

**BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL**

**IN THE MATTER**

of the Resource Management Act 1991

**AND**

**IN THE MATTER**

Plan Change 50 (Queenstown Town Centre Zone  
Extension) to the Queenstown Lakes District Plan

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**STATEMENT OF EVIDENCE OF DOUGLAS RUSSELL WEIR**

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## **1. INTRODUCTION**

- 1.1 My name is Douglas Russell Weir. I have 13 years' experience practicing within Architectural practices ranging from Invercargill, Dunedin, Wellington, to Auckland for FearonHay Architects. I have a Bachelor of Architecture from Victoria University and have been a member of the New Zealand Institute of Architects since 2011.
- 1.2 FearonHay Architects ("FHA") is an architectural practice specialising in the design of high quality residential, commercial and urban environments. FHA has undertaken commissions throughout the North and South Islands, providing tailored designs specific to the environmental aspects of each site. Our commissions have regularly been recognised by the New Zealand Institute of Architects ("NZIA") Award Programme, as well as recently winning two World Architecture Festival Awards in Singapore this year within their respective categories.
- 1.3 Additionally, our commissions are accredited within the Urban Design field. The 'North Wharf' buildings within Wynyard Precinct were part of a consortium for Auckland Waterfront winning the "Built" Award at the NZ Urban Design Awards in 2012. Along with this, the Imperial Buildings within Fort Lane in Auckland have been recognised nationally and internationally, and referenced as an exemplar by Auckland Council for its Urban Design strategies and spatial qualities.
- 1.4 FHA became involved in the current matter in January 2012 following a successful Request for Proposal (RFP) bid for the Queenstown Convention Centre in conjunction with Populous; RCP, WT Partnership & Southern Planning Group; NaylorLove Construction; Ngai Tahu Property & HRL Morrison. From this origin, the scope of our work has developed as the needs and requirements for project has necessitated.
- 1.5 I have read the Code of Conduct for Expert Witnesses outlined in the Environment Court's Consolidated Practice Note and have complied with it in preparing this evidence. I also agree to follow the Code when presenting evidence to the Committee. I confirm that the issues addressed in this brief of evidence are within my area of expertise and that I have not omitted to consider material facts known to me that might alter or detract from my opinions.

## **2. SCOPE OF EVIDENCE**

- 2.1 My evidence covers the following topics:
  - a) Urban design principles that guided the location of the potential Convention Centre;
  - b) Visual effects of development to 24m at 34 Brecon St.

### 3. URBAN DESIGN PRINCIPLES THAT GUIDED THE LOCATION OF THE POTENTIAL CONVENTION CENTRE

#### *Site Selection Phase*

- 3.1 In November 2012 the Queenstown Lakes District Council (QLDC) issued a Request for Proposal (RFP) for the construction of a new international-standard Convention and Exhibition Centre that would be financially self-sustaining and of a quality that attracts conferences with high value international delegates.
- 3.2 At the time of issue of the RFP no specific site had been approved for the location of the Convention Centre, however three sites were identified for review and included:
- a) Lakeview Site – a 4.57Ha site located west of the Queenstown CBD and fronted by Thomson and Man Streets;
  - b) Gorge Road Site – a 0.598Ha site located north of Queenstown CBD and on the corner of Gorge Road and Boundary Street;
  - c) Stanley Street Site – a 0.63Ha site located north of the Queenstown CBD and in between Stanley, Beetham and Ballarat Streets.



**Figure 1: Taken from Appendix A – Aerial View of the Three Considered Sites**

- 3.3 A Site Selection Analysis Report was compiled by Populous and FearonHay, dated July 2013, to review the three sites aforesaid. This Report is attached to this statement of evidence as Appendix A. Each site was analysed by reviewing the following two key aspects:
- a) Description of site including commentary on size, orientation, available views, planning conditions and any other notable features;
  - b) Impact the site has on the functionality and appeal of having a Convention Centre located within it.

- 3.4 To fairly review the second point, for each site a draft scheme was formulated with consistent key areas and sizes, with the configuration adapted to suit each host site's characteristics. Along with this, indicative renders were produced for each site to provide a 'look and feel' of the overall appearance and massing of the building.
- 3.5 From this, a wide ranging analysis was produced, identifying general positives, negatives and operational commentary for each site. Additionally, such aspects were further quantified and compared within a scoring matrix so as to provide a clearer indication of the suitability of each site. Figure 2 illustrates the combined matrix evaluation of the three site considerations.

Queenstown Convention Centre - Site Evaluation Matrix					
Considerations			Stanley St	Gorge Rd	Lakeview
1.1	Promotion of the 'Queenstown' context	View engagement - (Mountains, Lake)	7	5	9
1.2		Proximity to civic amenities	9	9	7
1.3		Integrated development opportunities	3	3	9
2.1	Test to fit brief requirements	Area	6	6	9
2.2		Functionality	6	6	9
3.1	Functionality and operations	Front of house	6	6	8
3.2		Back of house	6	7	8
3.3		Loading	7	7	9
4.1	Accessibility & Connection to Queenstown	Pedestrian	9	9	7
4.2		Public vehicle	9	9	8
4.3		Service vehicle	4	9	9
4.4		On site parking (cars/coaches/ buses)	1	1	8
4.5		Off site parking	9	9	9
5.1	Opportunity for expansion and growth	Core use	3	3	8
5.2		Commercial/ retail	3	3	8
6.1	Open space	Public Use	2	2	8
6.2		Convention Centre Use	2	2	9
7.1	Site issues	Geotechnical adequacy	8	5	8
7.2		Sun penetration	8	7	5
7.3		Protected Trees	10	10	6
Average Score			5.9	5.9	8.1
7 to 10	Good to great				
4 to 6	Fair to average				
1 to 3	Poor to below average				

**Figure 2: Taken from Appendix A – Site Evaluation Matrix**

- 3.6 The Site Analysis Report concluded that the Lakeview site was the best and most complete site in terms of all the criteria evaluated against. It provided a platform for an operationally efficient building that would have multiple future expansion and integrated development opportunities from a location that showcases the greatest asset of Queenstown – its landscape.



### ***Lakeview Development Masterplanning Phase***

- 3.7 Following the Site Analysis Report, a Masterplan investigation was conducted by Populous and FearonHay for the Lakeview site, and submitted for public distribution under the title 'Queenstown Lakeview Development Masterplan', dated December 2013. This is attached to this evidence as Appendix B.
- 3.8 The main objectives of this report were to provide an understanding of the key site attributes and considerations of the Lakeview site, assess various influencing factors, and provide a recommendation on the proposed Convention Centre location and supplementary site programmes.
- 3.9 A site analysis of the Lakeview site was conducted and expanded upon the information reviewed within the Site Analysis Report. Analysis considerations were reviewed within two streams; that relating specific to the site, and an analysis of its greater urban context. The area of the site to be assessed were confirmed from Queenstown Lakes District Council and included four blocks; the 'Holiday Park' block, the 'Reserve' block, the 'Freehold' block and finally the 'Lynch' block.



*Lakeview Development Blocks & Areas*

**Figure 3: Taken from Appendix B – Lakeview Development Blocks**

### ***Analysis of the Lakeview Site and its Urban Context***

- 3.10 Queenstown Township was assessed in a number of ways to understand its urban context and environment. As a starting point, the Lakeview site was evaluated on its location within Queenstown and referenced to notable areas within the township, along with key central accommodation establishments that could have correlation to the potential Convention Centre. Additional to this, a figure Ground Map was produced to assess the urban density and mass of the urban fabric with the township.
- 3.11 Existing infrastructures were evaluated to understand the relationships and connections between main arterial routes and the supporting infrastructure network surrounding the Lakeview site. Additional to this, pedestrian and service lanes were included within this investigation to identify their special character and relevance to the urban fabric that make up Queenstown.

- 3.12 The existing roading network surrounding the Lakeview site was reviewed and found to be predominantly rectilinear in pattern, focused within the town centre and extending along the higher alluvial terrace of Man Street. The axis of the grid rotates as the urban form follows the lake foreshore and its constriction from the topography to the north by Ben Lomond.
- 3.13 The site is within 800m of the Queenstown Township CBD, and is a comfortable 10-15 minute walk uphill. It is accessible via several pedestrian routes, with the main pathways being Man Street via the Brecon Street steps, or alternatively Brunswick Street via Beach Street or the Lake Esplanade.
- 3.14 Within Queenstown Township's urban topography there is a strong emphasis of pedestrian networks. These include dedicated pedestrian streets, defined safe paths and vehicular crossings as well as interconnectivity via service and pedestrian lanes. All of these add value to the way Queenstown is experienced and defined.

#### *Lakeview Site Analysis*

- 3.15 Analysis of the site has been covered extensively within previously submitted evidence, most notably that by of Mr Clinton Bird. However we would note the following additional points relating to the Lakeview site.
- 3.16 The Lakeview site offers excellent vistas of Queenstown and the surrounding landscape, most notably vistas of Lake Wakatipu, the Remarkables, Cecil Peak and Queenstown Gardens. Additional views of Queenstown hill to the north-east, and the rising vegetated landscape of Ben Lomond to the north of the site are worth noting.
- 3.17 The Lakeview site is comprised of various land title statuses including Road Reserve, Crown Recreational Reserves, Recreational Reserve, Campground Reserve, and Freehold reserve. Road, Campground and Recreational reserves are predominantly located within the north-eastern region of the Lakeview site; whilst Freehold land is predominantly within the South-eastern sector.



*Lakeview Land Title Status and Areas*

**Figure 4: From Appendix B – Existing Land Title Status and Areas**

*Investigations Preceding Masterplanning of the Convention Centre*

- 3.18 Prior to design testing and establishing potential locations of where a Convention Centre could be placed, the following areas were addressed:
- How would the site be integrated to the existing urban fabric?
  - Should the existing Campground tenure be modified and what would be the most beneficial outcome?
- 3.19 Following investigations established within paragraphs 3.11 and 3.12 aforementioned, studies were completed on how best to access the Lakeview site as well as integrate it within the existing urban fabric. Four options were considered and presented within the report.
- 3.20 A full set of the studies discussed are contained within Appendix B of this evidence.
- 3.21 Option One; considered the extension of Isle Street through the site with an access point provided at the corner of Man and Thompson Streets. This option offered a continuation of the existing urban grid structure, with development block parcels similar in size to the surrounding urban framework. This option avoided incursion through James Clouston Memorial Reserve, as well as providing dual vehicular entry and site permeability. The disadvantage to this scheme is the need to relocate the existing Camp Facility blocks.
- 3.22 It is my opinion that this would be the most advantageous option to pursue.



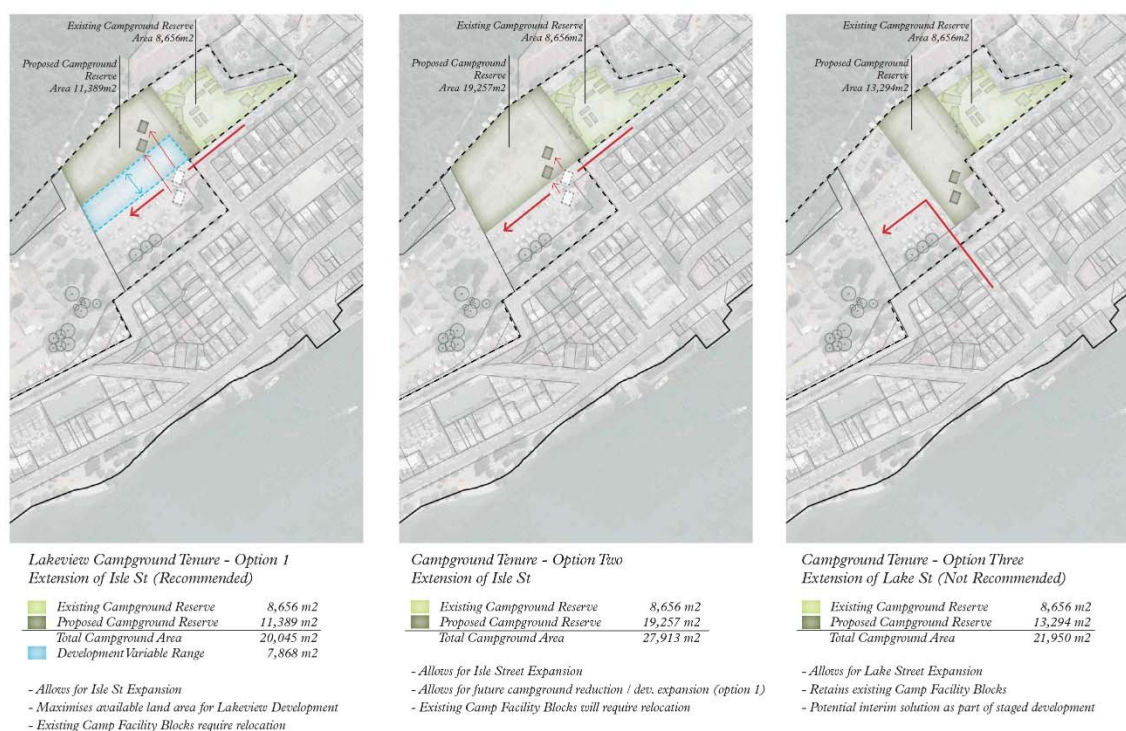
Lakeview Road Access - Option 1 (Recommended Option)

**Figure 5: Appendix B – Lakeview Road Access Option 1**

- 3.23 Option Two applied the same principles as Option One whilst including a chicane around the Camp Facility blocks. The purpose of this test was to offer an alternative without relocating the existing campground buildings. The disadvantage of this option was reduced visual connection along Isle Street, as well as severing the connection between the Campground and Camp Facility Blocks.



- 3.24 Option Three reviewed a strategy of extending Lake Street, with an access point provided at the corner of Man and Thompson Streets. This option afforded a partial extension of the urban grid, as well as providing semi-site permeability through the dual vehicular entries. In my opinion this option was less successful as I view Lake Street as an unnatural connection route due to the topography. This extension would require severing James Clouston Memorial Reserve.
- 3.25 Option Four studied the 'Bypass realignment' of Man Street and adopted the principles within option one, with the extension of Isle Street. Investigations concluded from within Queenstown Lakes District Council were this option was cost prohibitive and not within the current traffic management planning horizon.
- 3.26 The second investigation conducted evaluated and reviewed options for the Campground land allotment. Three options were explored and founded on the Isle and Lake Street extensions roading options.
- 3.27 Options One and Two focused on the Isle Street extension. Option Two proposed a modest reduction to the existing Campground tenure with an additional option for future expansion, whilst Option One maximised the available land area for the Lakeview Development. Option Three reviewed the effects of the Lake Street extension.
- 3.28 It was my opinion that Option One be the recommended option to pursue.



**Figure 6: From Appendix B – Lakeview Campground Tenure Investigations**

### Site Programme

- 3.29 As highlighted within Dr McDermott's previously submitted evidence, it was recommended that the overall future land use be anchored by three key uses; a convention centre, commercial development and a market square.
- 3.30 A Mixed use site strategy was proposed for the Lakeview site, which would help support the Convention Centre programme and vice-versa. By doing so it was envisaged to encourage diversity and activity within the immediate area, encourage a stronger sense of place and promote adaptability, whilst activating immediate spaces and streetscape throughout various times of the day.
- 3.31 With consultation from CBRE Group, a series of financial modelling and property market investigations were conducted to review what this mixed site strategy make up might entail in order to aid planning purposes.



Lakeview Mix Use Strategy

**Figure 7: Appendix B – Lakeview Mixed Use Site Strategy**

- 3.32 The Market Square was endorsed as a space for wider public interaction and use, positioned in a location where the public could easily gain access. Through its inclusion and positioning, its goal was to help aid and form active edges for development as well as provide additional vitality for the potential development.

### ***Convention Centre Placement and Urban Design Principles***

- 3.33 Subsequent to gaining an understanding of the Lakeview site's context and parameters, the following urban design principles informed potential locations of where a Convention Centre could be placed:
- a) integration and connectivity
  - b) diversity and adaptability
  - c) legibility and identity and
  - d) environmental responsiveness.

- 3.34 The purpose of each of these principles is to:

#### ***Integration and Connectivity***

- 3.35 Ensure that the positioning of a Convention Centre integrates and connects with its existing urban environment.
- 3.36 Ensure that dual vehicular passages to the Convention Centre is possible, with consideration of public and service vehicles, as well as on/off site parking for both public vehicles and coaches.
- 3.37 Ensure provision of pedestrian connections are retained or expanded upon to the Queenstown Township centre, or other notable features.

#### ***Diversity and Adaptability***

- 3.38 Ensure sufficient area is considered for adjacent site programmes to support the Convention Centre for benefits outlined within as paragraph 3.30
- 3.39 Ensure an opportunity for expansion and growth.
- 3.40 Allow an opportunity for integration of Convention Centre and market square for benefits outlined within as paragraph 3.32.

#### ***Legibility and Identity***

- 3.41 Ensure placement of the Convention Centre has a prominent location for interaction of public use.
- 3.42 Ensure the Convention Centre is located in positions with prominent views of the surrounding landscape that will contribute to a sense of place, as well as offer a point of difference to other Conference Centres within the Australasian region.

