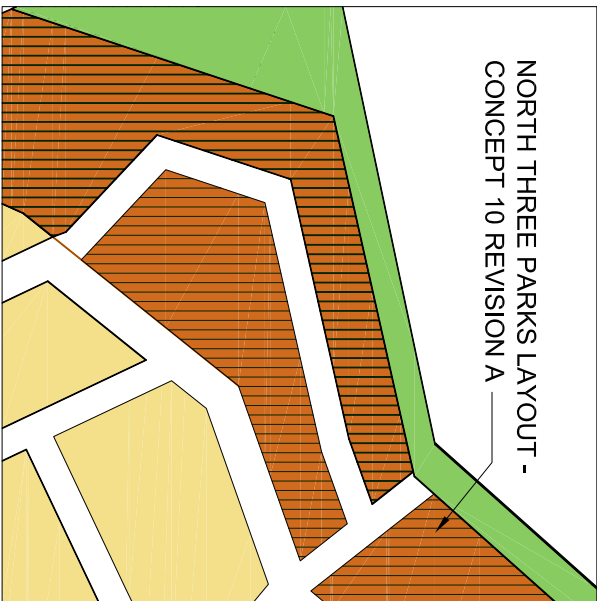
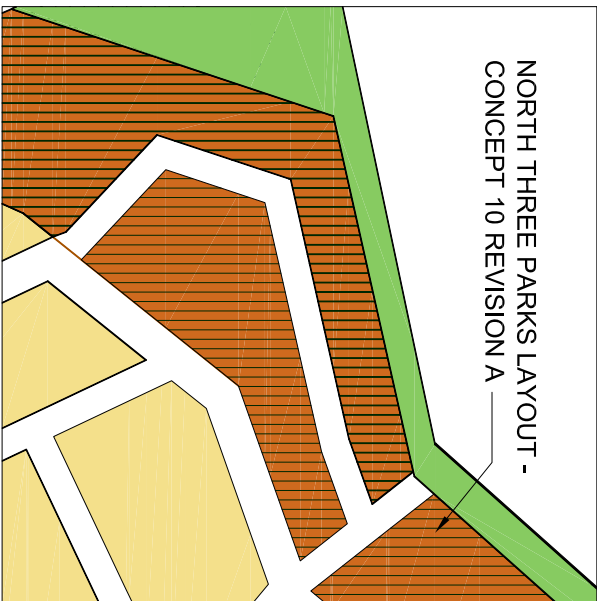
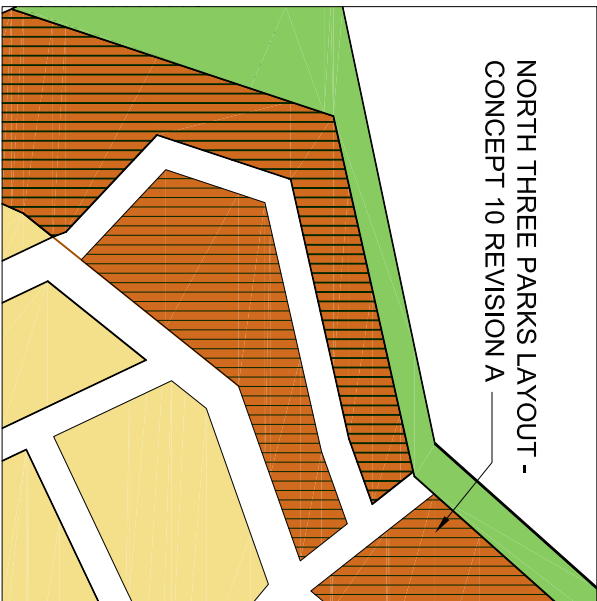
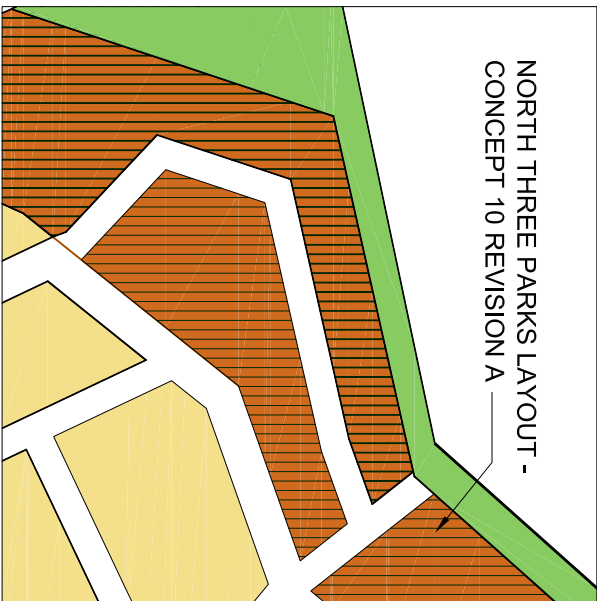
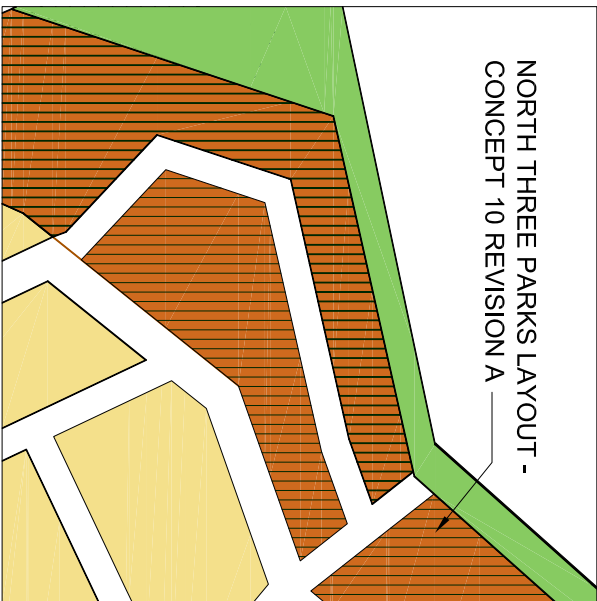
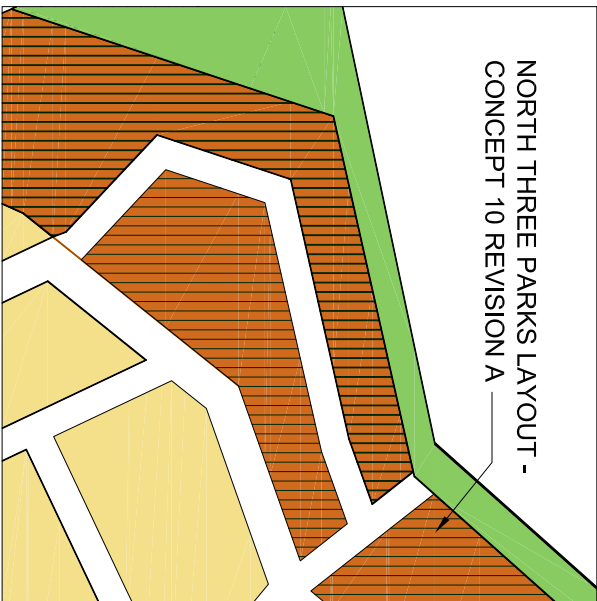
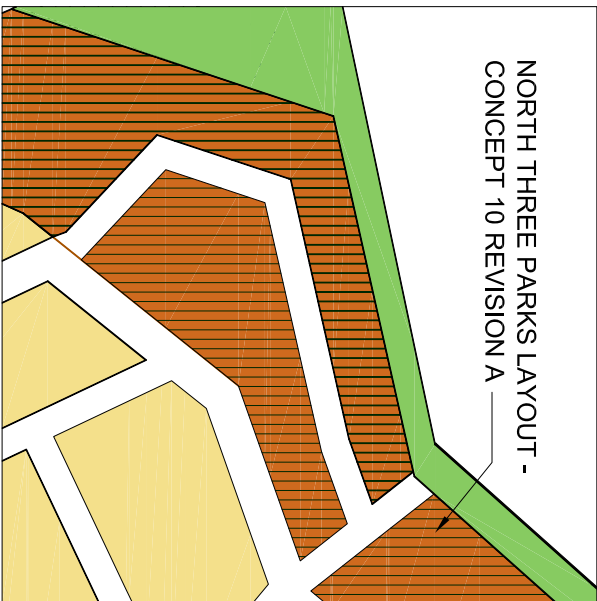
