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Site Analysis

Site	Key Aspects
Lynch Block	Bowen Peak (N)
Freehold Block	Queenstown Hill (NE)
Reserve Block	Queenstown CBD (E)
Holiday Park Block	Beach Bay (SW)
107,477 m ²	Mt Crichton (W)
235°14'00"S / 155°51'50"E	
Summer rise ⁰⁵⁴⁴ / Summer set ²¹²⁸	
Winter rise ⁰⁸²⁰ / Winter set ¹⁶⁵⁹	



Key Site Attributes

Activity	Attribute
Advantages & Opportunities	<p>Excellent vistas of Queenstown and the surrounding landscape</p> <p>Unique opportunity for views from many functional spaces</p> <p>Natural site contours advantage the building layout</p> <p>Minimal 2 level construction</p> <p>Adequate space for functional areas</p> <p>Identifiable from the city centre</p> <p>Potential Future expansion space surrounding</p>
Disadvantages	<p>Uphill walk from city</p>
Site Commentary: Site size/shape	<p>The site size and shape means an optimal layout and design can be achieved.</p>
Topography of the site	<p>The flat nature of the site is ideal for a Convention Centre, e.g. vehicular access, pedestrian access, movement of people within the centre, indoor/outdoor flow. The way the land rises behind the site means the size of the building does not dominate the landscape.</p>
Environment	<p>The site provides the ‘iconic’ views (lake and mountains) which underpin the marketing of Queenstown as a destination. A unique setting combined with innovative architecture are key. The site provides the opportunity for all of these elements.</p>
Proximity to city centre	<p>Walking time to the centre of town is within the 10-15 minute time frame .The steepness of a short portion of the walk could be mitigated by the installation of a covered escalator at some point along Man Street.</p>
Proximity to accommodation	<p>Walking time to a variety of accommodation towards the city centre and towards Fernhill is within the 10-15 minute time frame. As mentioned above, the steepness of a short portion of the walk towards the city centre could be mitigated.</p>
Orientation	<p>The site allows for daylight and good views for a number of the Facilities.</p>
Overall site appeal	<p>The site offers all of the features required for the masterplan. The only slight drawback is the steepness of the walk to the city centre and accommodation in the same direction.</p>



Summary of Site & Key Attributes

Lakeview Development Location Plan

- Key
01.

Skyline Gondola
02.

Queenstown Memorial Hall
03.

Brecon Street Stairs
04.

Mall Street
05.

Queenstown Waterfront
06.

The Earnslaw Wharf
07.

Queenstown Holiday Park
08.

Queenstown Gardens
09.

Queenstown Rugby Field
10.

St Omer Park
11.

Hotel St Moritz
12.

The Ridges Hotel
13.

Sofitel Hotel
14.

Crowne Plaza Hotel
15.

Novotel Hotel
16.

Heritage Hotel
17.

Mecure Resort
18.

Copthorne Hotel



Summary of Site & Key Attributes



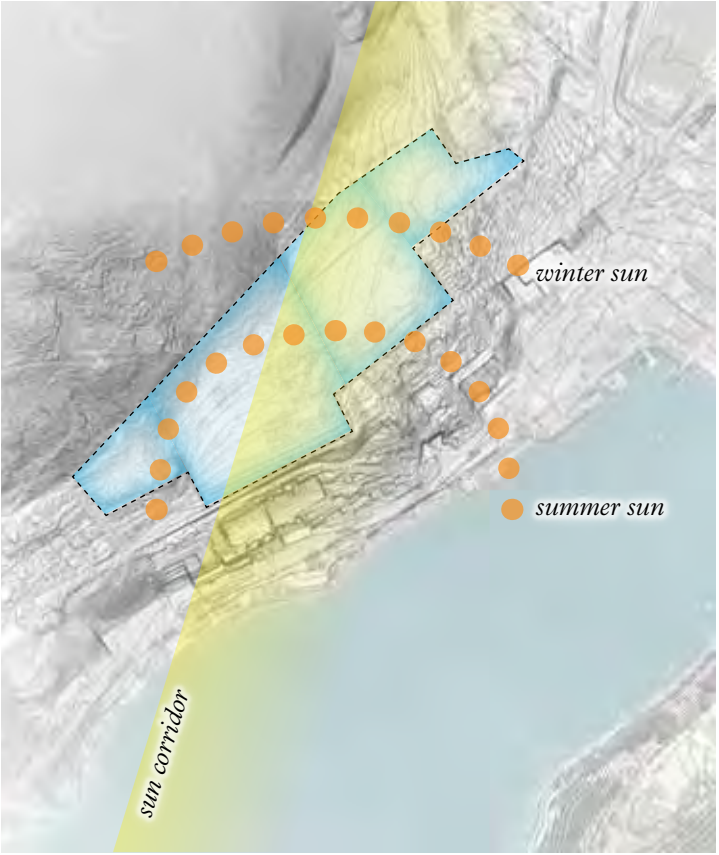
Lakeview Site Analysis
Vantage points

- Indicative views from site



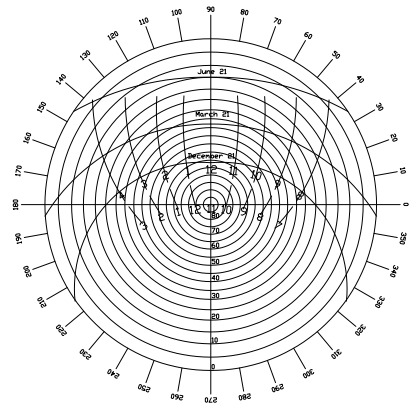
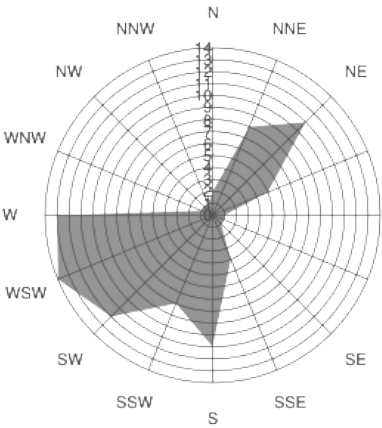
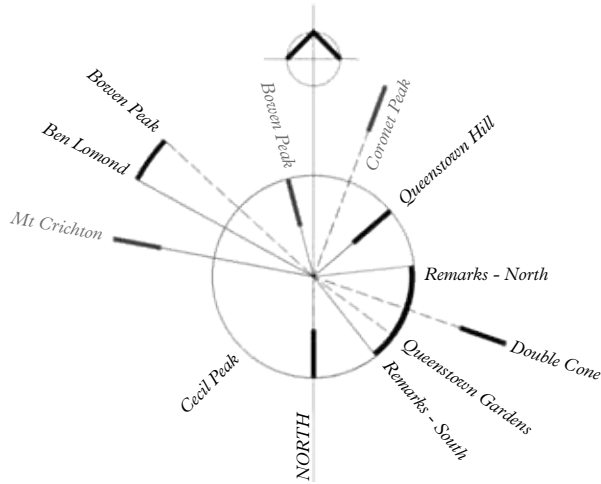
Lakeview Site Analysis
Main wind direction on site

- Yearly wind distribution average (regional data)