#### ***Environmental Responsiveness***

- 3.43 Provide consideration and retention where possible of the existing trees onsite, including those identified as protected or other notably significant.

### Convention Centre Options

- 3.44 Three locations for the Convention Centre were proposed by FearonHay and Populous for consideration and testing. Locations One and Two positioned the Convention Centre within the Freehold Block fronting Man Street, while Location Three reviewed the Reserve Block as an option.



**Figure 8: From Appendix B – Convention Centre Location Option**

- 3.45 Option Three reviewed placing the Convention Centre to the north-eastern corner of the Reserve Block and within a make-up of land created by the Isle Street extension proposal. To the site's east and southern flanks the James Clouston Memorial Reserve lies.
- 3.46 The sole advantage of this site is its proximity to the Queenstown Township centre.
- 3.47 Visibility of a potential Convention Centre from Man St is greatly reduced by the existing vegetation within James Clouston Memorial Reserve, including a large cluster on the corner of Man and Hay Streets, as well as an additional cluster of exotic and protected cedars fronting Man Street. While it could be possible to remove the non-protected trees on the Memorial reserve, this was considered an unfavourable option.
- 3.48 Vehicular access to Location three would be limited via Isle Street, with the James Clouston Memorial Reserve inhibiting direct connectivity from Man or Hay Streets. Alternatively, pedestrian routes to the site would be reduced in length to the township centre, with the main thoroughfare via Man Street and the Brecon Street Stairs. Hay Street was considered to be an unnatural pedestrian connection due to its steepness in terrain.
- 3.49 The available area and narrow nature of the site diminish the ability for future expansion of the Convention Centre. Additionally integration of a market square or supplementary commercial development would be limited without crossing vehicular thoroughfares.
- 3.50 At the time the Queenstown Lakeview Development Masterplanning report was being compiled, the final outcome of tenure and commercial lease of the Campground was unknown. As a consequence Location Three was considered as a less secure location.



- 3.51 It was of our opinion that Location Three was not best suited for a potential Convention Centre.
- 3.52 Location One reviewed a potential Convention Centre within the Freehold Block, and positioned it to the south-eastern corner fronting both Thompson and Man Streets. The advantage of this site is it positions the Convention Centre in the location most accessible for public use on the Lakeview site. In addition to this, its position has a prominent view shaft and connection along Man Street.
- 3.53 The outlook afforded from Location One was highlighted as the most prominent on the Lakeview Site and provides uninterrupted views to the south overlooking The Remarkables, Cecil Peak, Walter Peak and Lake Wakatipu. Secondary views to the north are equally as impressive with rising vegetated landscape of Ben Lomond as previously mentioned.
- 3.54 Access and connectivity to Location One is provided by dual vehicular entries from Man and Isle Streets. The main pedestrian access routes to this location would include Man Street via the Brecon Street steps, or alternatively Brunswick Street via Beach Street or the Lake Esplanade.
- 3.55 This size of achievable land parcels within Location One provides the opportunity for future expansion and growth for a Convention Centre in the future. In conjunction, integration with a proposed market square is also feasible and amalgamation with supplementary commercial development is achievable.
- 3.56 Location Two reviewed a potential Convention Centre within the Freehold Block, and positioned it to the south-western corner fronting Thompson Street.
- 3.57 Location Two has many similarities and resemblances to Location One including access and connectivity, outlook, expansion and growth, and integration with a proposed market square and supplementary commercial development.
- 3.58 Variances to Location Two include a less prominent connection with Man Street. However the advantages for this locality include a prominent visual connection with Brunswick Street, as well as the existing contours being more suited for a Convention Centre building mass and split level or two tiered programme.
- 3.59 The Queenstown Lakeview Development Masterplanning Report concluded that Location One was the best siting for the Convention Centre with reference to the criteria set and urban design principles.

*Design Considerations Post 'Lakeview Development Masterplanning Report'*

- 3.60 Following the submission of the 'Lakeview Development Masterplanning Report', subsequent design investigations continued on the size and spatial requirements of the Convention Centre with integration of the Ngāi Tahu Hot Pools development.
- 3.61 In parallel, design investigations began on the Market Square. This included a review of the spatial parameters required, potential community facilities and provisions, promotion of safe and attractive pedestrian connections for walking and cycling, as well as shared spaces to elevate the sense of place.
- 3.62 Through these site and design investigations, the following considerations became apparent:
- a) Moving the Convention Centre towards the south-western corner fronting Thompson Street, referred to as Location Two fore mentioned, would greater aid the spatial requirements required of a Convention Centre with a brief of 750 delegates.
  - b) Moving the Ngāi Tahu Hot Pools development towards the south-eastern corner fronting Thompson and Man Streets, referred to as Location One fore mentioned, would aid in the protection and sensitivity of the existing protected trees while also providing added amenity for a landscape emphasized design composition.
  - c) The low-rise scale of the Ngāi Tahu Hot Pools development located in the fore mentioned location would aid in continuing a visual connection of the Convention Centre from Man Street, while also provide users of the Market Square with prominent views over the Hot pools to Cecil Peak and the Remarkables beyond.
- 3.63 These design investigations and conclusions were adopted into the 'Urban Design Framework' of the Lakeview site.

#### **4. VISUAL EFFECTS OF DEVELOPMENT TO 24m AT 34 BRECON STREET**

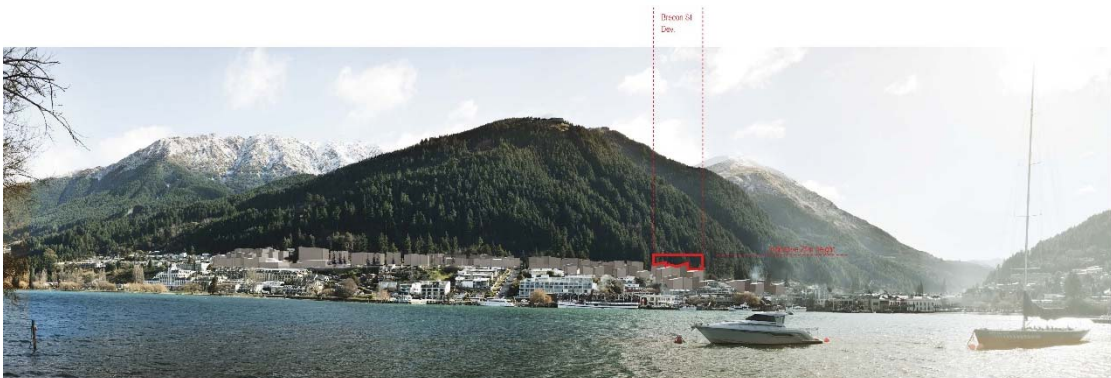
- 4.1 FearonHay provided additional block montages to assess and appreciate the significance of a 24 metre development to 34 Brecon Street. These montages were based on material presented within PC50, modified to show the location of 34 Brecon Street, as well provide an indicative height of where 24 metres might sit in relationship to its context.



**Figure 9: Appendix B – Montage to Viewpoint 6**



**Figure 10: Appendix B – Montage to Viewpoint 7**



**Figure 11: Appendix B – Montage to Viewpoint 8**

- 4.2 During this process I discovered that a previous statement supplied to Mr David Gibbs was incorrect, and that the location of 34 Brecon Street was evident within Montage 6 and not obscured by the lakefront tree within the photo. At this point we included Montage 6 in the fore mentioned study.
- 4.3 I have also reviewed the evidence submitted by Mr Gibbs, most notably Figure 7 as shown on page 14 of his evidence depicting a 24 metre high development from the Cemetary view.
- 4.4 Having reviewed Mr Bird's Supplementary Evidence provided, I fully agree and endorse the conclusions reached regarding the visual effects of a 24m high building located on 34 Brecon Street.

## **5. CONCLUSION**

- 5.1 Populous and FearonHay conducted a series of investigations and reports to define potential locations for a Convention Centre within Queenstown Township.
- 5.2 Following a review of three potential sites within the Queenstown Township centre, including Lakeview, Gorge Road and Stanley Street, it was concluded that the Lakeview site was the best suited location for a potential Convention Centre. This recommendation was concluded through an evaluation of set criteria ranging from integration within the existing urban fabric, as well as an ability for accommodating a Convention Centre programme and operations.

- 5.3 Review and analysis of the Lakeview site established three potential locations were viable for placement of a Convention Centre. Of these locations, each was tested and evaluated against urban design principles, site conditions, as well as functionality and programme specific for a Convention Centre. From this review, a recommendation was put forward to Queenstown Lakes District Council that the most ideal location be located on the area of land known as the Freehold block fronting Thompson Street.
- 5.4 Further investigations to the parameters of a Convention Centre, Hot Pools Development and a Market Square concluded that the location best suited for the proposed Convention Centre was to the south-western corner of the Freehold Block within the Lakeview site.
- 5.5 Having reviewed Mr Bird's supplementary evidence relating to height and visual effects to 34 Brecon Street, it is of my opinion that 24 metres is too high in building mass for this site.
- 5.6 I would be happy to answer any questions.

Doug Weir

*FearonHay Architects*

**DATED** 19 December 2014

**APPENDIX A: QUEENSTOWN CONVENTION CENTRE SITE ANALYSIS REPORT  
JULY 2013**

# QUEENSTOWN CONVENTION CENTRE

Site Analysis Report

July 2013

## Document Status Sheet

Document Number: RAR.2.001

Project Number: 13-7230-00

Created by: WC

Approved by WC

Revision	Date	Description
A	09.07.2013	DRAFT - For Review and Comment
B	10.07.2013	DRAFT - For Review and Comment
C	11.07.2013	DRAFT - For Review and Comment
D	17.07.2013	FINAL DRAFT - For Review and Comment
E	19.07.2013	FINAL VERSION
F	24.07.2013	UPDATED FINAL VERSION

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# QUEENSTOWN CONVENTION CENTRE

## Site Analysis Report

July 2013



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# Executive Summary

In November 2012 the Queenstown Lakes District Council (QLDC) issued an Request for Proposal (RFP) for the construction of a new international-standard convention and exhibition centre (CEC) in Queenstown that is financially self-sustaining and of a quality that attracts conferences with high-value international delegates.

At the time of issuing the RFP no specific site had been approved for the location of the CEC although earlier in 2012 an Expressions of Interest process had occurred to identify possible locations.

This document is a review of three sites that were offered for consideration in the EOI process. It outlines and compares the strengths, weaknesses and opportunities of each site with regards to its ability of housing the CEC.

The three sites are;

- Lakeview Site - an approximately 5Ha site located west of the Queenstown CBD and fronted by Thomson and Man Streets.
- Gorge Road site - a 0.598Ha site located north of Queenstown CBD and on the corner of Gorge Road and Boundary Street.
- Stanley Street site - a 0.63Ha site located north of the Queenstown CBD and in between Stanley, Beetham and Ballarat Streets.

## Site Analysis Methodology

Each site has been analysed by reviewing the following two key aspects;

- Description of site which includes commentary on the size, orientation, available views, planning conditions and any other notable features.
- Impact the site has on the functionality and appeal of having a CEC located within it.

In order to consistently and fairly review this second point a base scope of key areas for the CEC has been formulated from which a draft design scheme for each site has been designed and is displayed within this report.

In summary the key areas for the CEC are;

- Plenary Hall for 750 people
- Banquet Hall for 750 people.
- 900 sqm of Meeting Space
- External Exhibition Plaza (if possible)
- Various BOH and FOH spaces required for the above key areas.

The configuration of each scheme has been adapted to suit the characteristics of its host site but the size of the key areas is consistent across the three schemes.

Indicative renders have also been produced of the convention centre schemes at each site to provide a 'look and feel' of the overall appearance and massing.

From this wide ranging analysis general positives and negatives of each site have been identified. Such aspects have been further quantified and compared in a scoring matrix so as to provide a clearer indication of the suitability of each site.

The table at the end of the report that compares the 'scores' for each site clearly illustrates that the Lakeview Site is the site that is best suited to host the proposed Convention and Exhibition Centre.

## Report Authors

The drawings, images and commentary provided within this report has been primarily compiled by Populous and Fearon Hay along with The Conference Company.

Populous is the largest and most experienced Convention Centre design specialists in the world. Since the early nineties we have master planned and designed over 40 Convention Centre projects and have designed hundreds of iconic public assembly buildings the world over.

Fearon Hay Architects have worked in Central Otago & Southern Lakes for the last 12 years and have been responsible for the design of a number of highly acclaimed buildings within Queenstown. They have delivered projects across many project types including housing, hospitality projects, hotel and lodge facilities and multi-tenanted commercial buildings.

The Conference Company organises conferences and events throughout New Zealand and Australia on behalf of national and international professional associations, government organisations and corporate clients. The company also manages exhibitions, standalone expos, and develops and manages awards programmes. In 2002 it became a member of the International Association of Professional Congress Organisers (IAPCO).

Southern Planning Group have also provided input as to the Planning Conditions for each site.



Elevated photograph of Queenstown showing the three proposed sites







# Lakeview Site



# Lakeview Site

## Size & Orientation

The Lakeview Site is approximately 5Ha in size and located west of the CBD that is fronted primarily by Thomson Street as well as Man Street.

It has an irregular shape and in approximate terms its short axis is approximately 174m wide and the long axis approximately 238m long. It is bounded by and includes a section of cliff face to its rear North West border. This portion of land is unfit for development of any built form so there is approximately 3.5Ha of developable land on this site.

## Features

### Topography

The site falls approximately 50m at some points over its short axis but this accentuated by a cliff face to the North West border. The middle portion is relatively flat and falls approximately 8m over a 120m distance. This area forms a platform to where a CEC would logically be located.

### Trees and Vegetation

There are a significant amount of trees on site that range in importance from low to trees that have significant stature. These latter trees are mainly located to the east middle and far east of the site but are not large in number. An arborist's report for further detail is recommended.

### Wind and Shade

The elevated nature of the site increases its wind exposure. The predominant wind direction for Queenstown is from the South and West directions and the Lakeview Site is exposed to these prevailing winds.

The Lakeview site's adjacency to the cliff at the base Ben Lomond means that it suffers from a lack of sunlight particular in the winter (from midday) and in parts of the afternoon for other parts of the year.

### Geotech

There are no known adverse geotechnical conditions on this site. A more detailed geotechnical survey is recommended to obtain further detail.

### Views

Views from the Lakeview site are clearly one of its major

attributes. To the south it has magnificent and uninterrupted views of The Remarkables, Cecil Peak, Walter Peak and Lake Wakatipu. To the north east glimpses of Queenstown Hill are also present and views to Coronet Peak are available from the northern parts of the site.

### Proximity to CBD

The Lakeview Site is approximately 500m or a 8-10 minute walk from the Queenstown central business and entertainment district. The site is elevated above the CBD however so the pedestrian journey to the site is a steep uphill walk in some parts.

## Planning Considerations

### Land Ownership

The land is owned by the QLDC in a fee simple Certificate of Title.

### District Plan Zoning

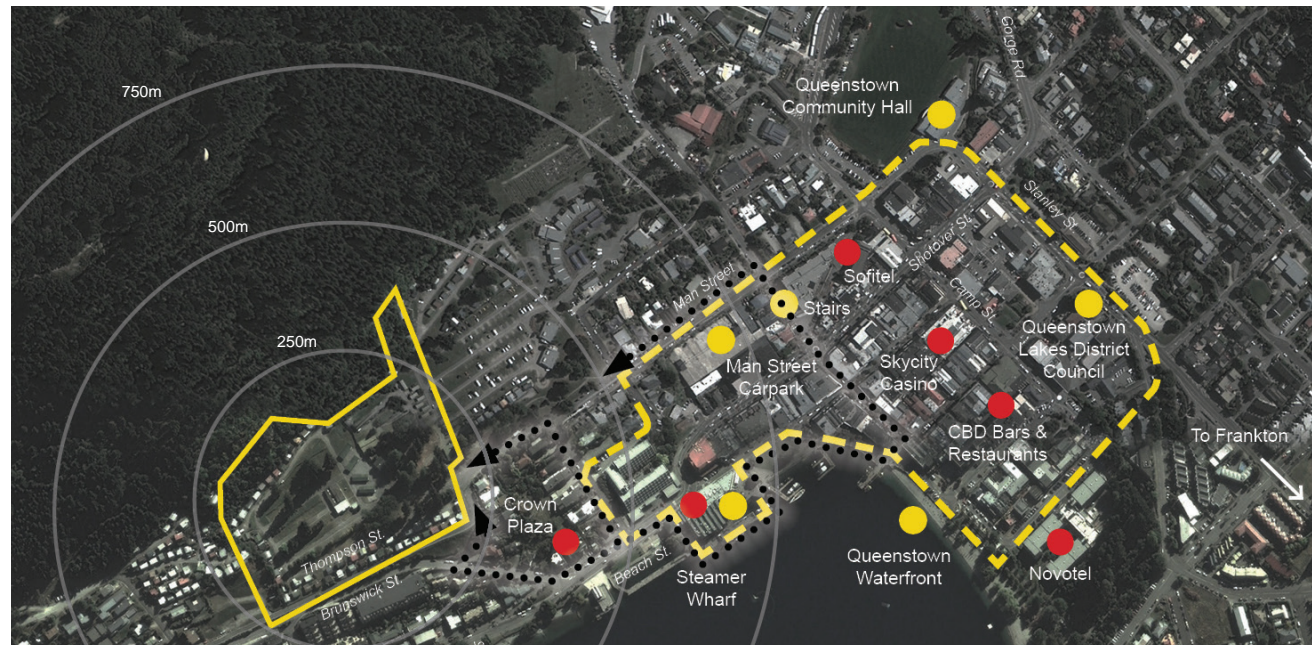
The site is contained within the High Density Residential Zone (Sub-Zone A).