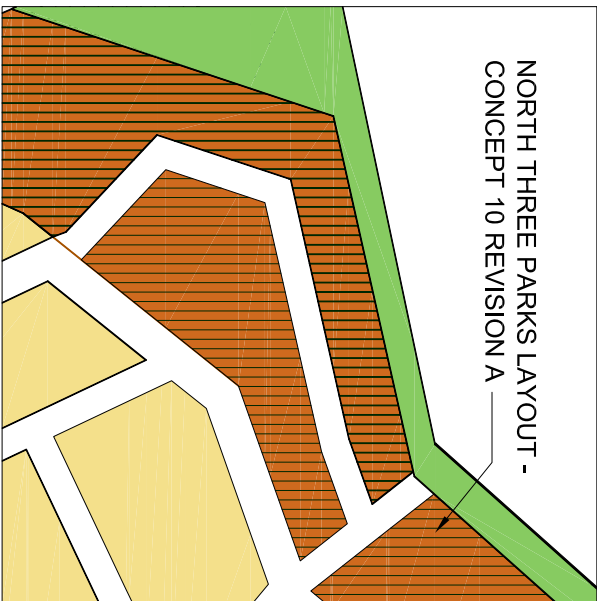
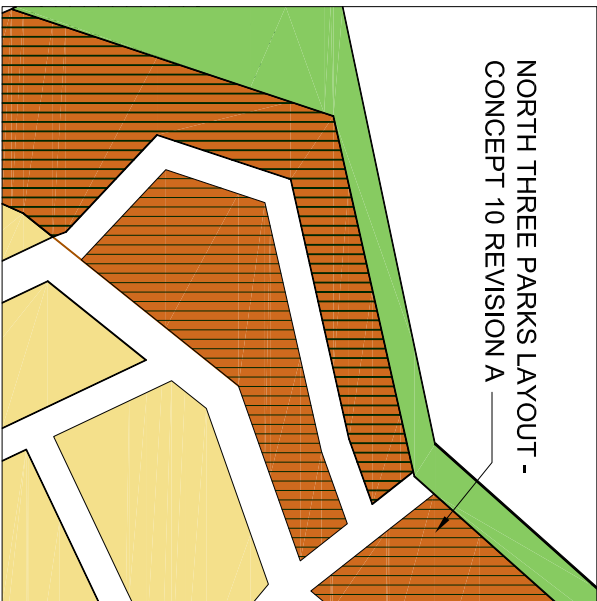
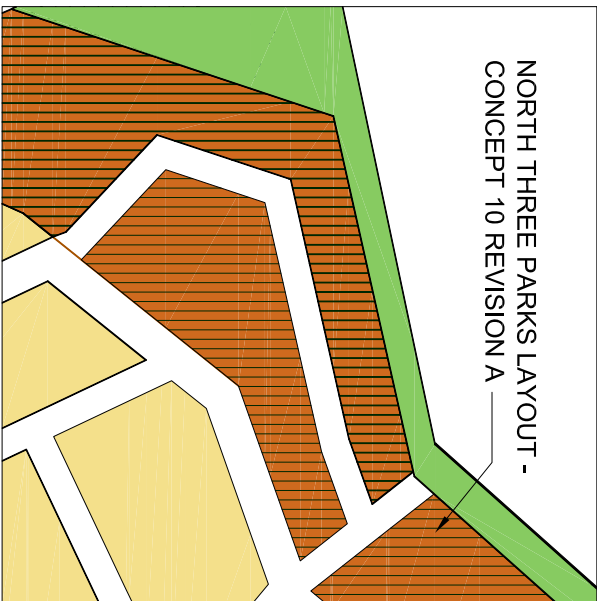
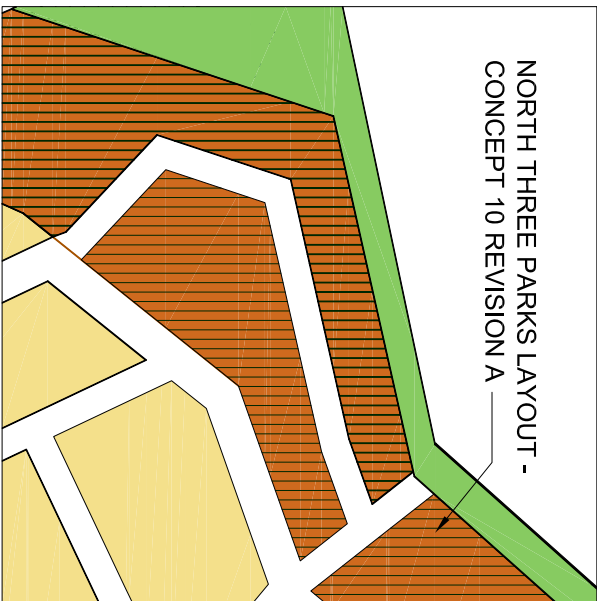
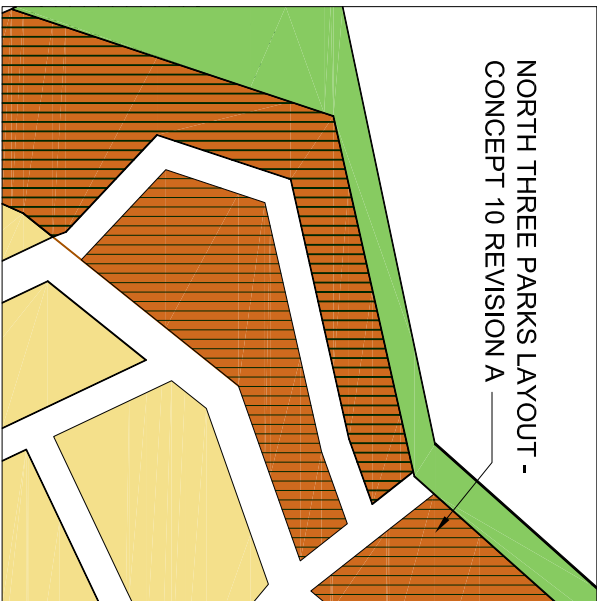
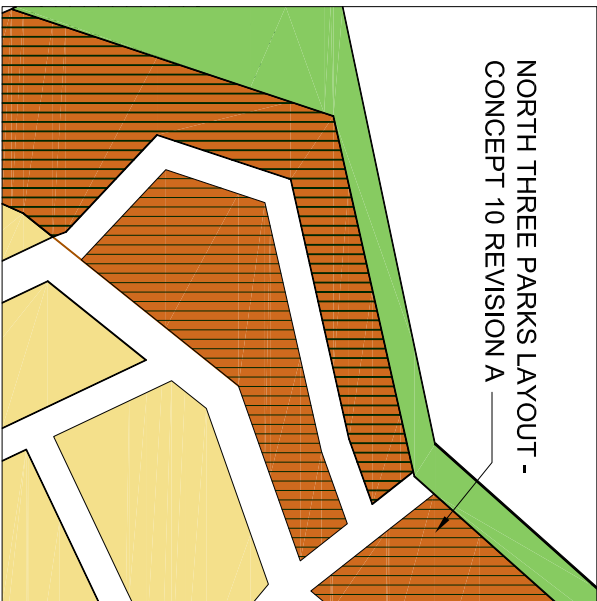
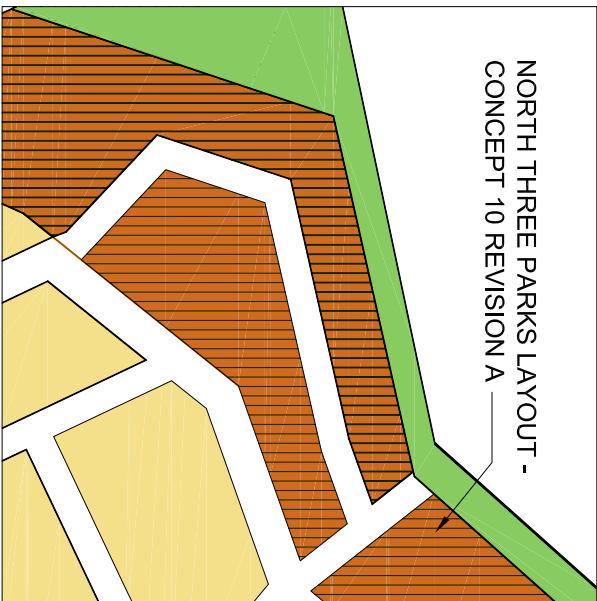
**NEGATIVES**