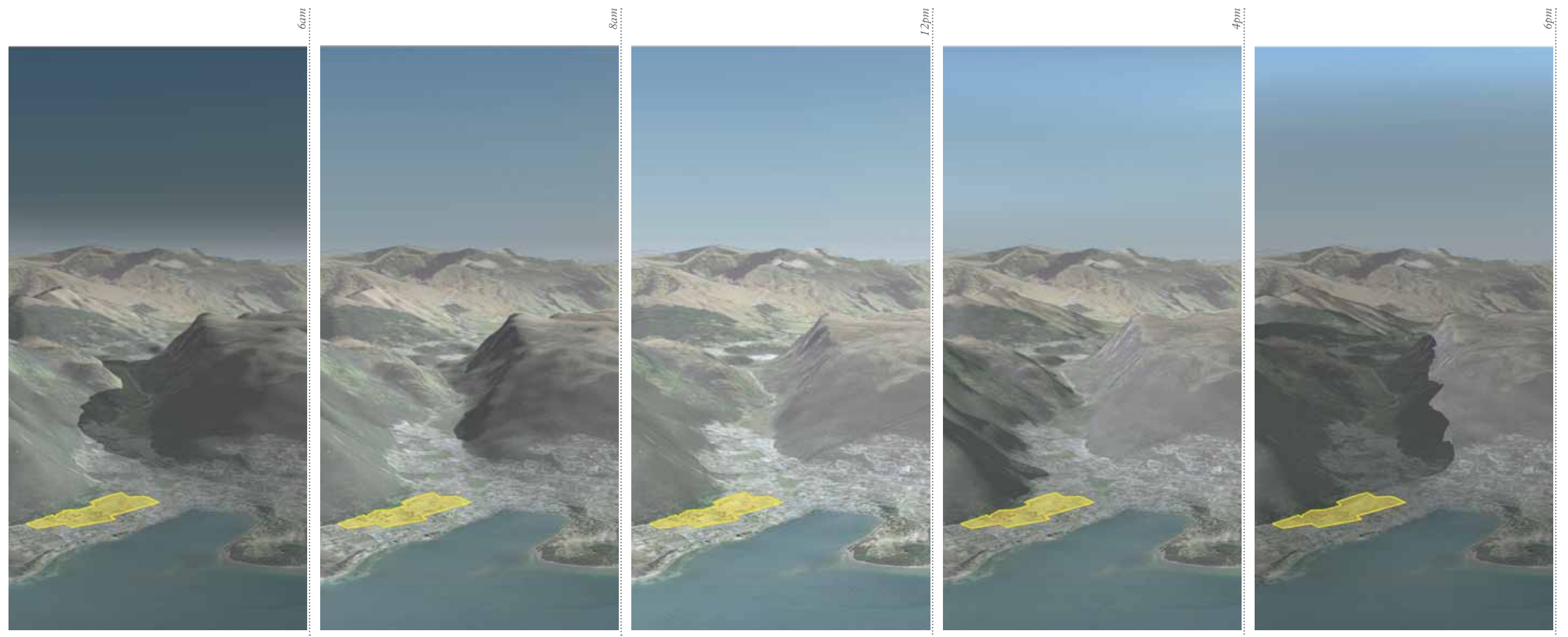


Lakeview Site Analysis
Sunlight

- Average annual sunshine hours: 2180 (regional data)

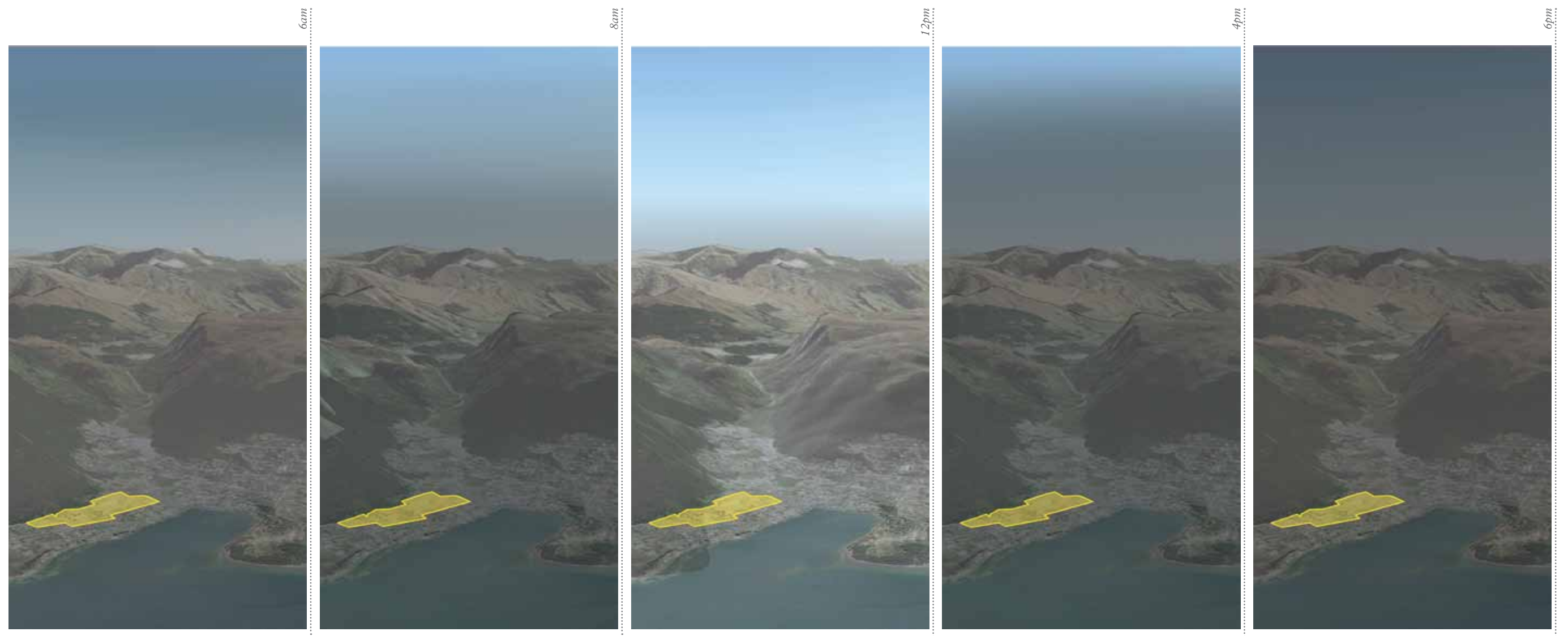


Summary of Site & Key Attributes



Potential sunlight study - Summer
21 December

Summary of Site & Key Attributes



*Potential sunlight study - Winter
21 June*

Summary of Site & Key Attributes



Queenstown Existing Figure-Ground Map

Summary of Site & Key Attributes



Current CBD & Commercial Intensification



Anticipated CBD Growth & Intensification



Summary of Site & Key Attributes



Queenstown Existing Infrastructure

- Key
- Main Arterial Route
 - Supporting Infrastructure Network
 - Pedestrian and Service Interconnecting Lanes

Summary of Site & Key Attributes



Infrastructure Grid Analysis

- Grid based on waterfront edge
- Key changes to grid axis with waterfront edge rotation
- Strong grid structure to CBD



Pedestrian Network Analysis

- Strong pedestrian network and service lane inter-connectivity
- Defined walking catchments and walkable nodes
- Considered safe paths to cross vehicular roads
- Central walking node



Outline of Development Blocks



Lakeview Development Blocks & Areas

Lynch Block	11,828 m2
Freehold Block	48,091 m2
Reserve Block	32,030 m2
Holiday Park Block	15,528 m2
Total Area	107,477 m2



Existing Land Title Status



Lakeview Land Title Status and Areas









Total Road Reserve	4,130 m2
Total Crown Recreation Reserve Land Area	5,554 m2
Total Recreation Reserve Land Area	5,224 m2
Total Camping Reserve Land Area	35,132 m2
Total Freehold Land Area	57,437 m2
Total Area	107,477 m2



Existing Land Uses



Lakeview Existing Land Use & Areas

	Campground Tenure	26,798 m2
	Reserve Block Cabins - North	8,437 m2
	Reserve Block Cabins - South	2,639 m2
	Freehold Block Cabins & Motel Units	42,867 m2
	Lynch Block Cabins	11,828 m2
	Recreation Reserve	5,224 m2
	James Clouston Memorial Reserve	5,554 m2
	Cemetery Road - Road Reserve	4,130 m2
<hr/>		
	Total Area	107,477 m2