### Other Matters

There is nothing that stands out for this site.

### Planning Commentary

The development of the conference centre on this site is feasible from a resource management perspective. Whilst the site is presently zoned residential, key points that will assist in obtaining the necessary planning permission is the location of the site and the fact that the QLDC owns the majority of the adjoining/nearby land.

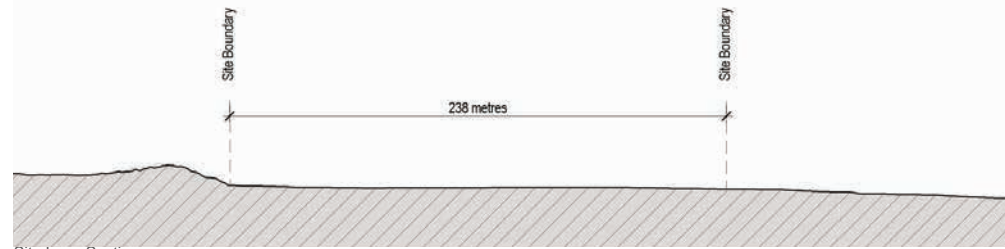


Proximity Diagram

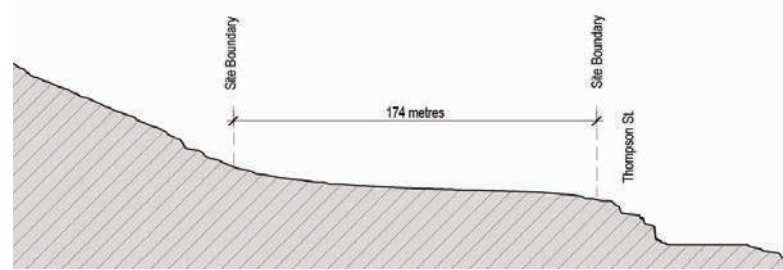




Site Plan - Existing



Site Long Section



Site Cross Section



View looking into site from intersection of Man and Thomson Streets



View looking out from site to The Remarkables and Cecil Peak.



View looking into site from Western boundary



# Lakeview Site

## Design Commentary - Populous & Fearon Hay

### Advantages & Opportunities:

- Excellent vistas of Queenstown and the surrounding landscape
- Unique opportunity for views from many functional spaces
- Natural site contours works with split level building layout
- Minimal 2 level construction
- Adequate space for functional areas
- Optimized multi-functional layout
- Ample room Outdoor Exhibition space that can be used for additional carparking
- Multiple arrival points
- Hidden loading dock and separate service lane
- Identifiable from the city centre
- Future expansion space surrounding
- Clear surrounding site for related development and on site parking

### Disadvantages:

- Uphill walk from city

## Operational Commentary - The Conference Company

### Site Commentary

*Site size/shape* - The site size and shape means an optimal layout and design can be achieved. Equally importantly, the site size also allows for future expansion.

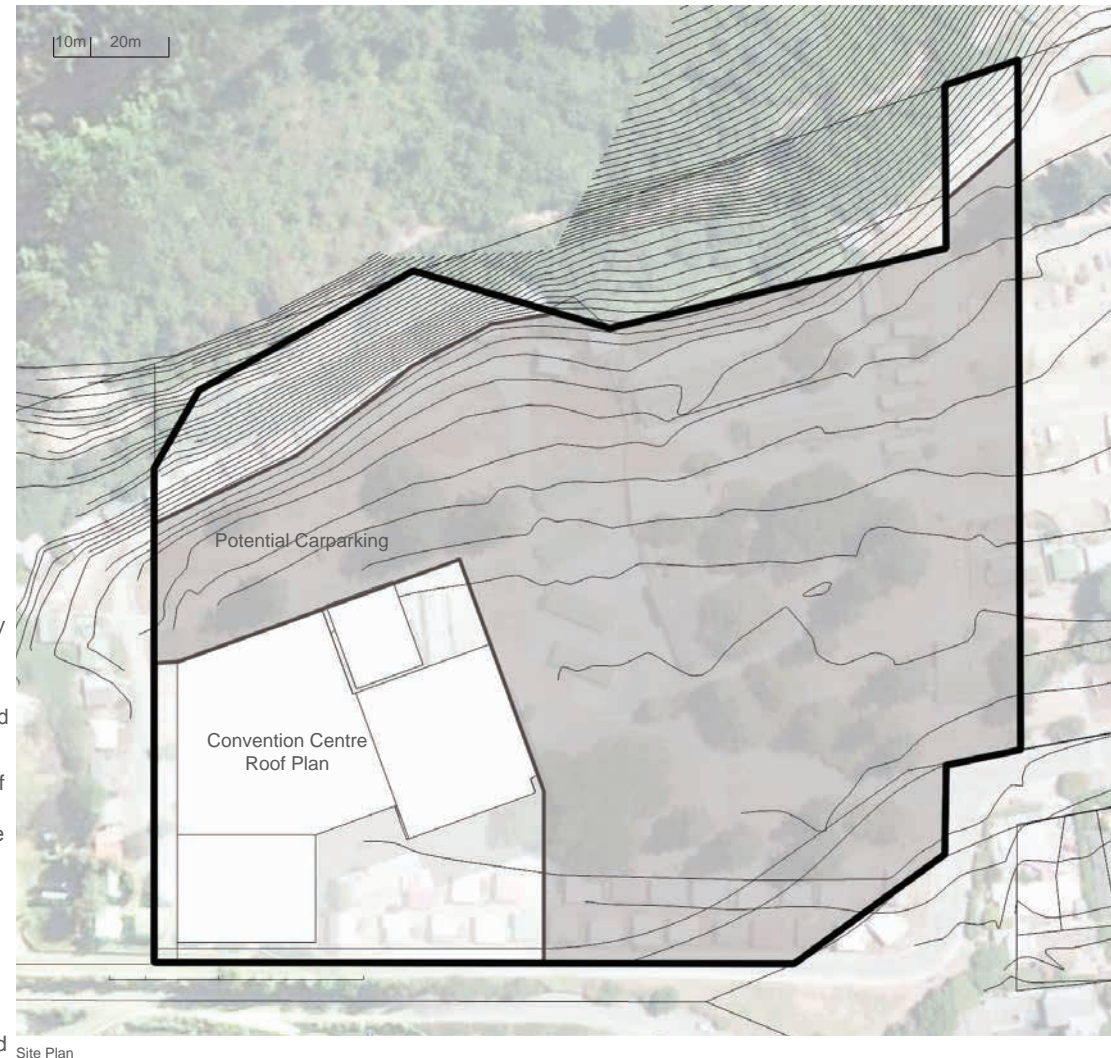
*Topography of the site* - The flat nature of the site is ideal for a Convention Centre, e.g. vehicular access, pedestrian access, movement of people within the centre, indoor/outdoor flow. The way the land rises behind the site means the size of the building does not dominate the landscape.

*Environment* - 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 and an appealing fit-out within a Centre are key buying criteria for organisations hosting conventions and events. The site provides the opportunity for all of these elements.

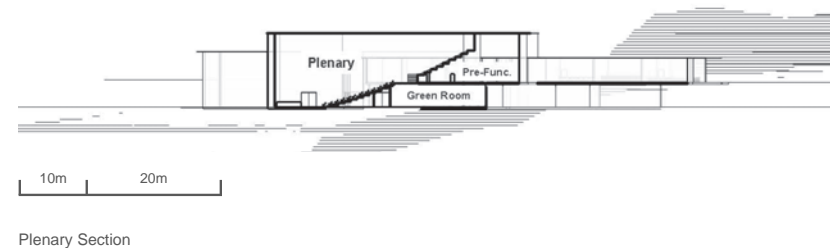
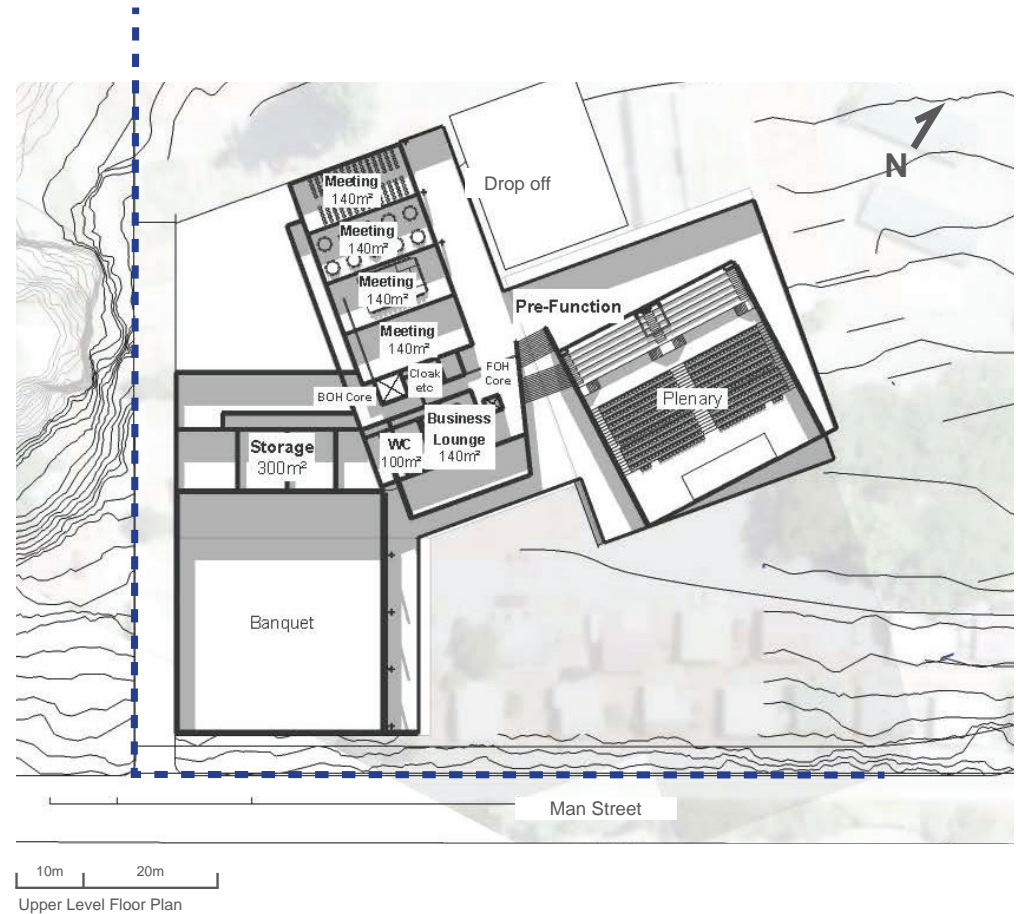
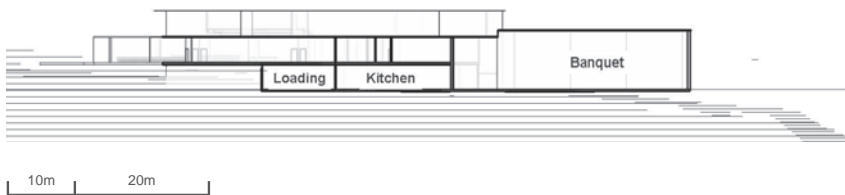
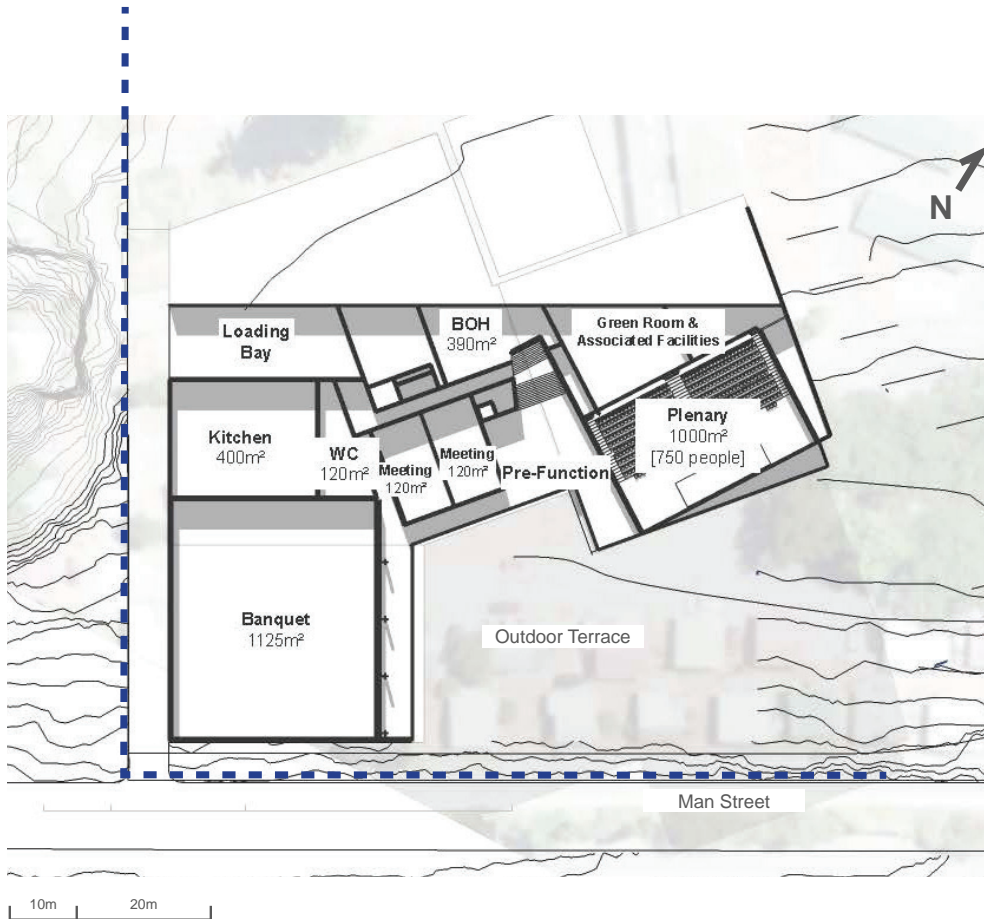
*Proximity to city centre* - Walking time to the centre of town is within the 10-15 minute timeframe readily tolerated by convention attendees. The steepness of a short portion of the walk could be mitigated by the installation of a covered escalator at some point along Man Street.

*Proximity to accommodation* - Walking time to a variety of accommodation towards the city centre and towards Fernhill is within the 10-15 minute timeframe readily tolerated by convention attendees. As mentioned above, the steepness of a short portion of the walk towards the city centre could be mitigated by the installation of a covered escalator at some point along Man Street.

*Overall site appeal* - The site offers all of the features required for the Convention Centre. The only slight drawback is the steepness of the walk to and from the city centre and accommodation in the same direction.



Site Plan



# Lakeview Site

## Comments on Proposed Layout

*Orientation* - The site allows for daylight and good views from a number of the meeting rooms, the plenary hall and the banquet/exhibition hall. The availability of daylight in meeting spaces is now a consideration when hirers are assessing venue options. Parking space is discreetly located behind the Centre.

*Levels* - With only two levels and central stairs (as well as lifts) circulation within the Centre is easy and takes little time. This is key for hirers when considering the time for movement between meeting spaces and the exhibition area. Both levels allow for optimal ceiling heights.

*Front of house* - Having two entry points allows for separated entry when there are two concurrent events. The placement of the various spaces within the Centre has a logical flow.

*Back of house* - The loading bay is separated from front of house but still readily accessible. The exhibition area is on the same level as the loading bay, allowing for ease and speed of pack-in/ pack-out. Back of house areas do not intersect with front of house areas. All front of house areas can be readily serviced from back of house.

*Outdoor area* - The outdoor area connects well with the Centre, offering space for relaxation and possibly also for outdoor exhibits.

## Advantages of Site/Layout

- Flat site
- Site allows for optimal layout/design
- The bulk of the building is not prominent on the landscape
- Iconic views from many areas of the site
- Back of house completely separated from front of house
- Adequate parking space
- Room for expansion

## Disadvantages of Site/Layout

- Steepness of walk to the centre of the city

## Summary

The Lakeview site meets almost all the criteria for the Convention Centre. The matrix to the right provides a score against relevant criteria and reflects the above commentary.