- PRESENTS BACK OF BUILDING AND CAR PARK TO PROPERTIES IMMEDIATELY TO THE SOUTH
- COLLECTOR ROAD PRESENTS POTENTIAL SEVERANCE ISSUE FOR PEDESTRIANS AND CYCLISTS BETWEEN THE NORTH AND SOUTH SPORTS HUB BLOCKS
- NARROW SITE LIMITS COURT AND FIELD LAYOUT OPTIONS
- NORTHERN SPORTS FIELD IS ISOLATED FROM MAIN SPORTS COMPLEX AND SITUATED BETWEEN COMMERCIAL AND MEDIUM DENSITY RESIDENTIAL ZONING

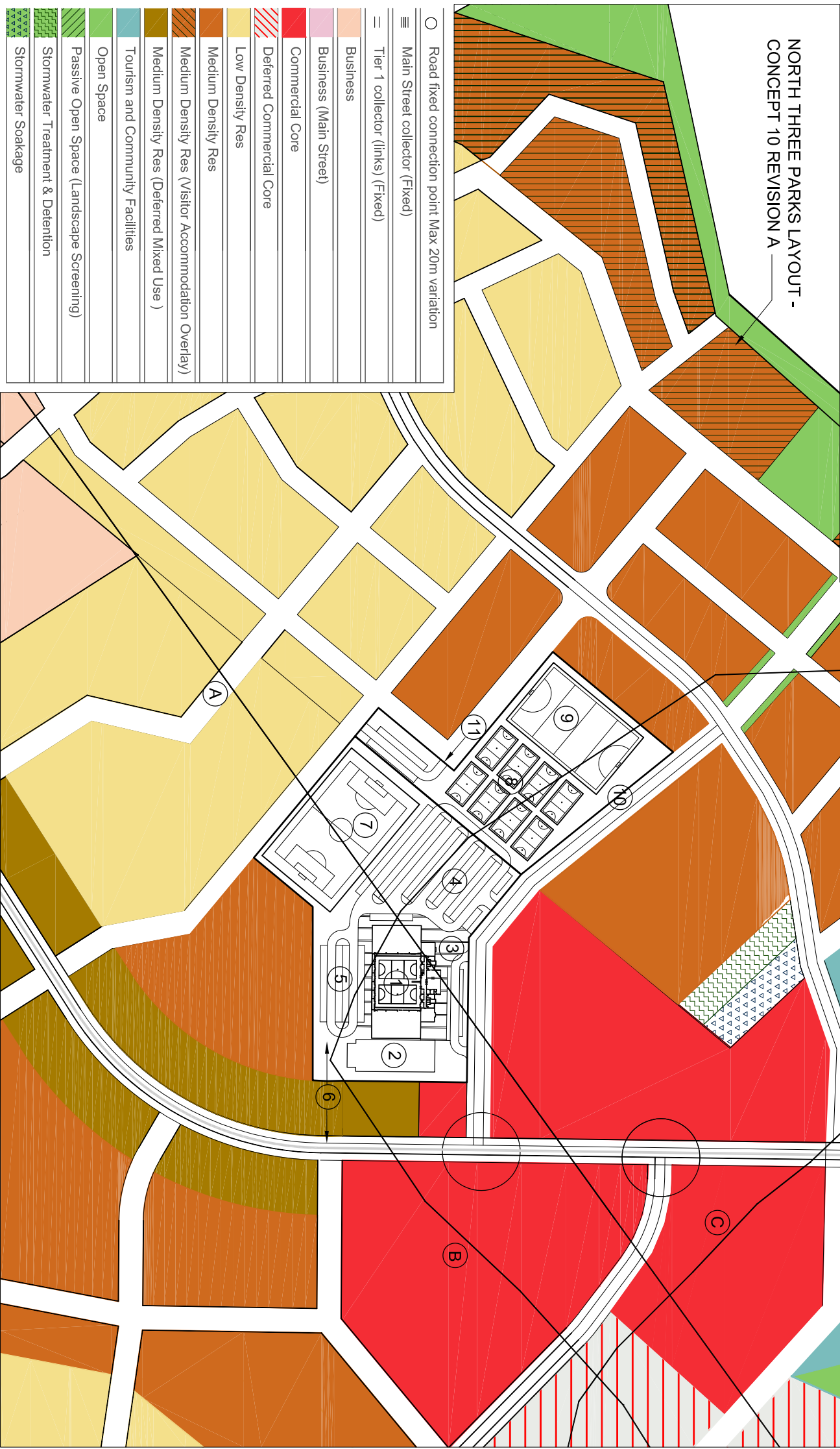
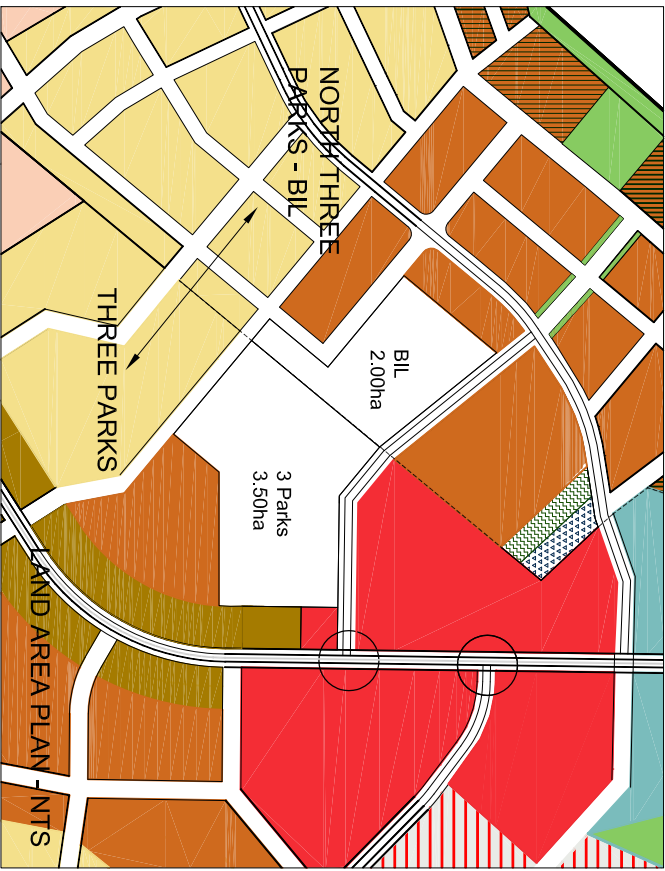
**LAND AREAS (APPROXIMATE ONLY)**