Protected & Significant Vegetation



Existing Trees

- Mixture of mature oaks, cedars, sequoias & exotic trees



Proposed Tree Retention

- Retain protected incl. Oaks, Cedars & Sequoias

- Retain other significant mature aged exotic trees where possible

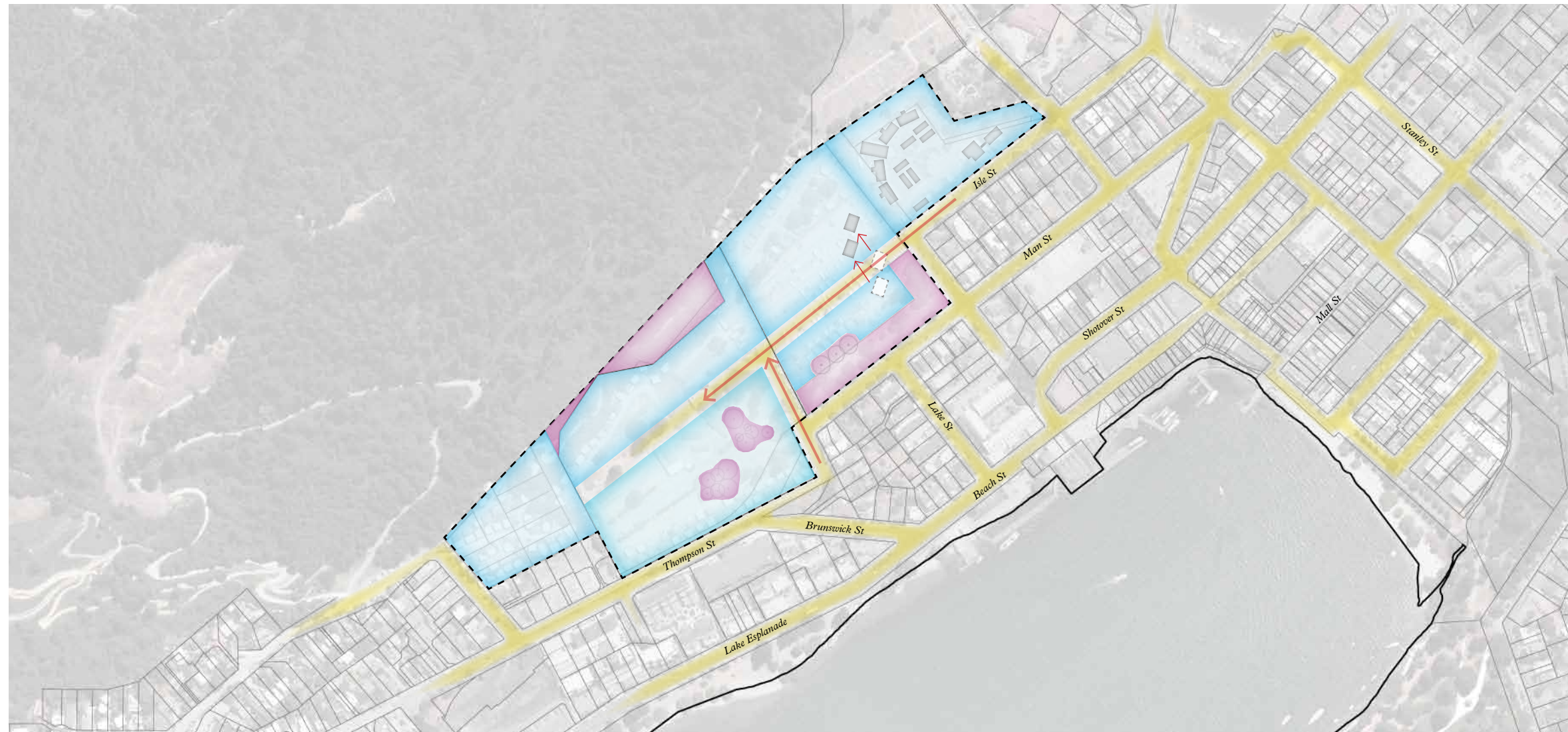


Potential Site Activities & Requirements

Activity	Requirements
Convention Centre	<div>Pre-eminent location</div> <div>Proximity to CBD</div> <div>Incorporate vistas of Queenstown in functional areas</div> <div>Prominent drop off</div> <div>Outdoor terrace space</div> <div>Concealed loading dock & service road</div>
Hot Pools	<div>Street frontage with vistas of Queenstown</div> <div>7500m2 (maximum) site allowance preference</div> <div>Sloping ground suitable for terraced public/private pools & landscaping</div>
Commercial Proposal #2	<div>Freehold Land</div> <div>Non-restrictive height limitations</div> <div>1,400m2 to 2,400m2 site allowance preference</div>
Commercial & Mixed Use Development	<div>Street or Market Square address and connection</div> <div>Proximity to Convention Centre</div> <div>Proximity to Hotel/Residential to encourage diversity of activity & site adaptability</div>
Hotel and Residential Development	<div>Incorporate vistas of Queenstown</div> <div>Proximity to Convention Centre & CBD</div> <div>Proximity to Commercial to encourage diversity of activity</div> <div>Suitable neighbouring developments</div>
Market Square	<div>Provide space for wider public interaction & use</div> <div>Positioned to be where public can easily gain access</div> <div>Aids & helps form active edges for development</div> <div>Create additional vitality to development</div> <div>Potential support feature for Convention Centre programme</div>



Road Access Options

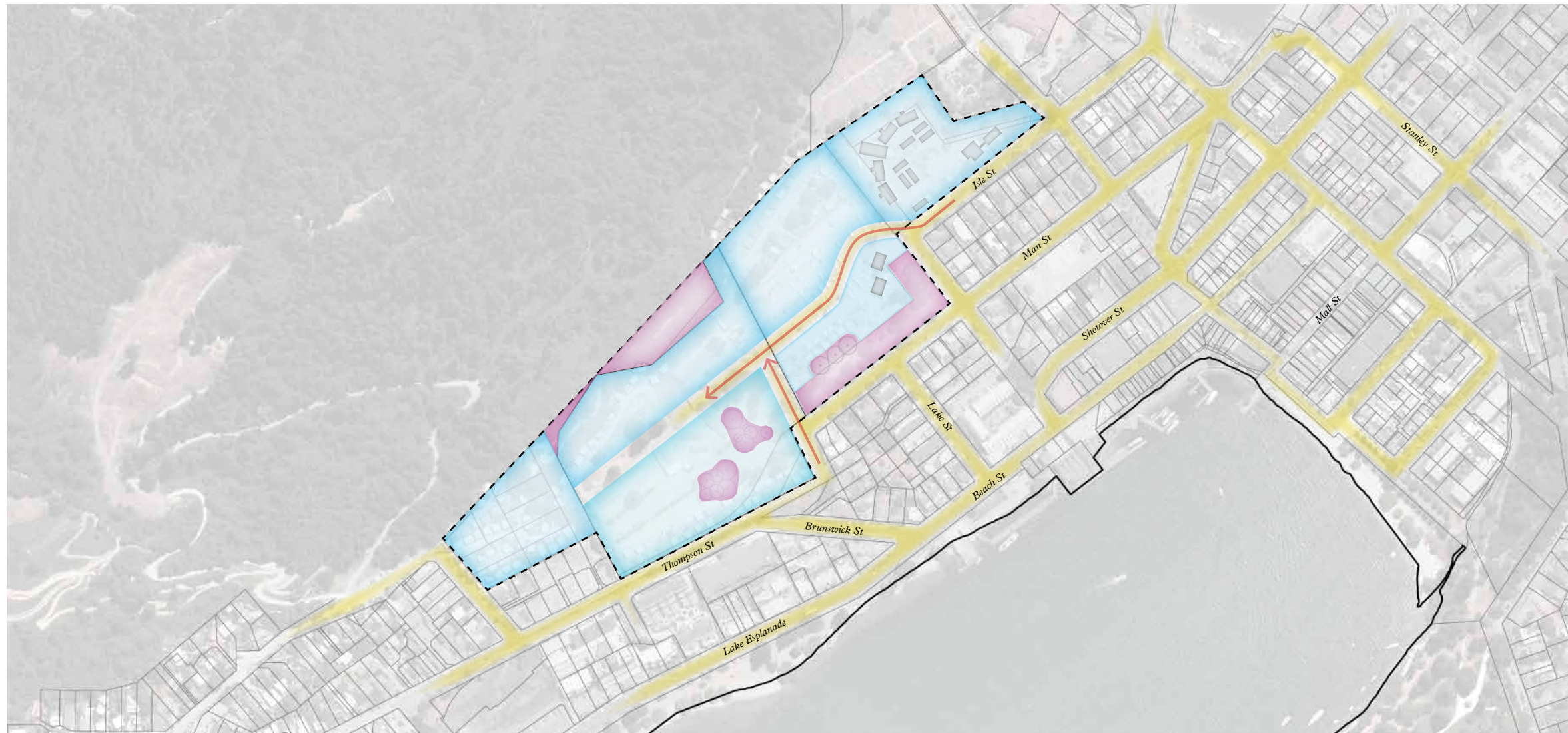


Lakeview Road Access - Option 1 (Recommended Option)
Extension of Isle St

- Extension of Isle & Man St
- Offers a continuation of the existing urban grid system
- Keeps land blocks to a similar size with surrounding urban
- Provides dual vehicular entry & site permeability
- Requires existing Camp Facility Blocks to be relocated
- Avoids incursion into James Clouston Memorial Reserve