## 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





Conceptual 3D Image of the Lakeview Site Convention Centre looking from Man Street





Conceptual 3D Image of the Convention Centre looking back from the External Exhibition area



Conceptual 3D Image of the inside the Plenary Hall



Conceptual 3D Image looking towards Lake Wakatipu from the External Exhibition Area





Conceptual 3D Image of the Lakeview Site Convention Centre from Queenstown Gardens







# Gorge Road Site

# Gorge Road Site

## Size & Orientation

The Gorge Road Site is 0.598Ha site that is bounded by Gorge Road and Boundary Street as well as Home Stream along the South West border. It is currently an open air on-grade carpark. It has a triangular shape with varying degrees of width. Refer to the diagram on the right for dimensions.

## Site Features

### Topography

The site is generally flat with a slight (roughly 1m 16m slope) fall from the northern corner to the South West edge. Refer to the sections on the page to the right for detail.

### Trees and Vegetation

There are some mature trees located in the North corner of little significance. There are additional trees adjacent Home Stream and the site's South-west boundary but these are not within the site. An arborist's report for further detail is recommended.

### Wind and Shade

The Gorge Street site is not elevated so is not exposed to any winds more so than any other property within central Queenstown.

The Gorge Road site's is in closer proximity to Ben Lomond than the CBD so is subject to more shade, especially in the winter months, than the CBD and sites further east.

### Geotech

The site is subject to liquefaction in an earthquake event. A more detailed geotechnical survey is recommended to obtain further detail.

### Views

Views are limited from the Gorge Road site. There are limited views to the Cecil Peak, Walter Peak and Ben Lomond as well as the Douglas Fir forest on the east face of the Ben Lomond Scenic Reserve.

There are no views of The Remarkables nor of Lake Wakatipu.

### Proximity to CBD

The Gorge Road Site is approximately 250m or a 3-5 minute walk from the nearest edge of the Queenstown central business and entertainment district.

## Planning Considerations

### Land Ownership

This site is owned by the QLDC in fee simple CT's.

### District Plan Zoning

The site is contained within the High Density Residential Zone (Sub-Zone A).

### Other Matters

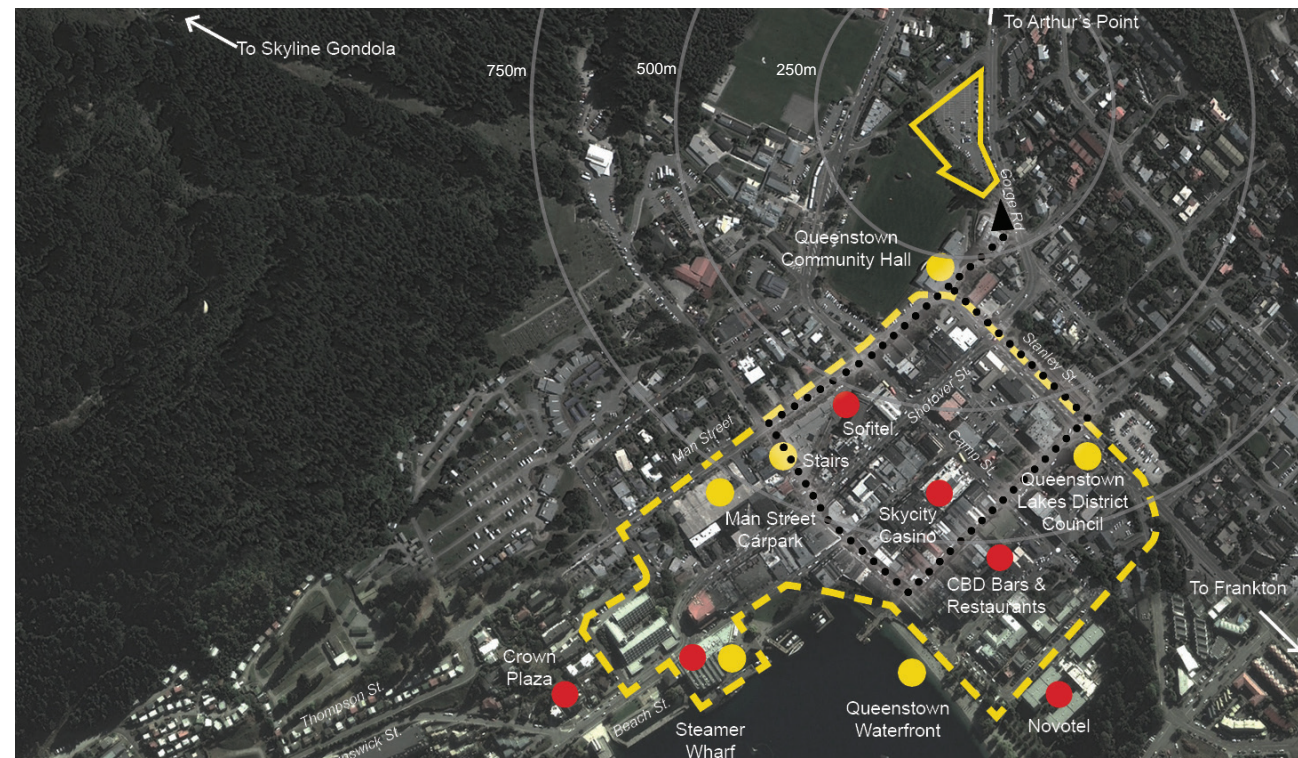
The site designated as a QLDC car park under the District Plan (reference 232). It would appear that this designation provides for the ability to construct a large car parking building.

### Planning Commentary

Whilst this site is presently contained within the HDRES Zone,

due to its location and present use, it is unlikely that the site will be developed for residential purposes in the future. Also assisting the potential to develop a conference centre on this site is the car parking designation that allows for the development of a large non-residential building to cater for this use.

It is also noted that previous work undertaken by the Council has earmarked the potential rezoning of this site from residential to commercial as part of the pending District Plan review.

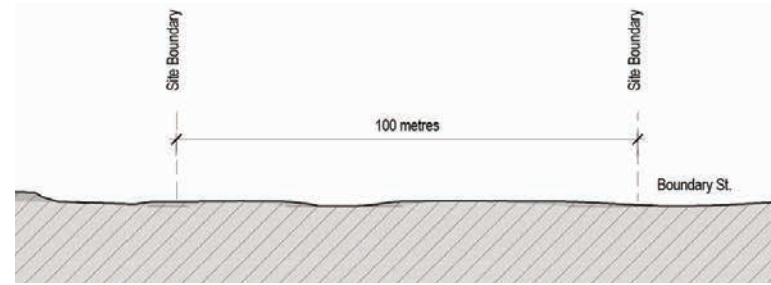


Proximity Diagram

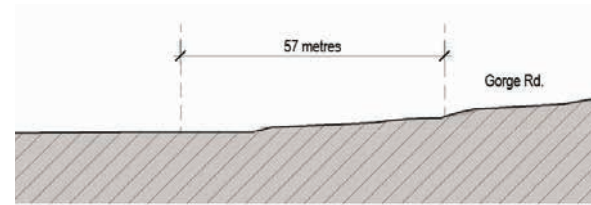




Site Plan - Existing



Site Long Section



Site Cross Section



Panoramic View looking out from the Gorge Road site - from East to North

# Gorge Road Site

## Design Commentary - Populous & Fearon Hay

### Advantages:

- Minimal excavation required to site

### Disadvantages:

- Minimal view opportunities
- Multi-level construction above column free banquet space
- Minimal drop-off space
- No outdoor exhibition space
- Difficult to achieve multiple events
- Minimal Multi-functionality
- Minimised storage space
- Challenges with site conditions
- No on site parking

## Operational Commentary - The Conference Company

### Location

**Site size/shape** - The triangular shape presents a number of difficulties. The optimal shape for meeting, exhibition and catering spaces is a square, however, the site dictates that all the spaces within the Centre are long rectangles. It also means some of the land on the site is not readily usable. There is no space for parking. There is no space for expansion of the Centre unless part of the adjacent playing field is used..

**Topography of the site** - The relatively flat nature of the site is ideal for a Convention Centre, e.g. vehicular access, pedestrian access, movement of people within the centre. As the site is set in amongst a large area of flat land, the bulk and height of the building will be very noticeable from all sides.

**Environment** - The site does not provide any of the 'iconic' views (lake and mountains) which underpin the marketing of Queenstown as a destination.

**Proximity to city centre** - Walking time is short (5 minutes) and the walk is on the flat.

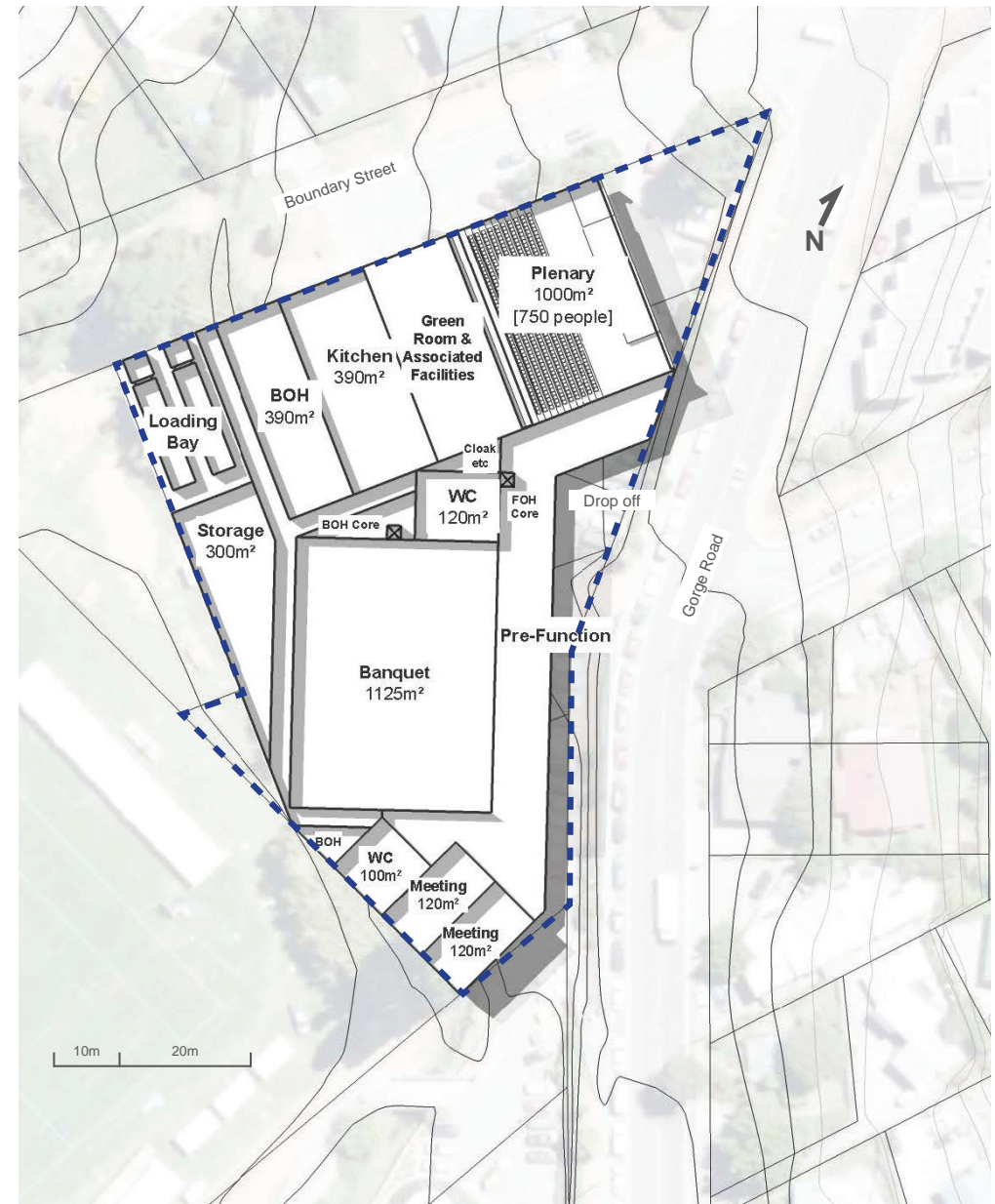
**Proximity to accommodation** - Walking time to a variety of accommodation within the city centre and further up Stanley Street is within the 10-15 minute timeframe readily tolerated by convention attendees. The steepness of the walk up to accommodation on both Stanley and Queenstown Hill is a drawback.

**Overall site appeal** - The plans to the right indicate that a Convention Centre can be accommodated within the site but neither the shape nor the location are ideal for the Convention Centre.

### Proposed Layout

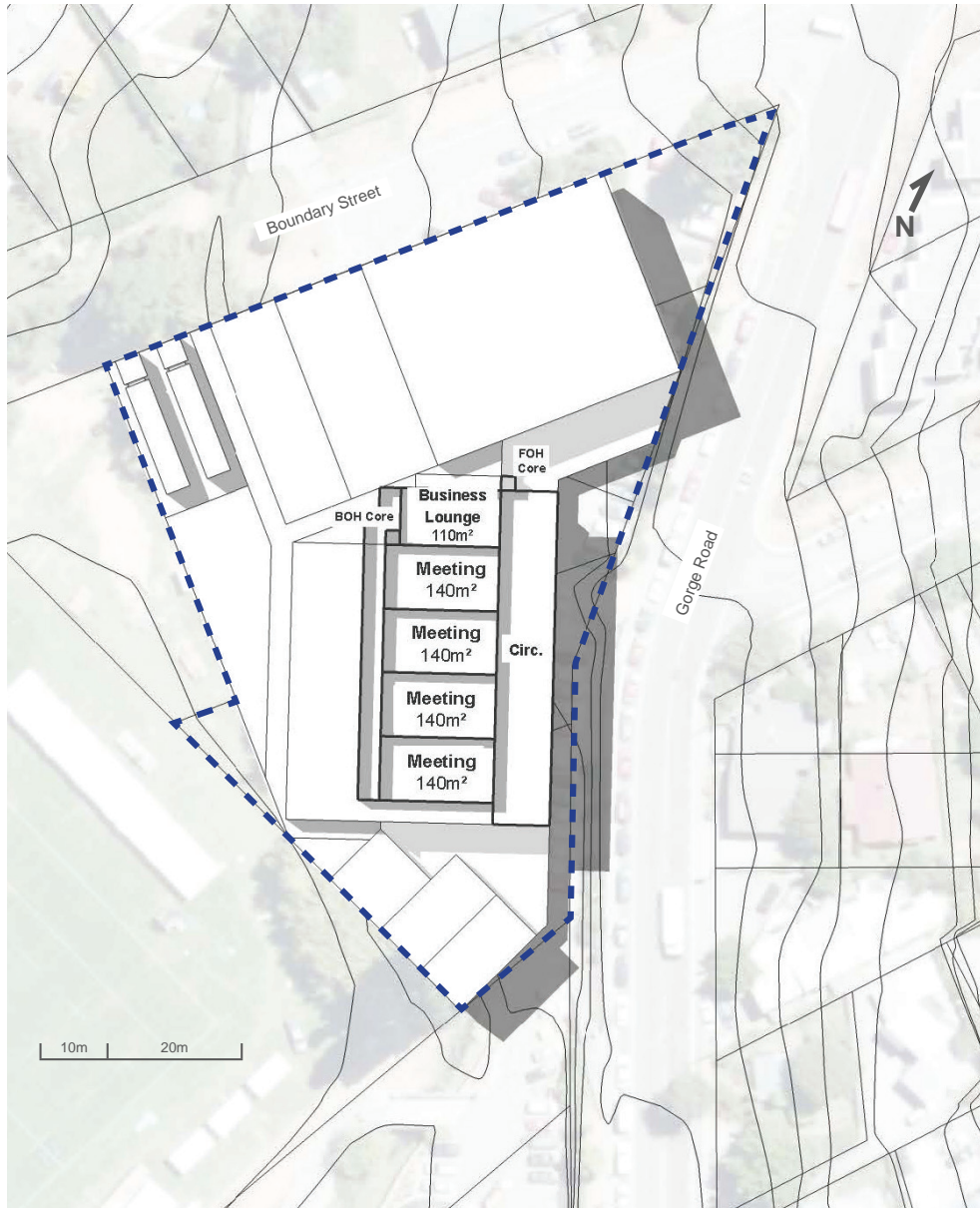
**Orientation** - The site allows for good daylight in the first floor meeting rooms and the plenary hall but less so in the banquet/exhibition area. The site faces a busy main road and there is little space for a porte cochere/ drop-off area.