- THREE PARKS LAND AREA = 2.20 ha  
BALLANTYNE LAND AREA = 3.55 ha  
TOTAL - 5.75 ha  
OFF STREET CARPARKING = 401  
**MT IRON SHADOW LINE (21 JUNE)**  
A - 9.00am  
B - 10.00am  
C - 11.00am  
D - 12.00am

NOTE: POSITION OF SHADOW LINES ARE APPROXIMATE ONLY AND EXTRAPOLATED FROM THE THREE PARKS MT IRON SHADOW ANALYSIS PLANS - SECTION 32 LANDSCAPE ASSESSMENT FIGURE 22







No.	Revision	By	Chk	Appd	Date
A	DRAFT CONCEPT FOR REVIEW	JC	PG		07.02.11

Drawing Originator	Design	Drawn	JC	FEB 11	Approved for Construction
Scale (A3)	1:4000	Dwg Check			Date

Client:	Project:
QUEENSTOWN LAKES DISTRICT COUNCIL	WANAKA SPORTS FACILITY

Title:	Discipline	Rev
GREENFIELDS SITE THREE PARKS/BALLANTYNE CONCEPT 2	LANDSCAPE	A

**KEY**

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3. SPORTS COMPLEX ENTRANCE COURTYARD AND DROP OFF ZONE
4. CARPARK SERVICING SPORTS HUB (SPORTS COMPLEX AND COURTS)
5. UTILITY/ SERVICE AREA AND CAR PARK SERVICING NETBALL COURTS AND PLAYING FIELD
6. POSSIBLE FUTURE CONNECTION FROM SPORTS HUB TO MAIN STREET
7. SPORTS FIELD - SENIOR SIZE FOOTBALL FIELD INDICATED
8. HARD COURTS - 8x NETBALL COURTS INDICATED
9. FULL SIZE ARTIFICIAL TURF HOCKEY FIELD
10. OPPORTUNITY FOR ADDITIONAL ON STREET PARKING ON SURROUNDING STREETS
11. THROUGH ROAD CLOSED (AS INDICATED ON NORTH THREE PARKS LAYOUT CONCEPT 10 REVISION A))