Road Access Options

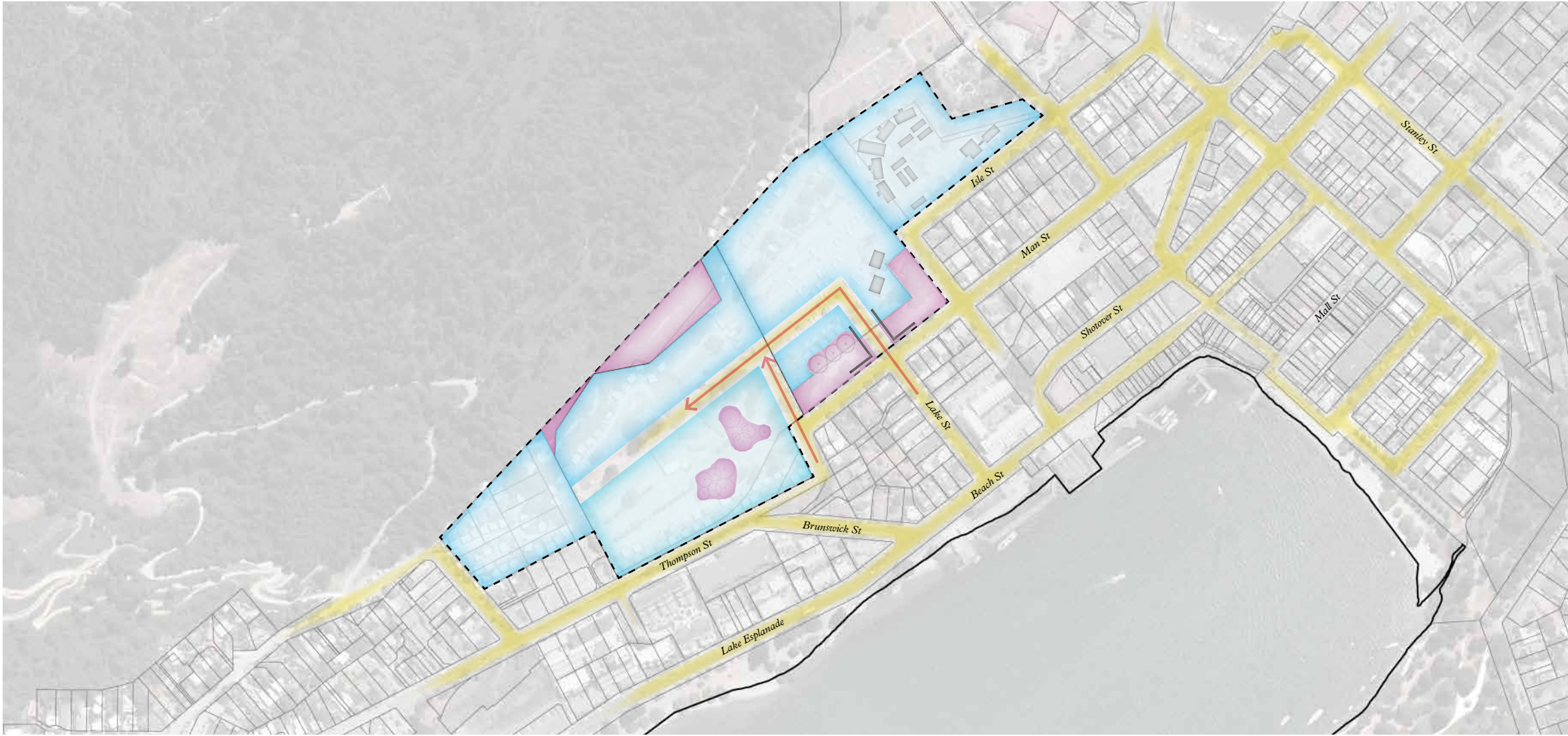


Lakeview Road Access - Option 2
Extension of Isle St (with deviation around camp facility blocks)

- Extension of Isle & Man St with deviation around existing camp facility blocks
- Offers a continuation of the existing urban grid system
- Keeps land blocks to a similar size with surrounding urban
- Provides dual vehicular entry & site permeability
- Retains existing Camp Facility Blocks in current location(s)
- Retention of facility blocks & deviation addition reduces visual connection along Isle St
- Deviation severs connection between campground & Camp Facility Blocks



Road Access Options

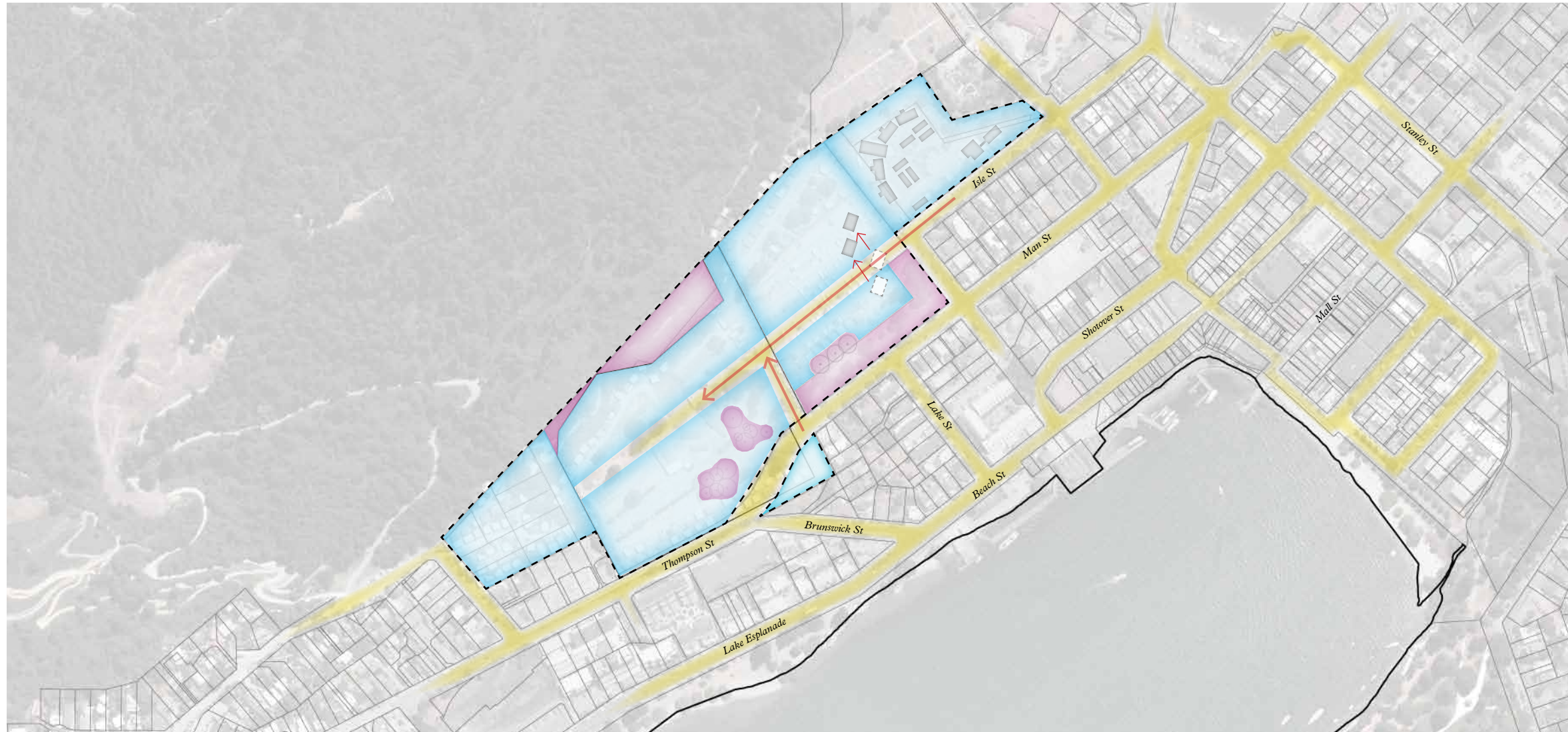


Lakeview Road Access - Option 3
Extension of Lake Street to Freehold Block (potential interim option as part of staged development)