**Levels** - With only two levels and central stairs (as well as lifts) circulation within the Centre is easy and

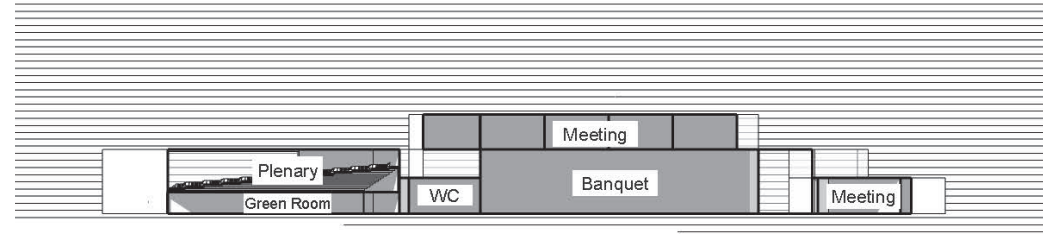


Lower Level



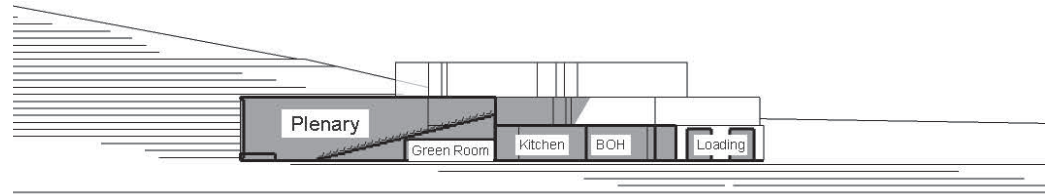


Upper Level



10m 20m

Long Section



10m 20m

Cross Section

# Gorge Road Site

takes little time. Both levels allow for optimal ceiling heights.

*Front of house* - Having only one entry point which is relatively narrow means a potential conflict of hire when there are concurrent events.

*Back of house* - The loading bay is well separated from front of house with entry from another road. The exhibition area is on the same level as the loading bay, allowing for ease and speed of pack-in/pack-out. Back of house areas do not intersect with front of house. All front of house areas can be readily serviced from back of house

*Outdoor area* - There is no outdoor area which always provides an added appeal to Convention Centres.

## Advantages of Site/Layout

- Flat site
- Short walk on flat ground to the city centre
- Back of house completely separated from front of house areas.

## Disadvantages of Site/Layout

- Steepness of walk to accommodation on Stanley St and Queenstown Hill
- No room for expansion
- The shape of some of the internal spaces is not ideal (dictated by the site)
- Lack of iconic views
- Bulk of the building on the landscape
- No parking space

## Summary

The Gorge Road site can accommodate a Convention Centre but it has a number of limitations which have the potential to compromise the appeal and functionality of a Centre located here. The matrix to the right provides a score against relevant criteria and reflects the above commentary.

Queenstown Convention Centre - Site Evaluation Matrix			
Considerations			Gorge Rd
1.1	Promotion of the 'Queenstown' context	View engagement - (Mountains, Lake)	5
1.2		Proximity to civic amenities	9
1.3		Integrated development opportunities	3
2.1	Test to fit brief requirements	Area	6
2.2		Functionality	6
3.1	Functionality and operations	Front of house	6
3.2		Back of house	7
3.3		Loading	7
4.1	Accessibility & Connection to Queenstown	Pedestrian	9
4.2		Public vehicle	9
4.3		Service vehicle	9
4.4		On site parking (cars/coaches/ buses)	1
4.5		Off site parking	9
5.1	Opportunity for expansion and growth	Core use	3
5.2		Commercial/ retail	3
6.1	Open space	Public Use	2
6.2		Convention Centre Use	2
7.1	Site issues	Geotechnical adequacy	5
7.2		Sun penetration	7
7.3		Protected Trees	10
Average Score			5.9

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





Conceptual 3D Image of a Gorge Road Convention Centre







# Stanley Street Site

# Stanley Street Site

## Size & Orientation

The Stanley Street Site is 0.63Ha site that is bounded by Stanley Street as well as Beetham and Ballarat Streets. It is currently an open air carpark. It has a L-shape configuration with lengths of 97m and 82m.

## Features

### Topography

The site is generally flat although it does rise sharply at the two northern borders. The North plot of land along Ballarat Street is 2m higher than the lots along Stanley Street. Refer to the sections on the page to the right.

### Trees

There are some mature trees located along the North-West border but are of little significance. An arborist's report for further detail is recommended.

### Wind and Shade

The Stanley Street site is not elevated so is not exposed to any winds more so than any other property within the CBD.

The Stanley Street site's is in the same proximity to Ben Lomond than the CBD so is subject to the same shade conditions as the CBD.

### Geotech

There are no known adverse geotechnical conditions on this site. A more detailed geotechnical survey is recommended to obtain further detail.

### Views

Views are limited from the Stanley Street site. There are views to Cecil Peak, Walter Peak and Ben Lomond as well as the Douglas Fir forest on the east face of the Ben Lomond Scenic Reserve. There are no views of The Remarkables. There are limited glimpses of Lake Wakatipu from the elevated points along the north borders of the site.

### Proximity to CBD

The Stanley Street Site is adjacent the northern edge Queenstown central business and entertainment district so is a 2 minute stroll from the bars and restaurants of this area.

## Planning Constraints

### Land Ownership

The land is owned by the QLDC. The land is contained within two Fee Simple Certificates of Title. One Certificate of Title includes land on both sides of Ballarat Street, while the second Certificate of Title includes the higher car park located to the south of Ballarat Street.

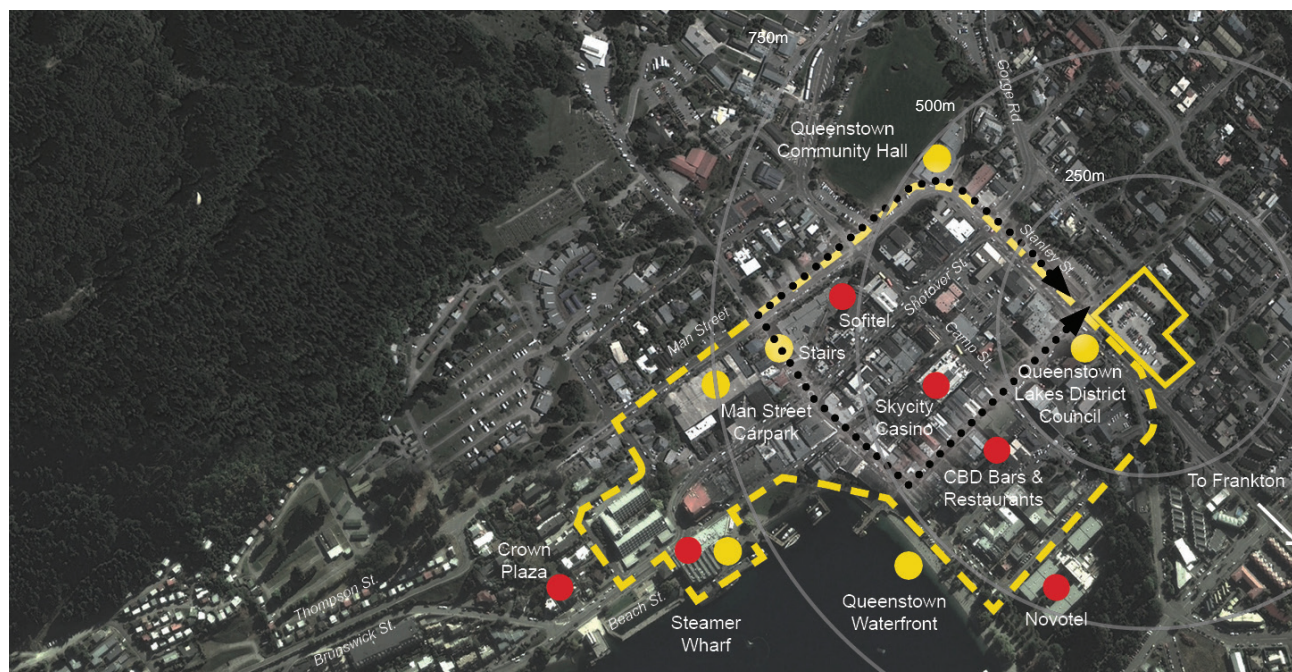
### District Plan Zoning

The majority of this site is contained within the operative Queenstown Town Centre Zone (QTCZ). This equates to approximately 4622m<sup>2</sup>. A portion of this site is contained within the High Density Residential Zone (Sub-Zone A) (HDRES Zone) The area of the latter land is 1668m<sup>2</sup>.

## Other Matters

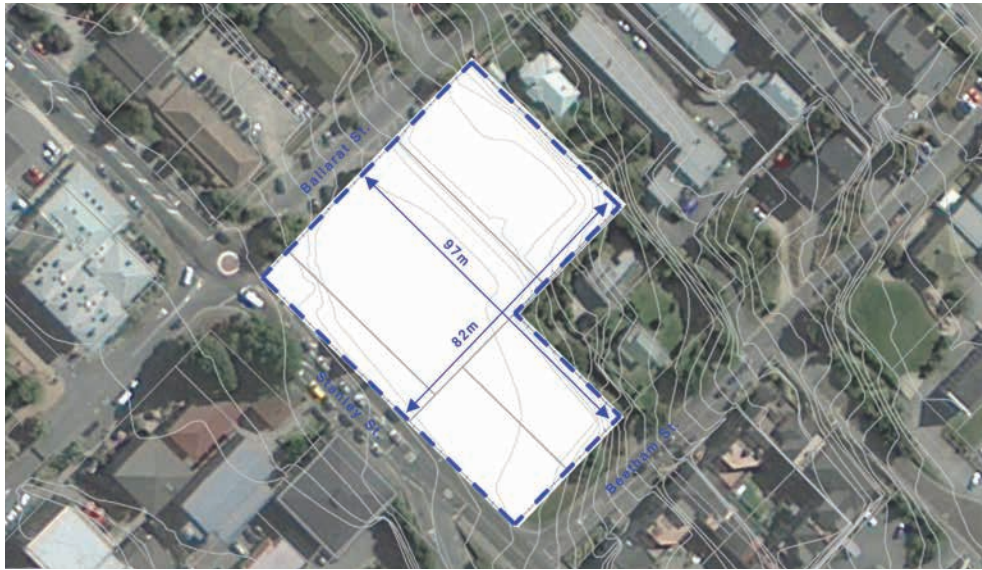
Excluding the land contained within the HDRES Zone, the remainder of this site is designated in the District Plan as a 'Local Purpose Reserve - Community Centre'. In conjunction to the District Plan requirements, any development of the site will be subject to the provisions of the Reserves Act 1977.

This land is subject to the Ngai Tahu Claims Settlement Act 1998.

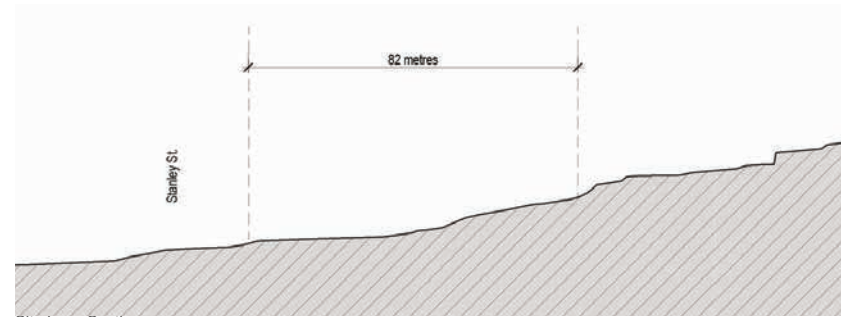


Proximity Diagram

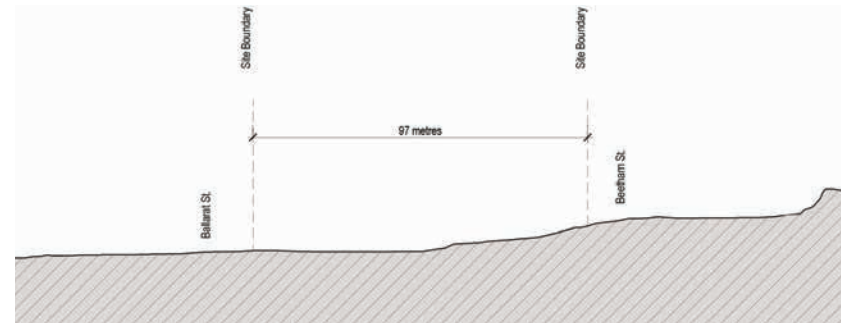




Site Plan - Existing



Site Long Section



Site Cross Section



View of Stanley Street site



View looking South West from inside Stanley Street site

# Stanley Street Site

## Design Commentary - Populous & Fearon Hay

### Advantages:

- Close proximity to the city

### Disadvantages:

- Steep, split level site
- Split functions across three levels
- Construction above column-free plenary hall
- Disconnected drop off area
- Minimal storage space
- Difficult loading location
- Significant area used for BOH and FOH circulation
- Vistas only available at height
- Difficult to achieve multiple events
- No area for future expansion
- No surrounding site development
- No on site parking

## Operational Commentary - The Conference Company

### Location

*Site size/shape* - The confined nature of the site (bounded by roads on three sides), its L shape and its elevation completely dictate the design of the Centre rather than optimal design and functionality being the overarching drivers. There is no space for parking. There is no space for expansion of the Centre.

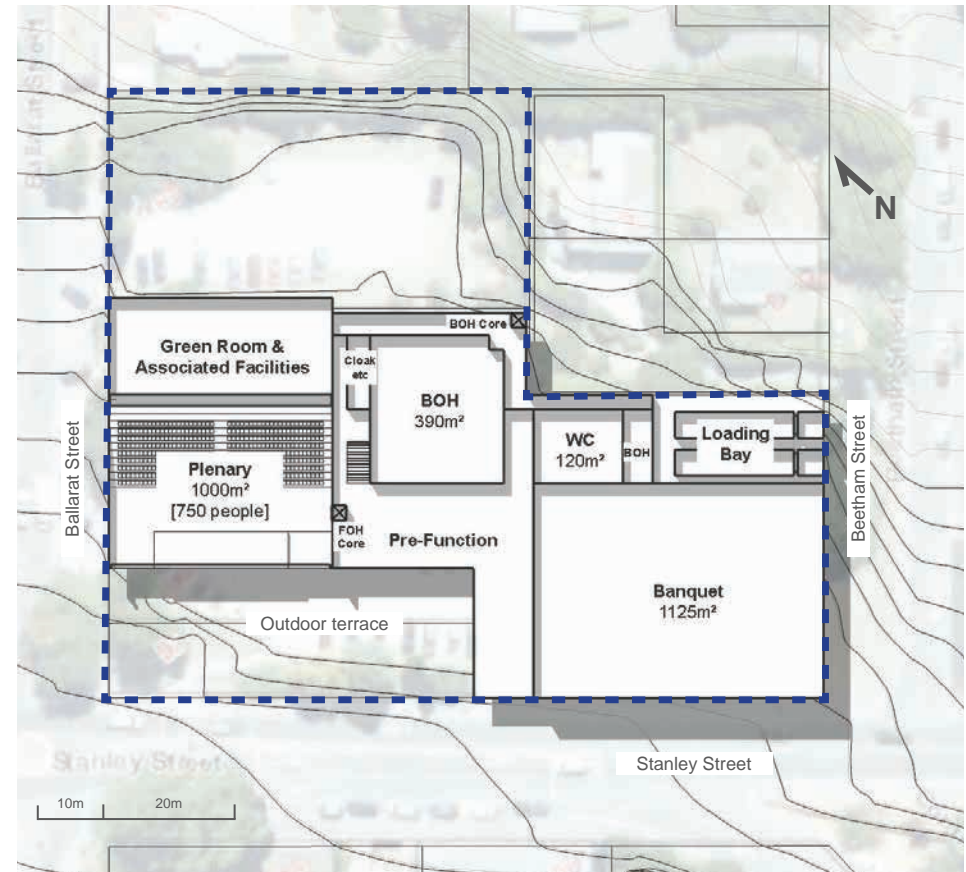
*Topography of the site* - Although the land rises up the hill, the location on the edge of the main road into the city and on one of its busy intersections means that the bulk of the building will be very noticeable from the city centre and the two sides. Entry into the loading bay is on a steep hill and it faces apartment accommodation.

*Environment* - The site only allows for 'iconic' views (lake and mountains) which underpin the marketing of Queenstown as a destination on the top level and even then they are limited. Being set right alongside a busy road, immediately adjacent to the city centre, detracts from a sense of being in amongst beautiful scenery (one of the key drawcards of Queenstown).

*Proximity to city centre* - The site is conveniently close to the city centre.