**Positives**

- + SPORTS HUB LOCATED CENTRALLY ADJACENT TO COMMERCIAL ZONE, ON COLLECTOR ROAD AND NEAR TO THE MAIN ROAD ASSOCIATED WITH THE THREE PARKS OUTLINE PLAN
- + SPORT COMPLEX SITE IS NORTH FACING WITH GOOD SOLAR GAIN (RECEIVES THE SUN FROM APPROX. 10.15AM ONWARDS ON SHORTEST DAYS)
- + PROVIDES A CENTRALLY LOCATED SPORTS HUB WITHIN THE THREE PARKS AND PROPOSED NORTH THREE PARKS DEVELOPMENTS WITH SPORTS FACILITIES CLUSTERED TOGETHER IN ONE BLOCK
- + (GOOD SYNERGIES WITH THE ADJACENT COMMERCIAL AND PROPOSED MEDIUM DENSITY RESIDENTIAL ZONING)
- + MAIN CARPARKING CENTRALLY LOCATED TO SERVICE BOTH THE SPORTS COMPLEX AND SPORTS COURTS (NETBALL AND HOCKEY AS INDICATED)
- + VERY GOOD PASSIVE SURVEILLANCE OF RESERVE FROM SURROUNDING STREETS AND PROPOSED ADJACENT LANDUSES
- + POTENTIAL ACCESS TO THE MAINSTREET WOULD ALLOW GREATER CROSS BLOCK ACCESS FOR PEDESTRIANS AND CYCLISTS ACCESSING THE SITE FROM THE EASTERN BLOCK OF THE THREE PARKS DEVELOPMENT

**NEGATIVES**

- LACK OF FLEXIBILITY TO ADJUST SPORTS FIELDS/COURTS IN TERMS OF SOLAR ORIENTATION (BEST PRACTICE)

**LAND AREAS (APPROXIMATE ONLY)**

THREE PARKS LAND AREA = 3.50 ha

BALLANTYNE LAND AREA = 2.00 ha

TOTAL - 5.50 ha

OFF STREET CARPARKING = 423

**MT IRON SHADOW LINE (21 JUNE)**

A - 9.00am

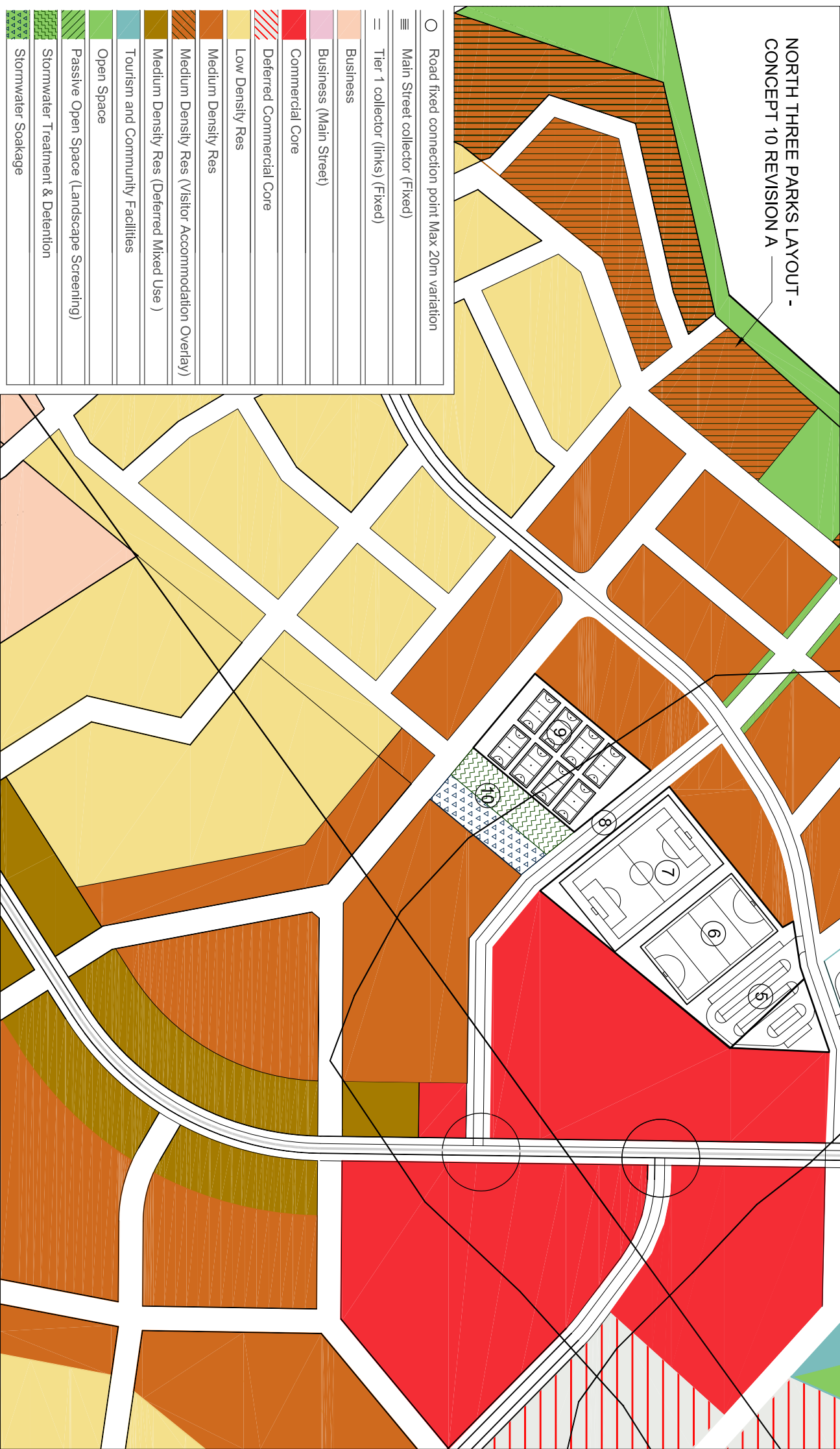
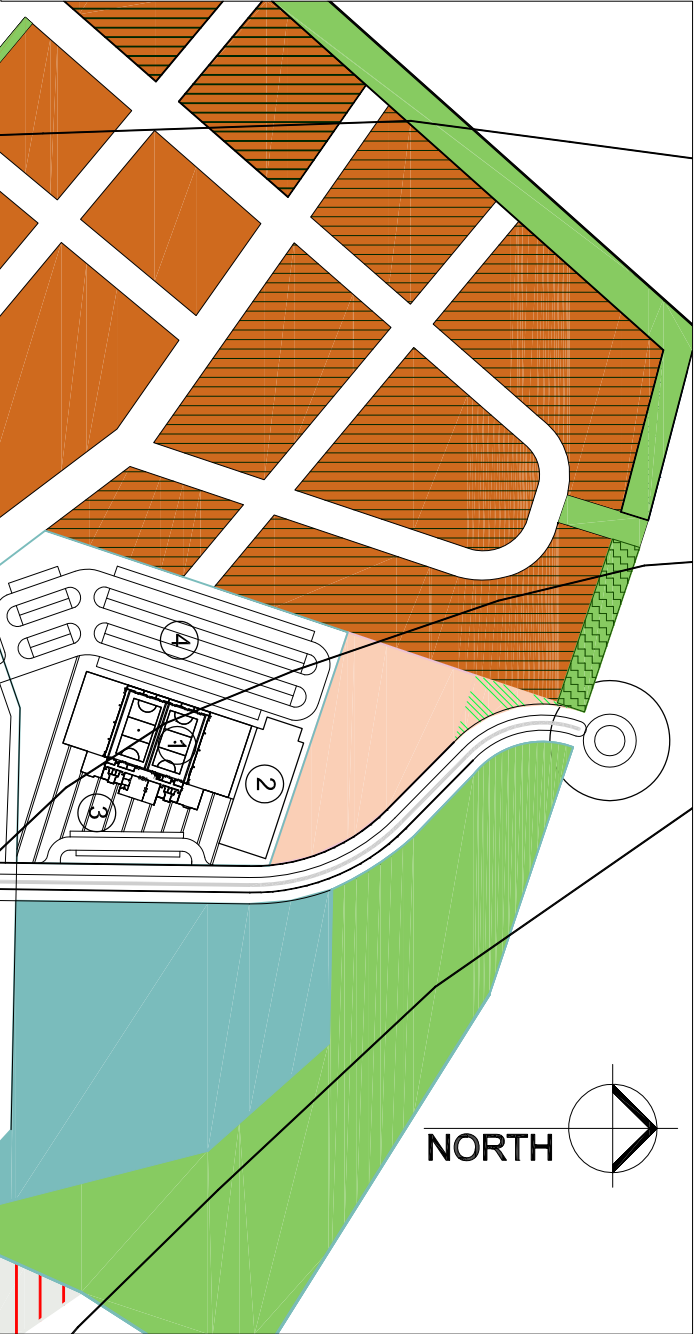
B - 10.00am