- Extension of Lake St
- Continuation of urban grid system
- Provides dual vehicular entry & semi-site permeability
- Permeability restricted by immediacy & proximity of both entries
- Lake St unnatural route due to topography from Lake Esplanade
- Lake St extension will require substantial earthworks through Man St berm & James Clouston Memorial Drive



Road Access Options



*Lakeview Road Access - Option 4
Re-alignment of Man St*

- Anticipates future Man St re-alignment
- Cost prohibitive
- Reduction of land to premium site location
- Severs potential development integration
- Not within current traffic management planning horizon
- Equally satisfactory alternatives now identified

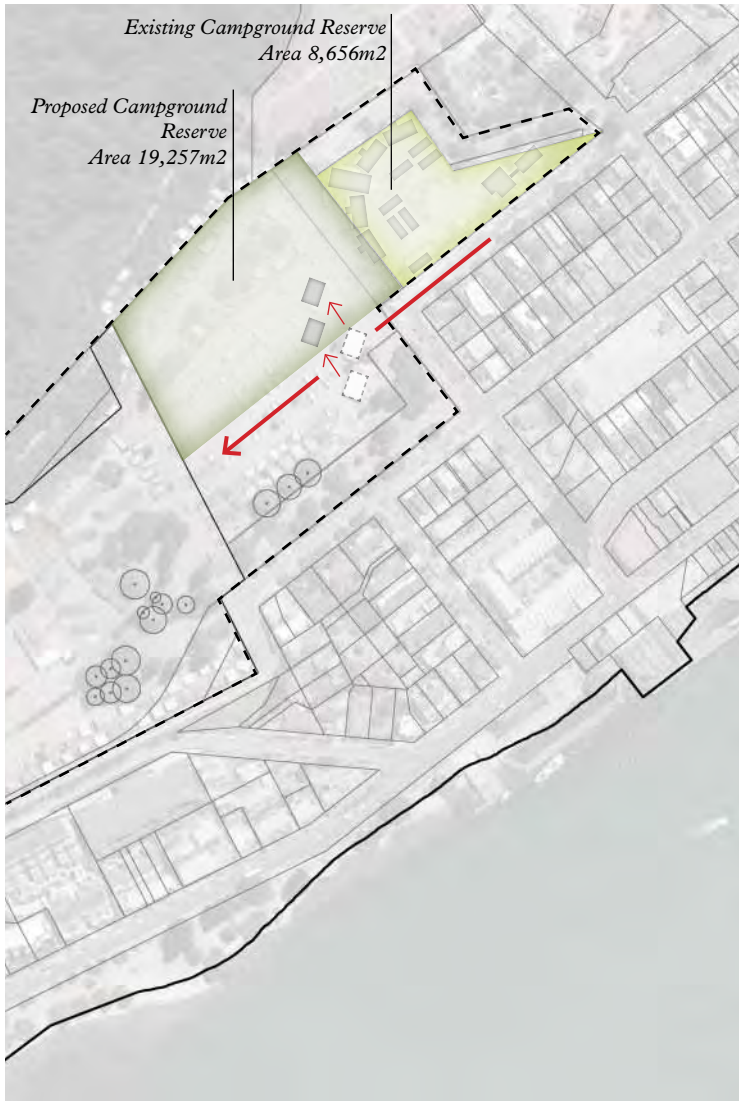
Campground Land Allocation Options (Medium to Long Term)



Lakeview Campground Tenure - Option 1
Extension of Isle St (Recommended)

Existing Campground Reserve	8,656 m2
Proposed Campground Reserve	11,389 m2
Total Campground Area	20,045 m2
Development Variable Range	7,868 m2

- Allows for Isle St Expansion
- Maximises available land area for Lakeview Development
- Existing Camp Facility Blocks require relocation



Campground Tenure - Option Two
Extension of Isle St

Existing Campground Reserve	8,656 m2
Proposed Campground Reserve	19,257 m2
Total Campground Area	27,913 m2

- Allows for Isle Street Expansion
- Allows for future campground reduction / dev. expansion (option 1)
- Existing Camp Facility Blocks will require relocation



Campground Tenure - Option Three
Extension of Lake St (Not Recommended)

Existing Campground Reserve	8,656 m2
Proposed Campground Reserve	13,294 m2
Total Campground Area	21,950 m2

- Allows for Lake Street Expansion
- Retains existing Camp Facility Blocks
- Potential interim solution as part of staged development



Convention Centre Location Options



Convention Centre - Location 1 (Recommended Option)

- Positions the Convention Centre where most accessible for public use on site
- Prominent view shaft along Man St
- Good pedestrian connectivity with CBD incl. Man St, Brunswick St, Beach St & the waterfront.
- Convention Centre fronts to existing infrastructure

Convention Centre - Location 2

- Allows supporting development to occur to eastern flank
- Prominent visual connection from Brunswick St
- Partial visual connection with Man St.
- Existing contours better suited for building mass & programme
- Convention Centre fronts to existing infrastructure

Convention Centre - Location 3 (Not Recommended)

- Closer location to CBD
- View shaft along Man St less prominent
- Recreation Reserve in front inhibits direct vehicular Access from Man St
- Lake St pedestrian connection impractical, & relies on Man St inter-connectivity & access
- Location impractical for successful development of site & programme



Hot Pools Location Options



Hot Pools - Location 1 (Recommended Option)

- Expansive views of lake
- Fronts existing infrastructure
- Adjacent location to Convention Centre
- Existing contours are advantageous in landscape and hotpool design

Hot Pools - Location 2

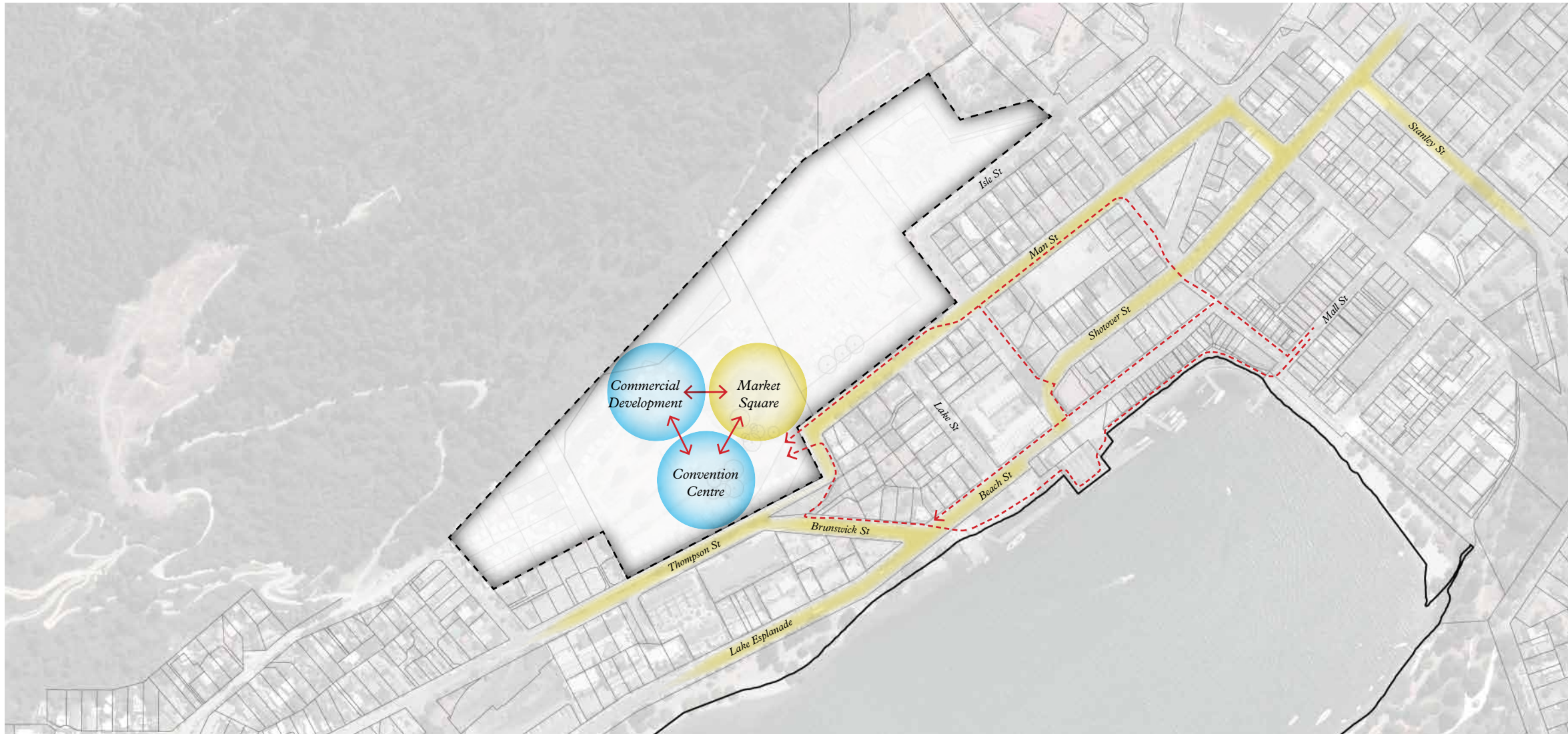
- Prominent location on axis of Man St.
- Good pedestrian connectivity with CBD via Man St, Brunswick St, Beach St and the waterfront
- Adjacent location to Convention Centre
- Incorporates Reserve Land