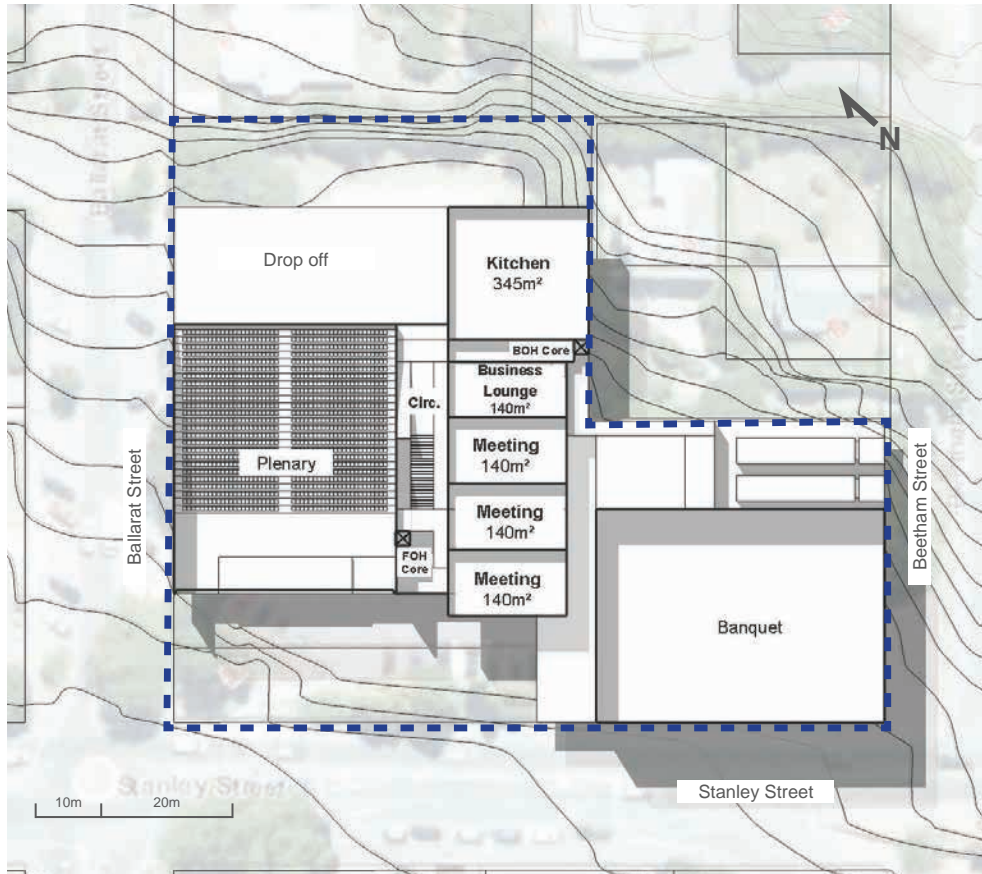
*Proximity to accommodation* - Walking time to a variety of accommodation within the city centre and further up Stanley Street is within the 10-15 minute timeframe readily tolerated by convention attendees. The steepness of the walk up to accommodation on both Stanley Street and Queenstown Hill is a drawback.

*Overall site appeal* - The site is not appealing for the Convention Centre, other than its proximity to the city centre.

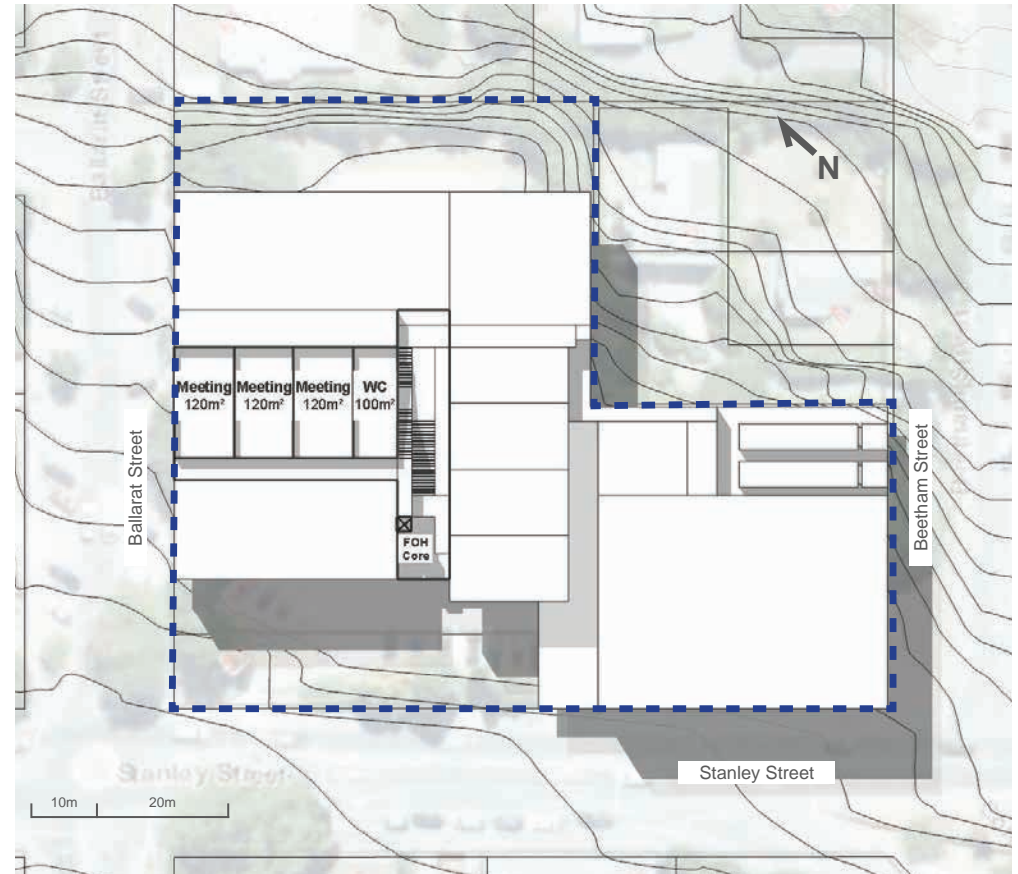


Ground Level

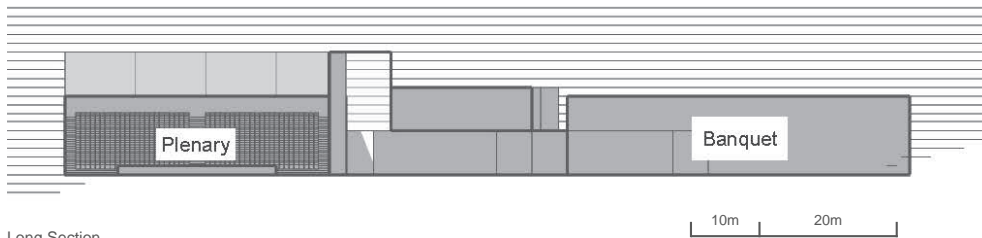




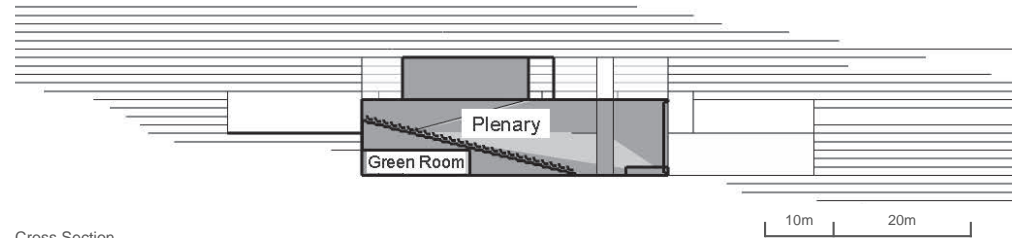
Level 1



Level 2



Long Section



Cross Section

# Stanley Street Site

## Proposed Layout

*Orientation* - The site allows for good daylight in the first floor meeting rooms and the plenary hall but less so in the banquet/exhibition area. The site faces a busy main road so the porte cochere/ drop-off area needs to be at the rear of the Centre on a steep side street.

*Levels* - Having 3 levels of meeting spaces presents circulation difficulties and, in particular delays in movement between meeting rooms and the banquet/exhibition hall. The size of the ground level means the kitchen is one level higher than the banquet hall which presents some operational difficulties.

*Front of house* - Having only one entry point which is very narrow means that a potential conflict of hire when there are two concurrent events. Concurrent events would need to share foyer space. The Banquet Hall looks out on to a main road.

*Back of house* - The loading bay is well separated from front of house with entry from a separate road. The exhibition area is on the same level as the loading bay, allowing for ease and speed of pack-in/ pack-out. Back of house areas do not intersect with front of house.

*Outdoor area* - While there is the space for an outdoor terrace it would be on the edge of a busy road which reduces its appeal and it is unlikely to be well used.

## Advantages of Site/Layout

- Short walk on flat ground to the city centre
- Back of house completely separated from front of house

## Disadvantages of Site/Layout

- 3 levels
- Steepness of walk to accommodation on Stanley St and Queenstown Hill
- No room for expansion
- The location of some of the internal spaces is not ideal (dictated by the site)
- Lack of iconic views
- Bulk of the building on the landscape
- Frontage is a busy street
- No parking space

## Summary

The Stanley Street site dictates the design and layout of the Convention Centre rather than accommodating optimal requirements. The table to the right provides a score against relevant criteria and reflects the above commentary.

Queenstown Convention Centre - Site Evaluation Matrix			
Considerations			Stanley St
1.1	Promotion of the 'Queenstown' context	View engagement - (Mountains, Lake)	7
1.2		Proximity to civic amenities	9
1.3		Integrated development opportunities	3
2.1	Test to fit brief requirements	Area	6
2.2		Functionality	6
3.1	Functionality and operations	Front of house	6
3.2		Back of house	6
3.3		Loading	7
4.1	Accessibility & Connection to Queenstown	Pedestrian	9
4.2		Public vehicle	9
4.3		Service vehicle	4
4.4		On site parking (cars/coaches/ buses)	1
4.5		Off site parking	9
5.1	Opportunity for expansion and growth	Core use	3
5.2		Commercial/ retail	3
6.1	Open space	Public Use	2
6.2		Convention Centre Use	2
7.1	Site issues	Geotechnical adequacy	8
7.2		Sun penetration	8
7.3		Protected Trees	10
Average Score			5.9
7 to 10	Good to great		
4 to 6	Fair to average		
1 to 3	Poor to below average		





Conceptual 3D Image of a Stanley Street Convention Centre

# Summary

The following aspects are the key criteria that should be reviewed when considering a site to host a convention and exhibition centre.

**Sense of place.** A good convention centre should be able to reflect, or ideally celebrate, the attributes the city or town in which it finds itself. It should be a physical advertisement for the region, advocating and enhancing its identity. This can be achieved physically through the architectural style and materials that may encapsulate the local vernacular and/ or visually by taking advantage of any iconic views of the surrounding landscape or townscape.

**Future Expansion.** This is vital. It has been demonstrated time and again at many cities around the world that convention centres will evolve and grow in size.

**Ability for Integrated Development.** Quality modern day convention centres have ancillary retail and restaurant and bar spaces that offer delegates additional features and services and provide a further sense of activity at the convention centre.

**Flexibility.** The ability to host two or even three events at once while not compromising the operation and causing conflicts between events is crucial to a conventions centre success.

**Servicing.** A crucial factor. The site should allow for servicing to occur easily and out of sight from the public areas and be of a size that allows multiple vehicles to load and unload at once. Parking. Parking for cars and even more importantly coaches is also of high importance to the success of a convention centre.

**Outdoor Areas.** Having external exhibition space is also a benefit to any convention centre operator. More and more convenors are wanting external space to exhibit or even demonstrate. Alternative the same outdoor space, if designed and positioned well, can act as another breakout space or retreat for convention delegates.

**Porte Cochere/ Entrance.** First impressions count so having a drop-off area and entrance for that operates clearly and intuitively, has cover and is of an appropriate size is important.

Against this design and operational criteria and other site specific aspects and we have reviewed the three chosen sites and have quantified in tabular form as per the table to the right. Lakeview Site

In review the features of the Lakeview site are;

- 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 site size allows for diversity of integrated facility opportunities as well as future expansion.
- The site allows for car and coach parking options.
- Servicing can occur easily and discreetly.
- Adequate room for Outdoor Exhibition Space that is also an attractive breakout space.
- Design allows for flexibility in use and several events to occur at once without logistical issues.
- Site area allows for two drop-off points with the main once being of a good size.
- There are no onerous site specific issues to deal with.

In review the features of the Gorge Road site are;

- Limited to no views of the surrounding environment. Lacks sense of place.
- The site size only allows for the convention centre itself. No room for integrated development and any future expansion would have to be vertical which is not preferred.
- The site does not allow for car and coach parking options.
- Servicing can occur easily and discreetly.
- No room for Outdoor Exhibition Space.
- Design allows for some flexibility in use but conflict would likely occur when several events at once occur.
- The site faces a busy main road and there is little space for a porte cochere/ drop-off area.
- The site is prone to liquefaction in earthquake events which is a considerable negative aspect.

In review the features of the Stanley Street site are;

- Limited views of the surrounding environment although adjacent to the CBD.
- The site size only allows for the convention centre itself. No room for Integrated development and any future expansion would have to be vertical which is not preferred.
- The site does not allow for car and coach parking options.
- Servicing is difficult as loading bays located along steep part of street.
- Room for Outdoor Exhibition Space although adjacent to busy main road which will affect its appeal as a breakout

space.

- Design allows for some flexibility in use but conflict would likely occur when several events at once occur.
- Adequate space for a porte cochere/ drop-off area.
- There are no onerous site specific issues to deal with.

## Conclusion

The Lakeview site is seen as clearly the best and most complete site in terms of all the criteria against which the sites were evaluated. It will allow for a operationally efficient building that has multiple future expansion and integrated development opportunities from a location that showcases the greatest asset of Queenstown – its landscape.

Correspondingly both the Gorge Street Sites and Stanley Street sites are seen to be average (at best) sites to locate a convention and exhibition centre. Both sites have some benefits (such as proximity to the city centre) and the designs within this report indicate that a facility of the required size could be located within each site. However, both are fundamentally flawed by their spatial limitations which will have significant drawbacks for the day to day operations, flexibility and future expansion opportunities of the centre.

Given that the Convention Centre will be a key civic building and significant investment for the people of Queenstown it is our view that both the Stanley Street and Gorge Road sites not be considered as options for the convention and exhibition centre.

## Queenstown Convention Centre - Site Evaluation Matrix

Considerations			Stanley St	Gorge Rd	Lakeview
1.1	Promotion of the 'Queenstown' context	View engagement - (Mountains, Lake)	7	5	9
1.2		Proximity to civic amenities	9	9	7
1.3		Integrated development opportunities	3	3	9
2.1	Test to fit brief requirements	Area	6	6	9
2.2		Functionality	6	6	9
3.1	Functionality and operations	Front of house	6	6	8
3.2		Back of house	6	7	8
3.3		Loading	7	7	9
4.1	Accessibility & Connection to Queenstown	Pedestrian	9	9	7
4.2		Public vehicle	9	9	8
4.3		Service vehicle	4	9	9
4.4		On site parking (cars/coaches/ buses)	1	1	8
4.5		Off site parking	9	9	9
5.1	Opportunity for expansion and growth	Core use	3	3	8
5.2		Commercial/ retail	3	3	8
6.1	Open space	Public Use	2	2	8
6.2		Convention Centre Use	2	2	9
7.1	Site issues	Geotechnical adequacy	8	5	8
7.2		Sun penetration	8	7	5
7.3		Protected Trees	10	10	6
Average Score			5.9	5.9	8.1

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



**APPENDIX B: QUEENSTOWN LAKEVIEW DEVELOPMENT MASTERPLAN  
DEC 2013**





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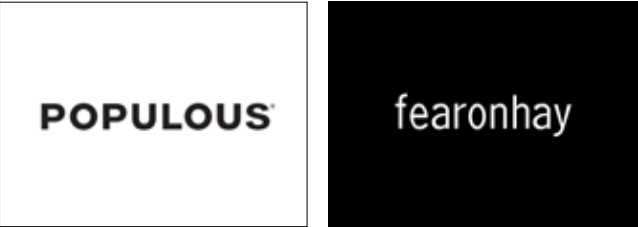


Site Analysis

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 <sup>2</sup>	Mt Crichton (W)
235°14'00"°S / 155°51'50"°E	
Summer rise <sup>0544</sup> / Summer set <sup>2128</sup>	
Winter rise <sup>0820</sup> / Winter set <sup>1659</sup>	