C - 11.00am

D - 12.00am

NOTE: POSITION OF SHADOW LINES ARE APPROXIMATE ONLY AND EXTRAPOLATED FROM THE THREE PARKS MT IRON SHADOW ANALYSIS PLANS - SECTION 32 LANDSCAPE ASSESSMENT FIGURE 22





1. SPORTS COMPLEX - 2 SPORTS COURTS (EXPANDABLE TO 4 COURTS)
2. PROPOSED AQUATIC CENTRE - DRAWN AT 2000m2 (PROVISION TO INCREASE TO 3000m2)

3. SPORTS COMPLEX ENTRANCE COURTYARD AND DROP OFF ZONE
4. CARPARK SERVICING SPORTS HUB (SPORTS COMPLEX AND AQUATIC CENTRE)
5. CARPARK SERVICING HOCKEY FIELD
6. FULL SIZE ARTIFICIAL TURF HOCKEY FIELD
7. POTENTIAL SPORTS FIELD (SENIOR FOOTBALL FIELD INDICATED)
8. OPPORTUNITY FOR ADDITIONAL ON STREET PARKING ON SURROUNDING STREETS
9. HARD COURTS - 8x NETBALL COURTS INDICATED
10. NORTH THREE PARKS - POTENTIAL STORMWATER DETENTION BASIN LOCATION

+ SPORTS COMPLEX PRESENTS WELL TO MAIN STREET AND LIKELY TO BE VISIBLE FROM SH84 (ALTHOUGH HAS POOR SOLAR ASPECT)

- + CORNER SITE LOCATED BETWEEN SH4 AND THE THREE PARKS COMMERCIAL AREA - GOOD SYNERGIES WITH ADJACENT COMMERCIAL ZONE
- + GENERALLY GOOD PASSIVE SURVEILLANCE OF RESERVES FROM SURROUNDING STREETS AND PROPOSED LANDUSES

- SPORTS HUB AS A WHOLE IS QUITE SPREAD OUT AND DISJOINTED. ROAD AND INTERSECTIONS SEVERS THE SPORTS HUB INTO THREE SEPARATE SITES

- TERRACE SEPARATES SPORTS COMPLEX FROM OTHER SPORTS FACILITIES/ FIELDS/ COURTS ETC

- SMALL TRIANGLE AREA OF COMMERCIAL ZONE BETWEEN SPORTS COMPLEX AND SOUTHERN BLOCK PRESENTS A PINCH POINT AND POOR CONNECTIVITY BETWEEN THE TWO SITES. THE PINCH POINT IS OMITTED ON THIS CONCEPT AND A CAR PARK SERVING THE SOUTHERN SITE ADDED