Hot Pools - Location 3 (Not Recommended)

- Close proximity to CBD
- Impeded views of lake
- Partnered with Reserve Land



Interrelationship Between Core Activities



Lakeview Mix Use Strategy

- Support Convention Centre programme and vice-versa
- Help activate streets and spaces at different times of the day
- Encourage diversity and activity
- Encourage site adaptability
- Encourage stronger sense of place
- Proximity to Market Square and Convention Centre aid pedestrian permeability



Market Square

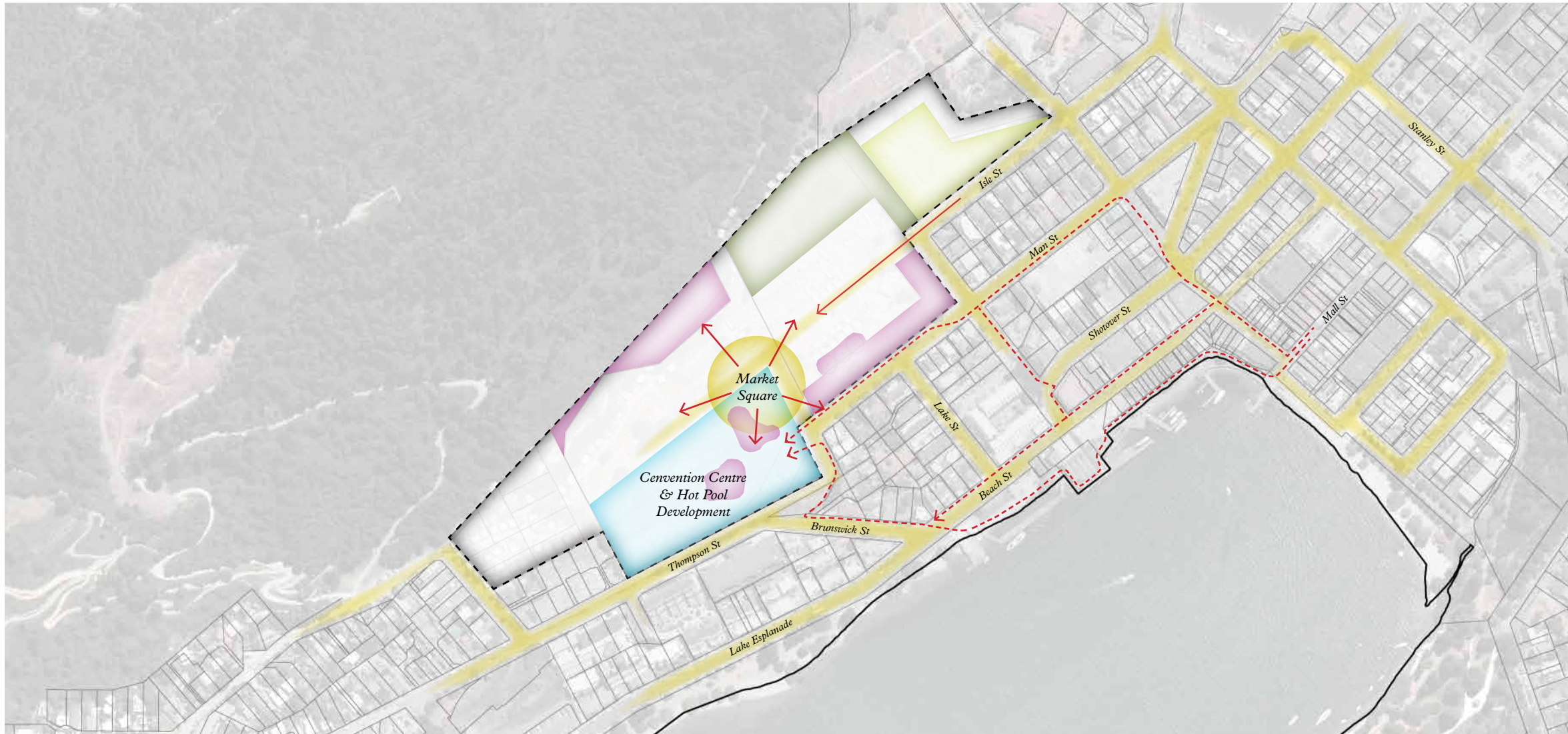


Lakeview Market Square Strategy
Activation Potential

- Market Square helps provide space for wider public interaction & use
- Market Square’s position to be where public can easily gain access
- Market Square aids & helps form active edges for development
- Market Square will help create additional vitality to development
- Potential support feature for Convention Centre programme



Residual Development Options

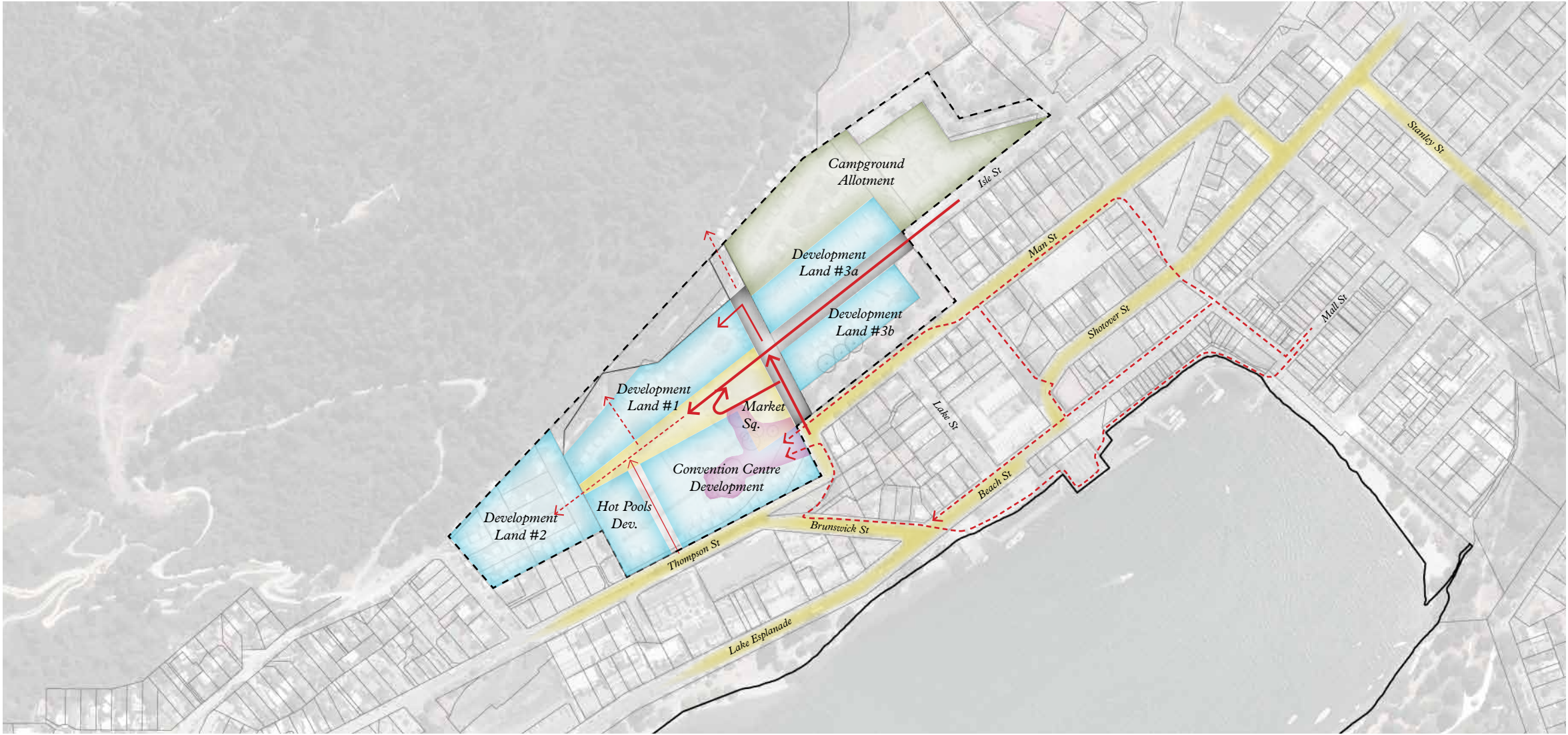


Lakeview Residual Development Options

- Road access following Option 1 (Recommended Option)
- Campground Tenure (Medium to long term view) following Option 1 (Recommended Option)
- Convention Centre & Hot Pools development to forefront of site
- Central Market Square inclusion with proximity off Man St entry