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



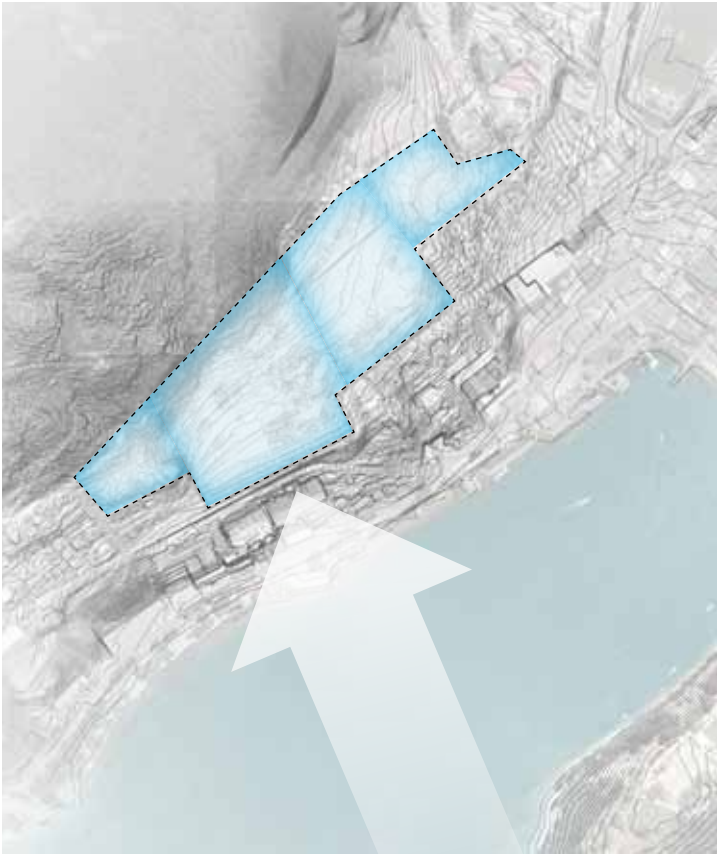


Summary of Site & Key Attributes



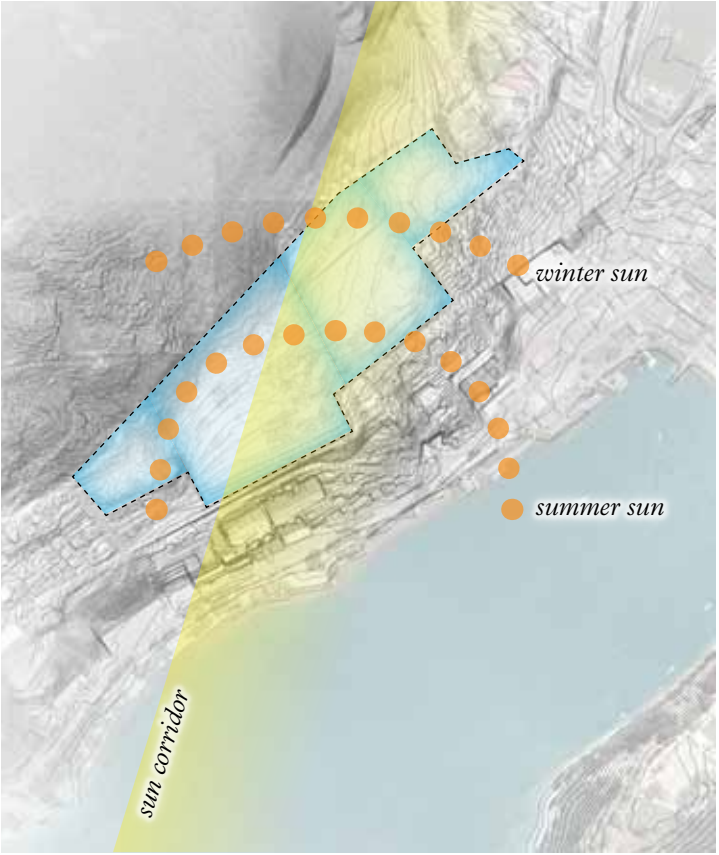
Lakeview Site Analysis  
Vantage points

- Indicative views from site



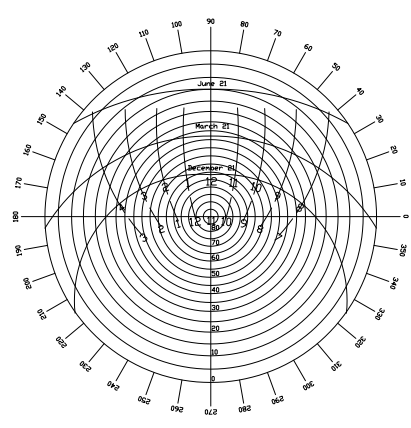
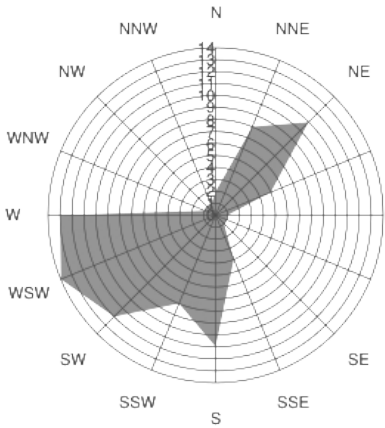
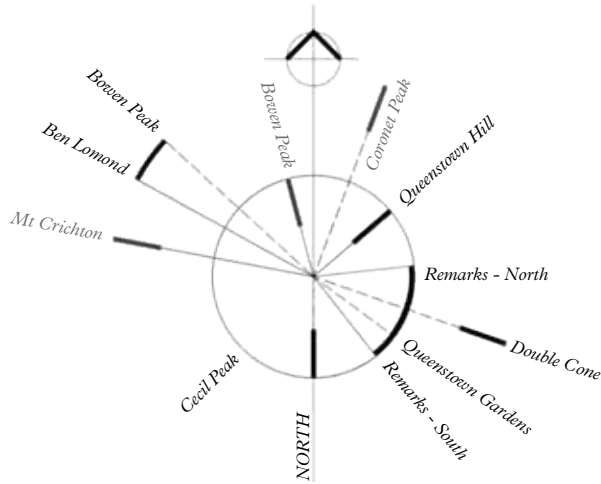
Lakeview Site Analysis  
Main wind direction on site

- Yearly wind distribution average (regional data)

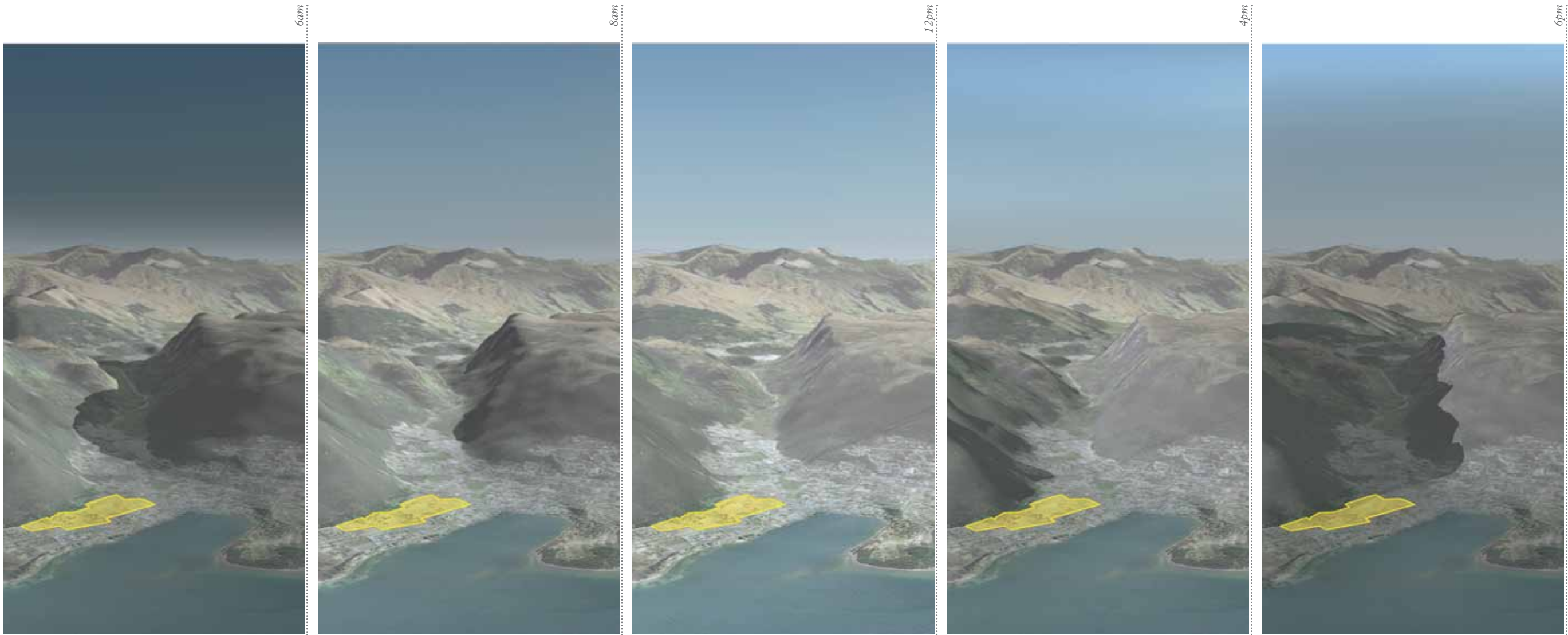


Lakeview Site Analysis  
Sunlight

- Average annual sunshine hours: 2180 (regional data)

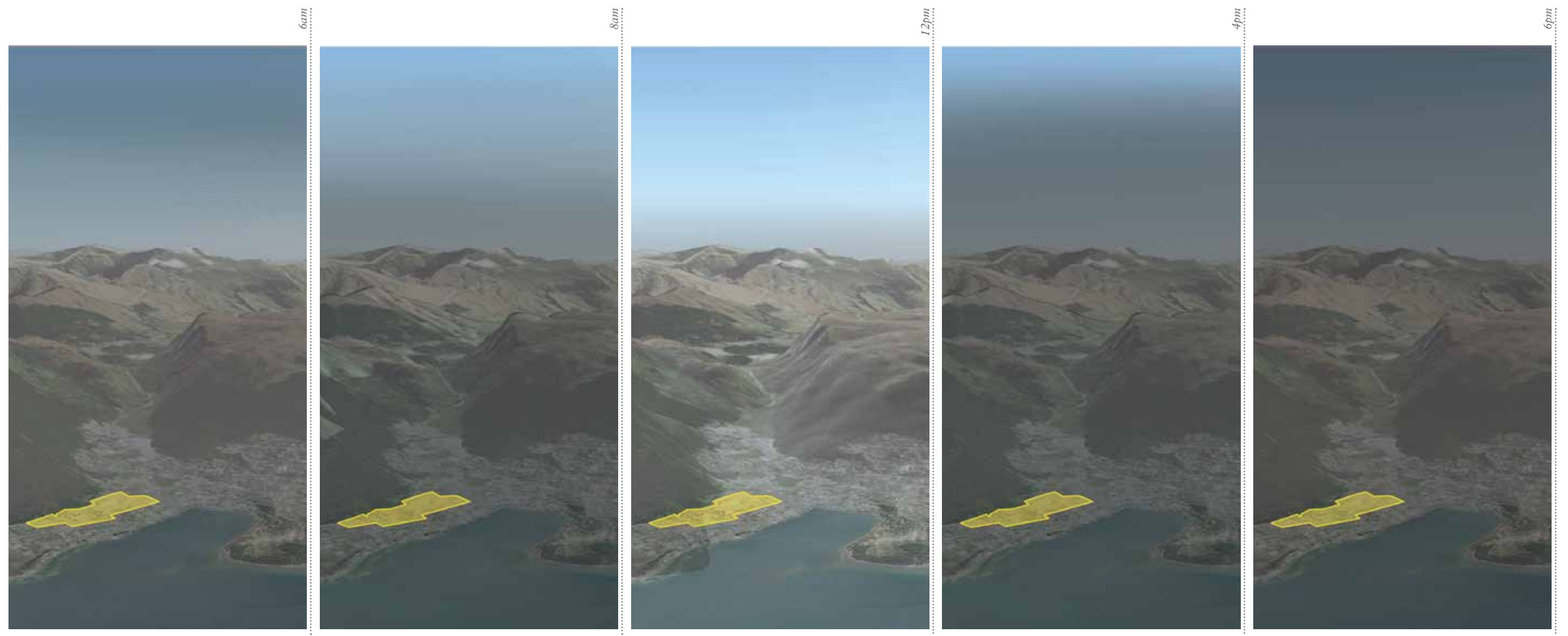


Summary of Site & Key Attributes



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
Total Area	107,477 m2

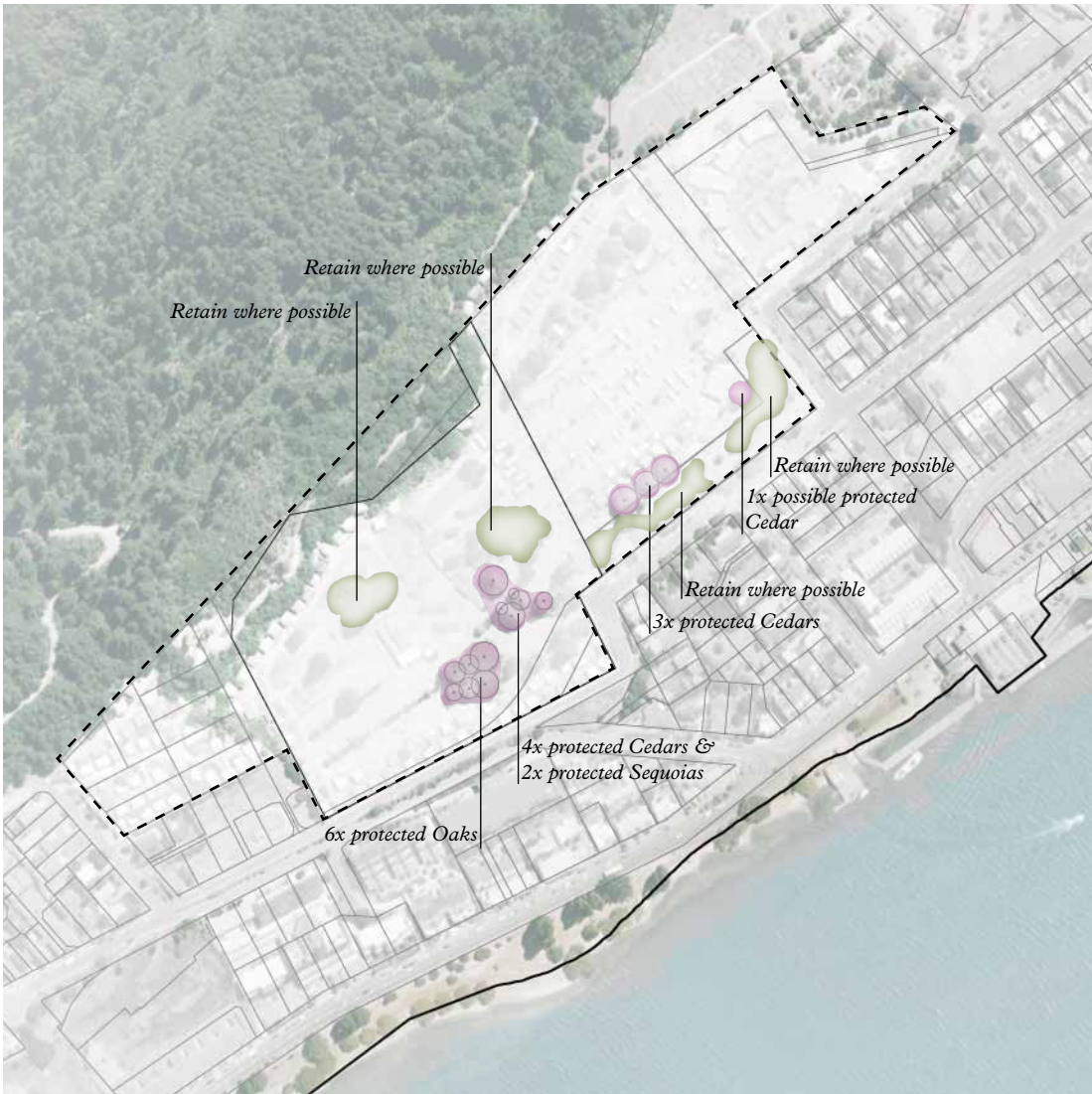


Protected & Significant Vegetation



Existing Trees

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



Proposed Tree Retention

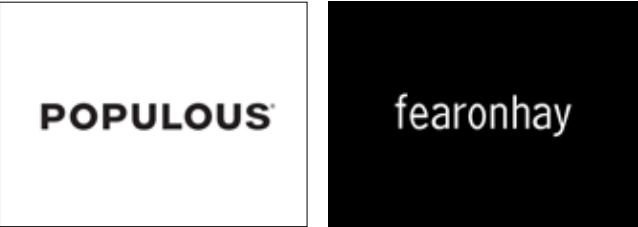
- Retain protected incl. Oaks, Cedars & Sequoias
- Retain other significant mature aged exotic trees where possible