- SPORTS COMPLEX AND AQUATIC CENTRE WILL FALL WITHIN THE SHADOW OF MT IRON ON WINTER MORNINGS

- COLLECTOR ROADS PRESENT POTENTIAL SEVERANCE ISSUES FOR PEDESTRIANS AND CYCLISTS TRAVERSING THE SPORTS HUB BLOCKS
- POTENTIAL TRAFFIC SAFETY ISSUES WITH MULTIPLE CARPARK ENTRY/EXITS AND INTERSECTIONS WITH SMALL BLOCK SIZES ASSOCIATED WITH THE NORTH THREE PARKS LAYOUT

THREE PARKS LAND AREA = 2.50 ha (PLUS 0.24ha OF COMMERCIAL ZONE)

BALLANTYNE INVESTMENTS LAND AREA = 3.10 ha

TOTAL - 5.60 ha

MT IRON SHADOW LINE (21 JUNE)

A - 9.00am

B - 10.00am

C - 11.00am

D - 12.00am

NOTE: POSITION OF SHADOW LINES ARE APPROXIMATE ONLY AND

- SECTION 32 LANDSCAPE ASSESSMENT FIGURE 22

A	DRAFT CONCEPT FOR REVIEW	JC	PRG
No.	Revision	By	CHK Appd Date

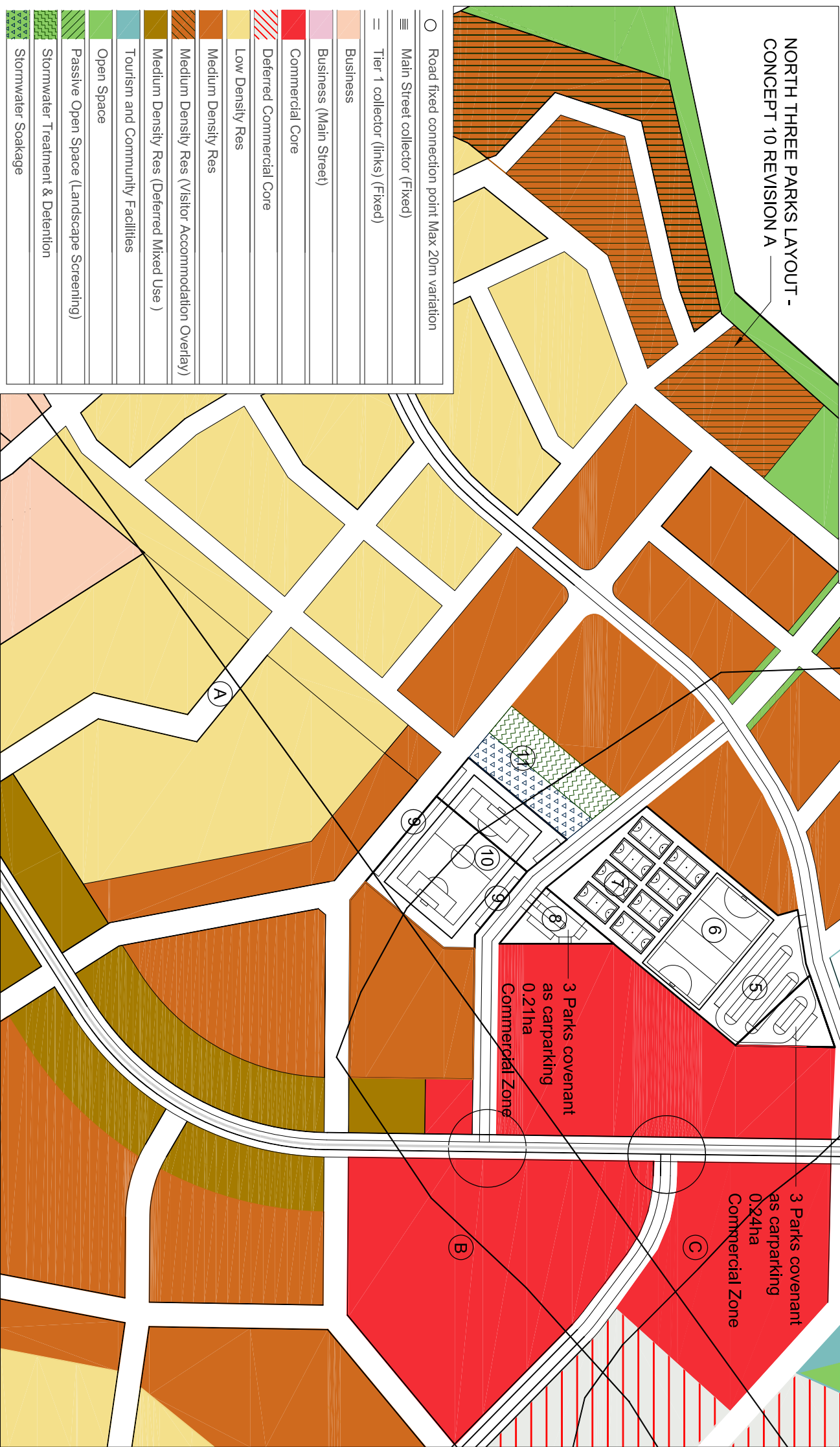
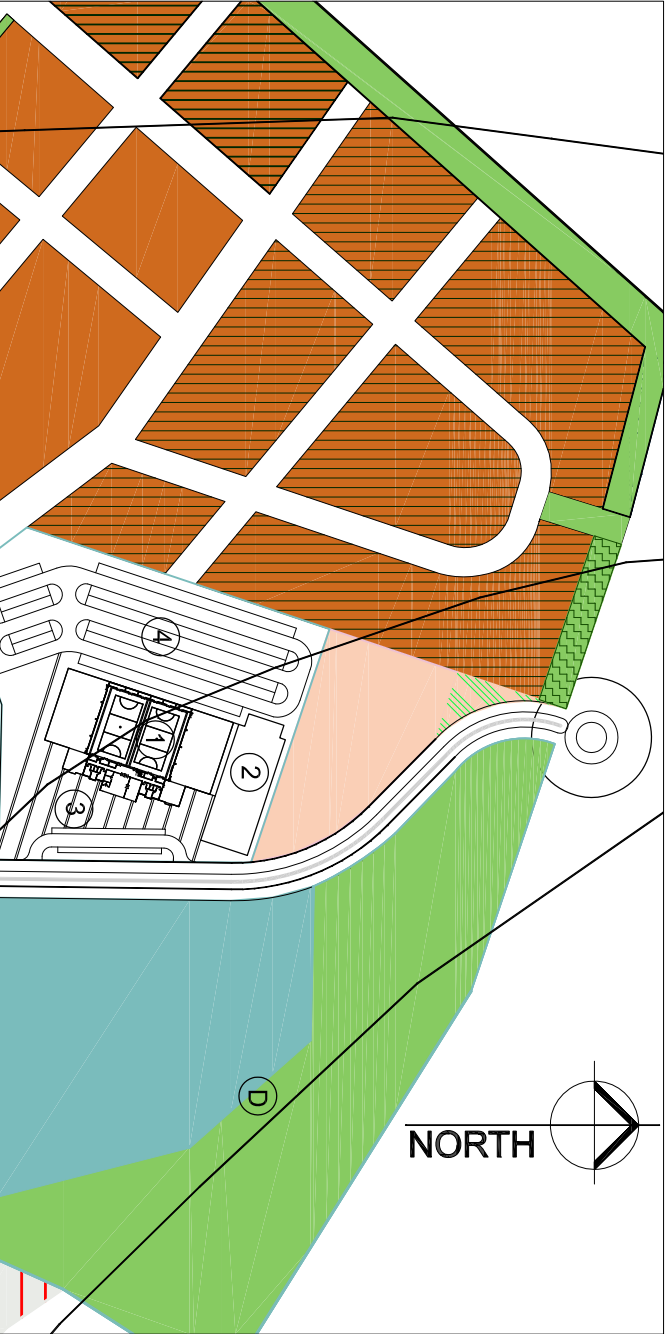
Drawing Originator:		Original Design	FEB 11	Approved For Construction*
		Scale (A1)	FEB 11	
		1:2000		
		Reduced Scale (A5)		
		Dwg Check		Date
* Refer to Revision 1 for Original Signature				