Masterplan Options



Lakeview Masterplan - Location 1 (Recommended Option)
Key Principles & Connectivity

- Isle St extension with Man St connection
- Campground allotment following Option 1 model
- Convention Centre to forefront of public address
- Central Market Square supporting development amenity
 - Shared space, focused on pedestrian activity
- Hot Pools development with Thompson St frontage
- Connectivity to Lynch Block development (Development Land #2)



Masterplan Options



Lakeview Masterplan Option - Location 1
Additional Points

- Pros
- Significant / Key developments to cornerstone edges
 - Permeable development with multiple entries
 - Layout allows staged development
 - Active edges to Market Square to aid commercial activity
 - Ability to retain additional exist. trees within Market Square
 - Commercial dev. at rear of site aids height for development & views
 - Allows provision for future Man St alignment.

- Cons
- Hot pools Development has no external street address
 - Hot pools Development in a less prominent position from Man Street address
 - Reserve land extent at man st entry impedes secondary access to convention centre.
 - Reserve land to front of convention centre provides a difficult development parcel.



Lakeview Masterplan Option - Location 1
Areas

Convention Centre Land Area	9,224 m2
Hot Pool Development Land Area	6,207 m2
Freehold Development Land Area	31,363 m2

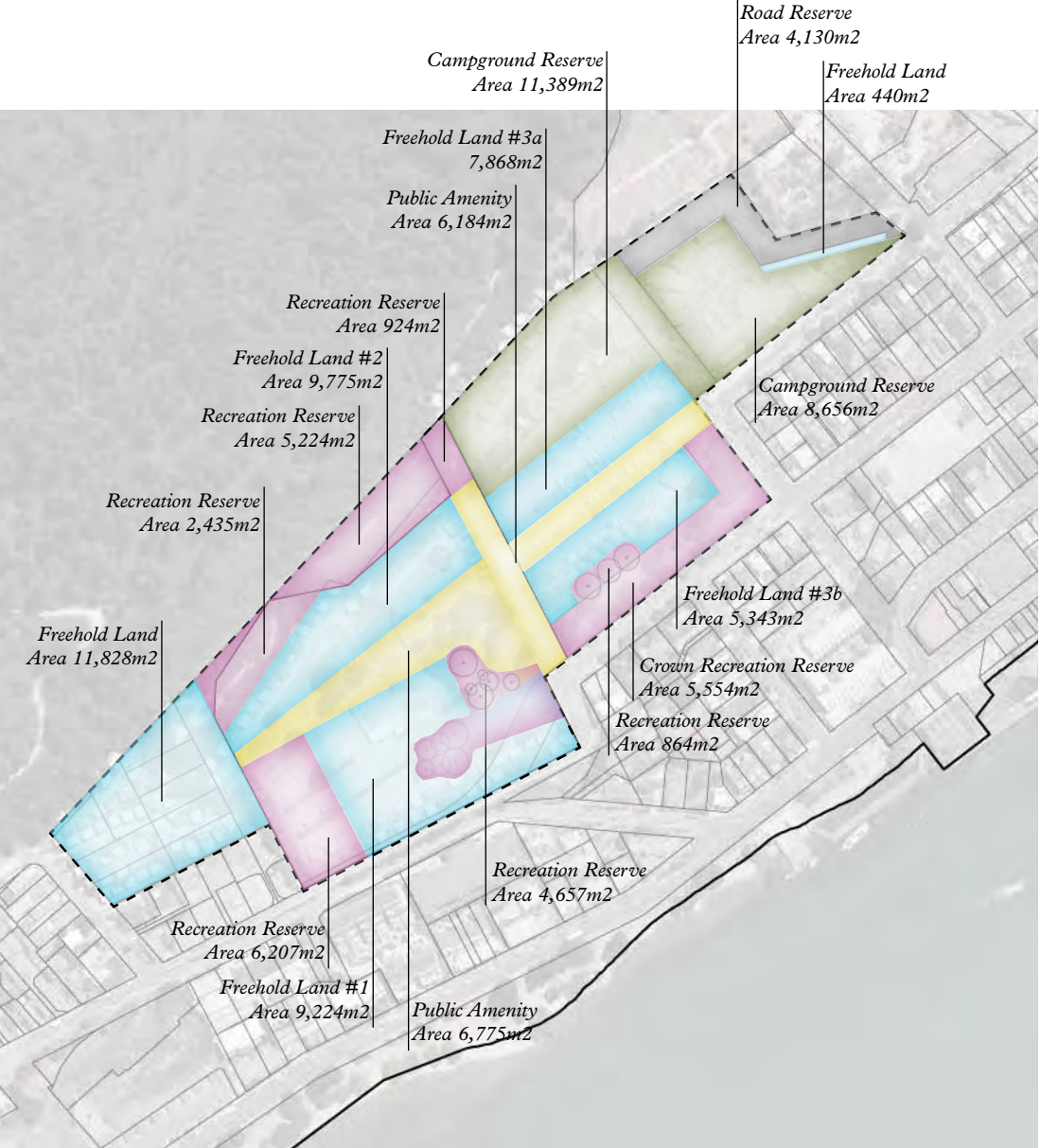


Masterplan Options



Existing Lakeview Land Titles Status & Areas

Total Road Reserve	4,130 m ²
Total Crown Recreation Reserve Land Area	5,554 m ²
Total Recreation Reserve Land Area	5,224 m ²
Total Camping Reserve Land Area	35,132 m ²
Total Freehold Land Area	57,437 m ²
Total Area	107,477 m ²



Lakeview Masterplan Option - Location 1
Proposed Reserve & Freehold Land

Total Road Reserve	4,130 m ²
Total Crown Recreation Reserve Land Area	5,554 m ²
Total Recreation Reserve Land Area	20,311 m ²
Total Camping Reserve Land Area	20,045 m ²
Total Freehold Land Area	57,437 m ²
Total	107,477 m ²



Masterplan Options

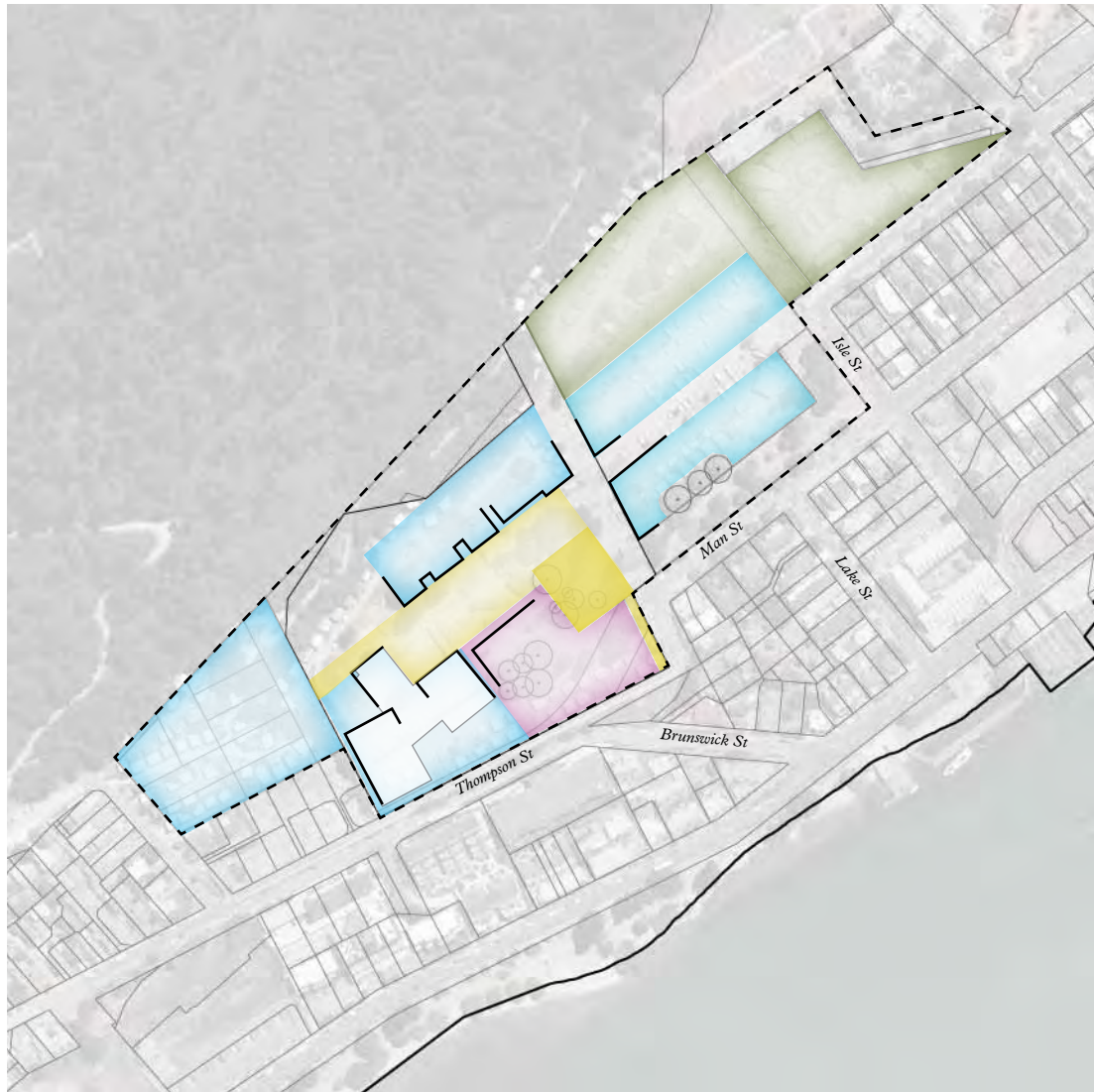


Lakeview Masterplan - Location 2 Key Principles & Connectivity

- Lake St extension with Man St connection
- Campground allotment following Option 1 model
- Shared prominence of Hot Pools & Convention Centre to forefront of public address
- Market Square supporting development amenity
 - shared space, more focused on pedestrian activity
- Hotel & Short Term Residential to Development parcel #1
- Connectivity to future Lynch Block development



Masterplan Options



Lakeview Masterplan Option - Location 2
Additional Points

- Pros
- Partial visual connection from Man St Entrance/Market Square to Convention Centre
 - Significant / Key developments to cornerstone edges
 - Active edges to Market Square to aid commercial activity
 - Ability to retain additional exist. trees within Market Square
 - Layout allows staged development
 - Commercial dev. at rear of site aids height for development & views
 - Low rise Hot Pools Dev. allows visual connection from Market Square to south
- Cons
- Future extension to Lynch Block development not as prominent



Lakeview Masterplan Option - Location 2
Areas

Convention Centre Land Area	8,804 m2
Hot Pool Development Land Area	7,500 m2
Freehold Development Land Area	32,486 m2

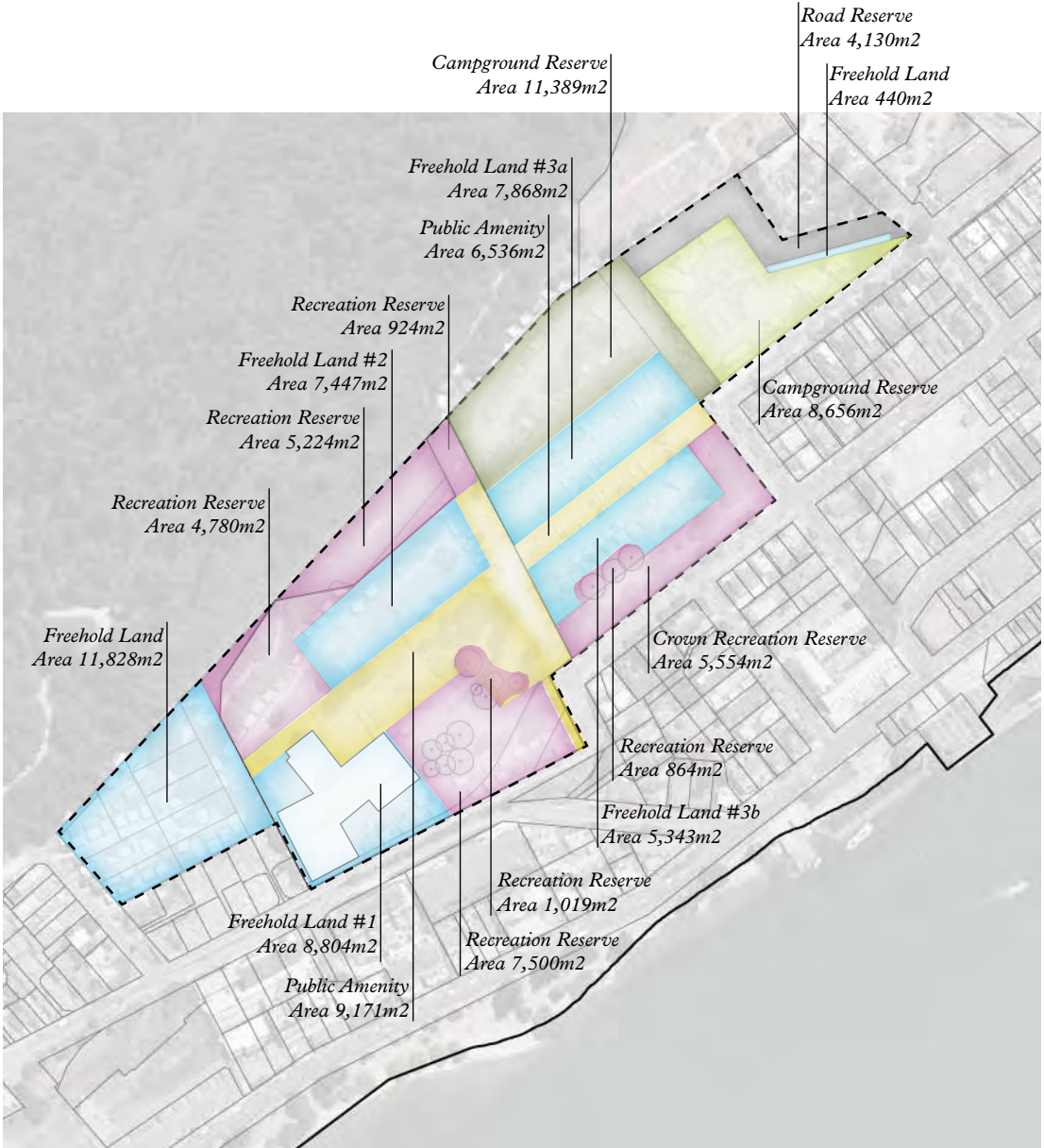


Masterplan Options



Existing Lakeview Land Titles & Areas

Total Road Reserve	4,130 m2
Total Crown Recreation Reserve Land Area	5,554 m2
Total Recreation Reserve Land Area	5,224 m2
Total Camping Reserve Land Area	35,132 m2
Total Freehold Land Area	57,437 m2
Total Area	107,477 m2



Lakeview Masterplan Option - Location 2
Proposed Reserve & Freehold Land

Total Road Reserve	4,130 m2
Total Crown Recreation Reserve Land Area	5,554 m2
Total Recreation Reserve Land Area	20,311 m2
Total Camping Reserve Land Area	20,045 m2
Total Freehold Land Area	57,437 m2
Total	107,477 m2



Indicative Staging of Masterplan



Lakeview Masterplan - Indicative Staging Key Principles

- Stage 1: Immediate commencement
- Stage 2: In conjunction with development partner
- Stage 3 & 4: With residential opportunity (5 - 10 years)