Client: QUEENSTOWN LAKES DISTRICT COUNCIL

ect: WANAKA SPORTS FACILITY

Title: GREENFIELDS SITE THREE PARKS/BALLANTYNE CONCEPT 3	Discipline LANDSCAPE	Rev. A
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1. SPORTS COMPLEX - 2 SPORTS COURTS (EXPANDABLE TO 4 COURTS)
2. PROPOSED AQUATIC CENTRE - DRAWN AT 2000m<sup>2</sup> (PROVISION TO INCREASE TO 3000m<sup>2</sup>)
3. SPORTS COMPLEX ENTRANCE COURTYARD AND DROP OFF ZONE
4. CARPARK SERVICING SPORTS HUB (SPORTS COMPLEX AND AQUATIC CENTRE)
5. CARPARK SERVICING HOCKEY FIELD
6. FULL SIZE ARTIFICIAL TURF HOCKEY FIELD
7. HARD COURTS - 8x NETBALL COURTS INDICATED
8. CARPARK SERVICING NETBALL COURTS
9. OPPORTUNITY FOR ADDITIONAL ON STREET PARKING ON SURROUNDING STREETS
10. POTENTIAL SPORTS FIELD (SENIOR FOOTBALL FIELD INDICATED)
11. THREE PARKS - POTENTIAL STORMWATER DETENTION BASIN LOCATION

- + SPORTS COMPLEX PRESENTS WELL TO MAIN STREET AND LIKELY TO BE VISIBLE FROM SH84 (ALTHOUGH HAS POOR SOLAR ASPECT)
- + CORNER SITE LOCATED BETWEEN SH84 AND THE THREE PARKS COMMERCIAL AREA - GOOD SYNERGIES WITH ADJACENT COMMERCIAL ZONE
- + GENERALLY GOOD PASSIVE SURVEILLANCE OF RESERVES FROM SURROUNDING STREETS AND PROPOSED LANDUSES

- SPORTS HUB AS A WHOLE IS QUITE SPREAD OUT AND DISJOINTED. ROAD AND INTERSECTIONS SEVERS THE SPORTS HUB INTO THREE SEPARATE SITES
- TERRACE SEPARATES SPORTS COMPLEX FROM OTHER SPORTS FACILITIES/ FIELDS/ COURTS ETC

- SMALL TRIANGLE AREA OF COMMERCIAL ZONE BETWEEN SPORTS COMPLEX AND SOUTHERN BLOCK PRESENTS A PINCH POINT AND POOR CONNECTIVITY BETWEEN THE TWO SITES, THE PINCH POINT IS OMITTED ON THIS CONCEPT AND A CAR PARK SERVICING THE SOUTHERN SITE ADDED

- SPORTS COMPLEX AND AQUATIC CENTRE WILL FALL WITHIN THE SHADOW OF MT IRON ON WINTER MORNINGS

- COLLECTOR ROADS PRESENT POTENTIAL SEVERANCE ISSUES FOR PEDESTRIANS AND CYCLISTS TRAVERSING THE SPORTS HUB BLOCKS

- POTENTIAL TRAFFIC SAFETY ISSUES WITH MULTIPLE CARPARK ENTRY/EXITS AND INTERSECTIONS WITH SMALL BLOCKS SIZES ASSOCIATED WITH THE NORTH THREE PARKS LAYOUT

THREE PARKS LAND AREA = 3.40 ha (PLUS 0.45ha OF COMMERCIAL ZONE)  
BALLANTYNE INVESTMENTS LAND AREA = 2.40 ha

BALLANTYNE INVESTMENTS LAND AREA = 2.40 ha

TOTAL - 5.80 ha

**MT IRON SHADOW LINE (21 JUNE)**

A - 9.00am


B - 10.00am

C - 11.00am

D - 12.00am

NOTE: POSITION OF SHADOW LINES ARE APPROXIMATE ONLY AND

- SECTION 32 LANDSCAPE ASSESSMENT FIGURE 22

	Original Scale (A1)	1:2000	Reduced Scale (A3)	1:4000
	Design	JC	FEB 11	Approved For Construction*
	Drafter	JC	FEB 11	
	Dwg Verifier			
	Dwg Check			Date
* Refer to Revision 1 for Original Signature				

Client: QUEENSTOWN LAKES DISTRICT COUNCIL

ect: WANAKA SPORTS FACILITY

Title: GREENFIELDS SITE THREE PARKS/BALLANTYNE CONCEPT 4	Discipline LANDSCAPE	Rev. A
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