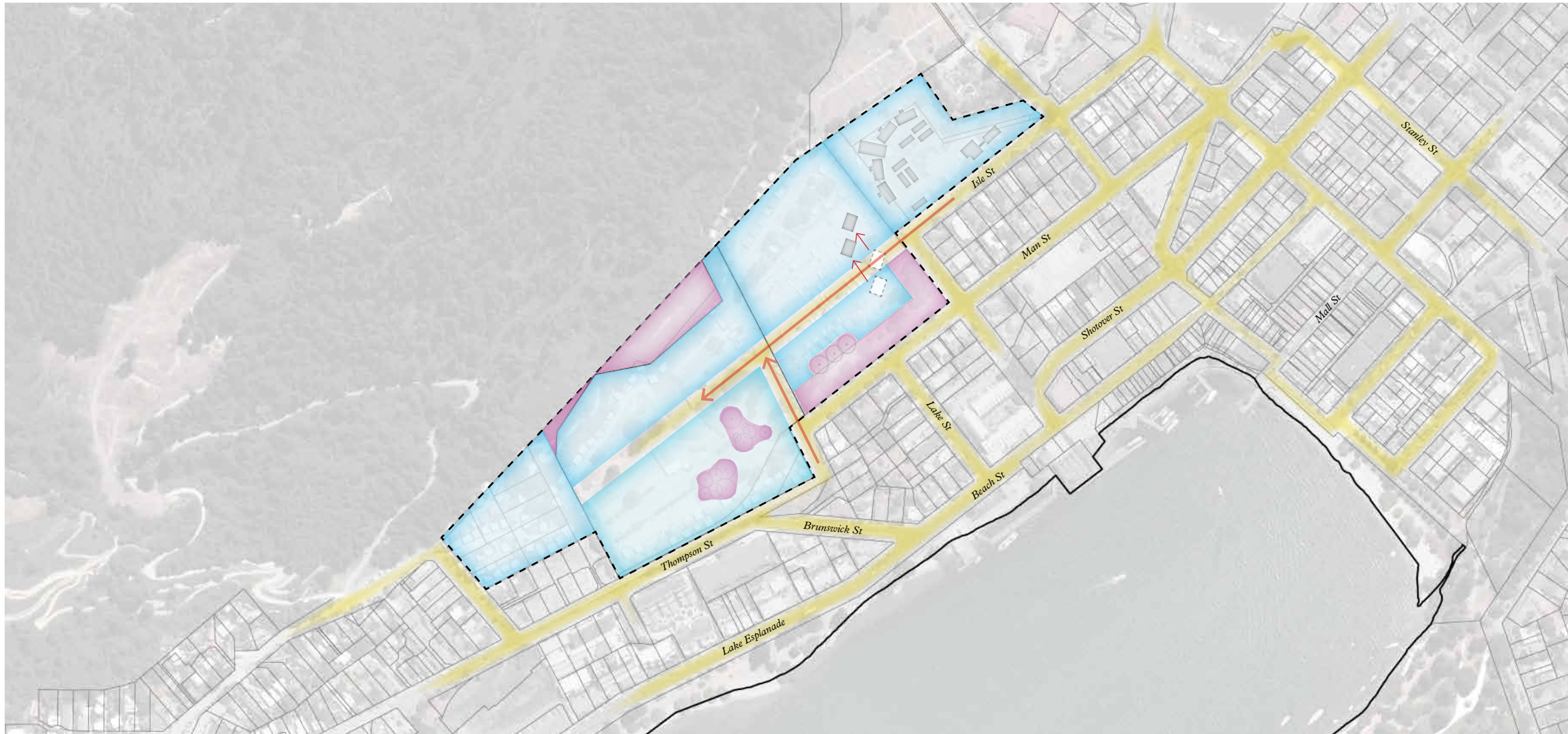
Potential Site Activities & Requirements

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 &amp; 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 &amp; 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 &amp; site adaptability</div>
Hotel and Residential Development	<div>Incorporate vistas of Queenstown</div> <div>Proximity to Convention Centre &amp; 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 &amp; use</div> <div>Positioned to be where public can easily gain access</div> <div>Aids &amp; 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



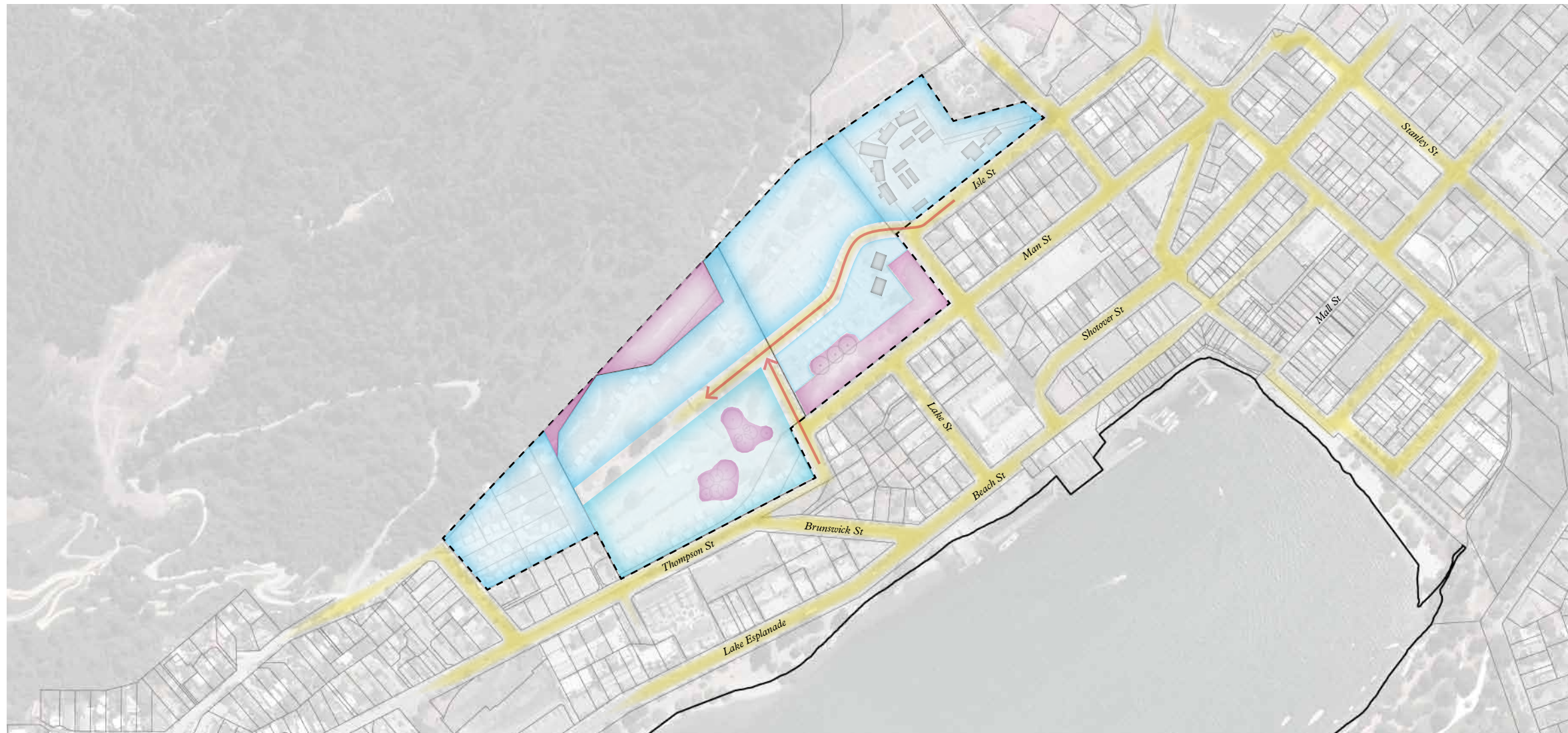
Lakeview Road Access - Option 1 (Recommended Option)  
Extension of Isle St

- 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



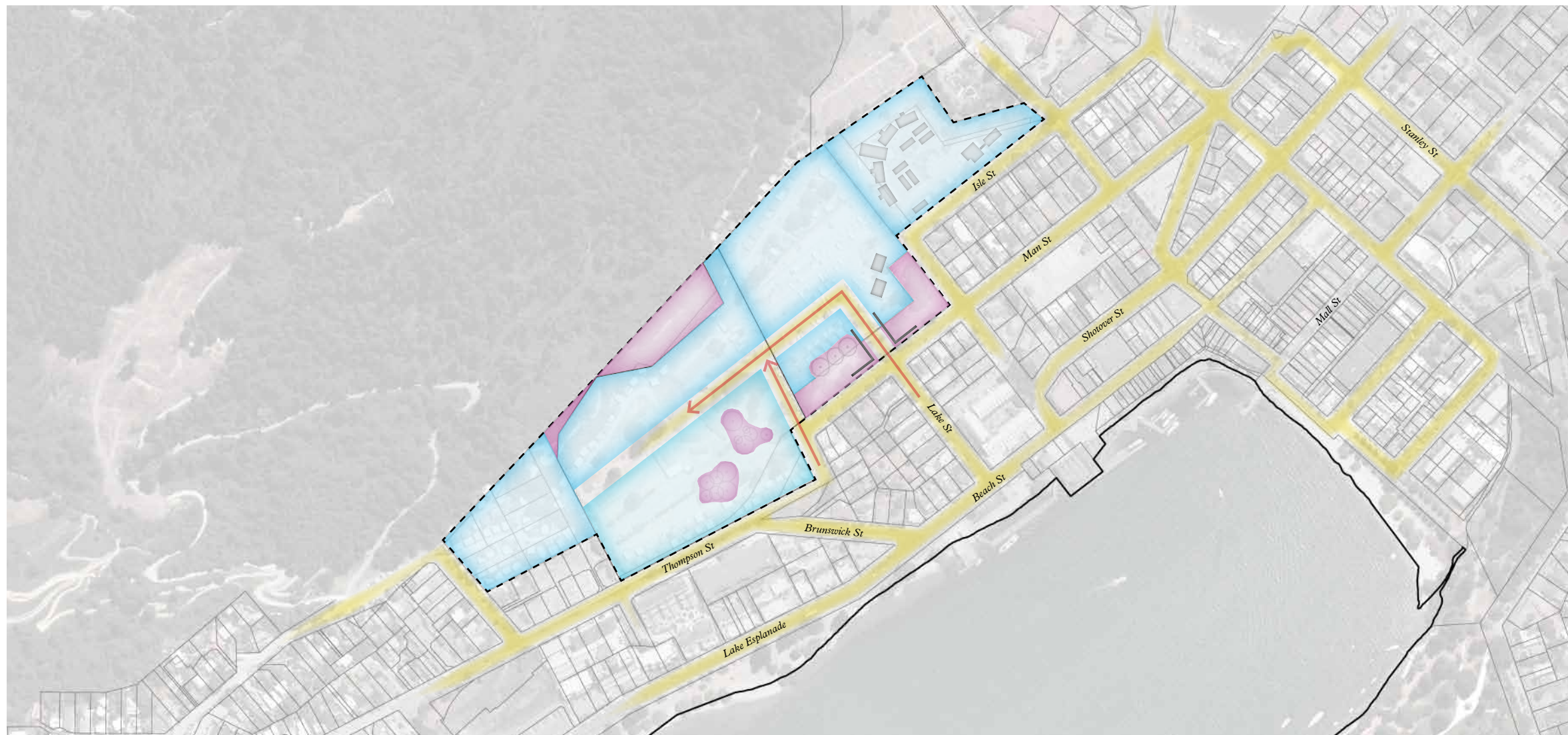
*Lakeview Road Access - Option 2*  
*Extension of Isle St (with deviation around camp facility blocks)*

- 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



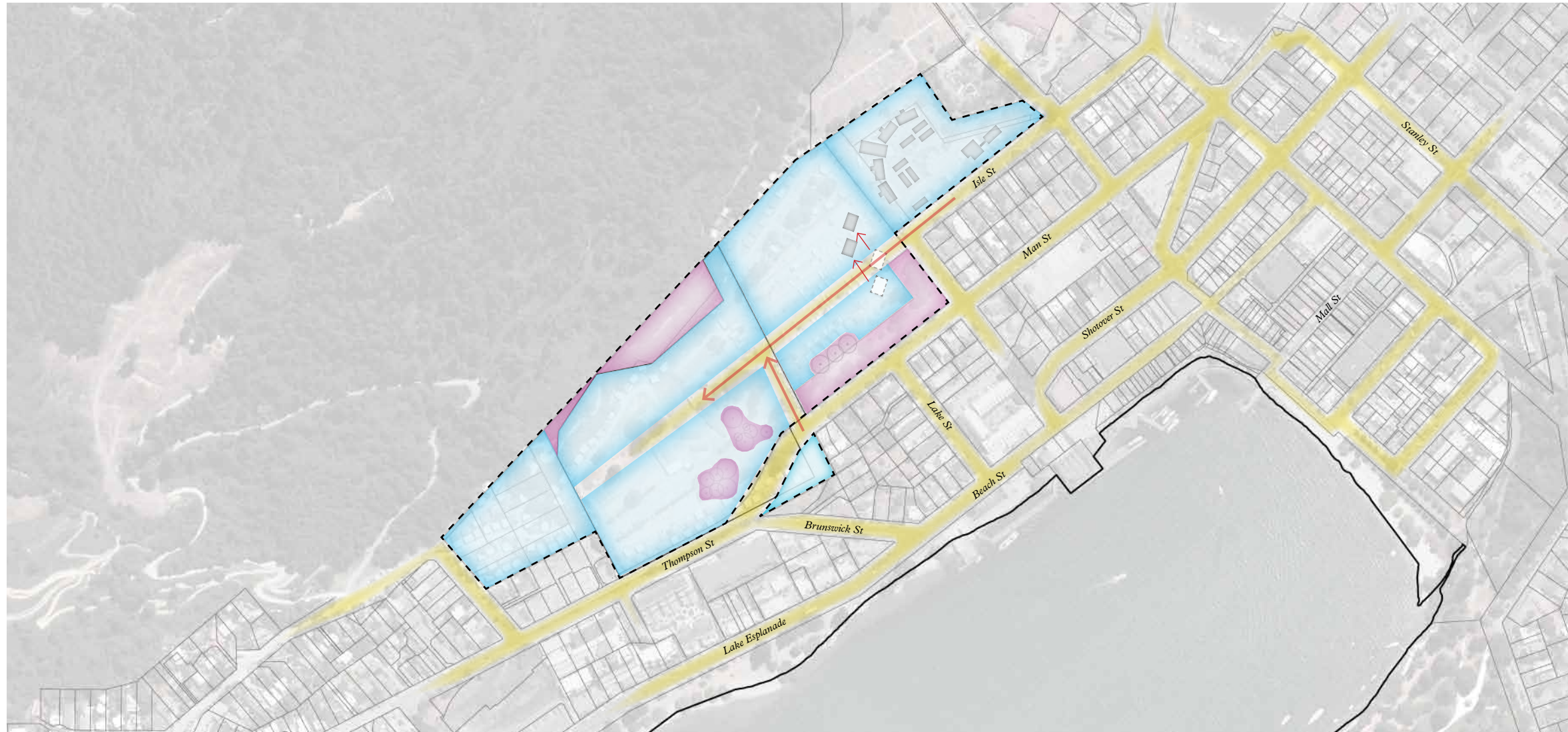
*Lakeview Road Access - Option 3*  
*Extension of Lake Street to Freehold Block (potential interim option as part of staged development)*

- 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

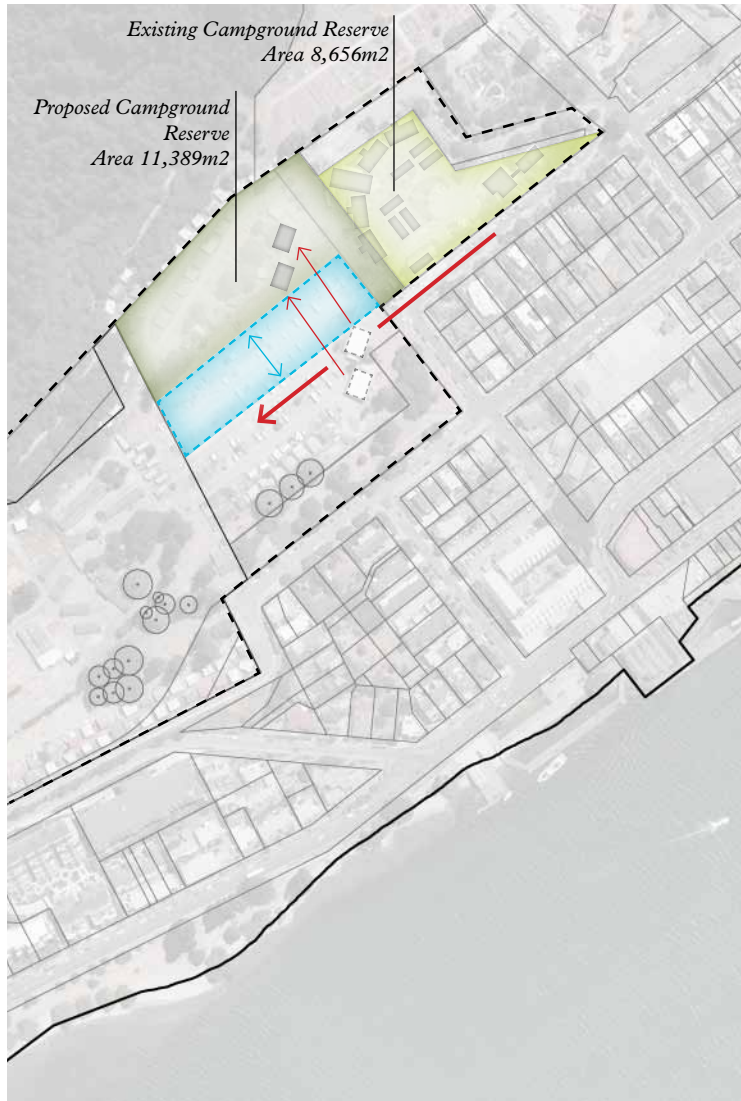


### Lakeview Road Access - Option 4 Re-alignment of Man St

- 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



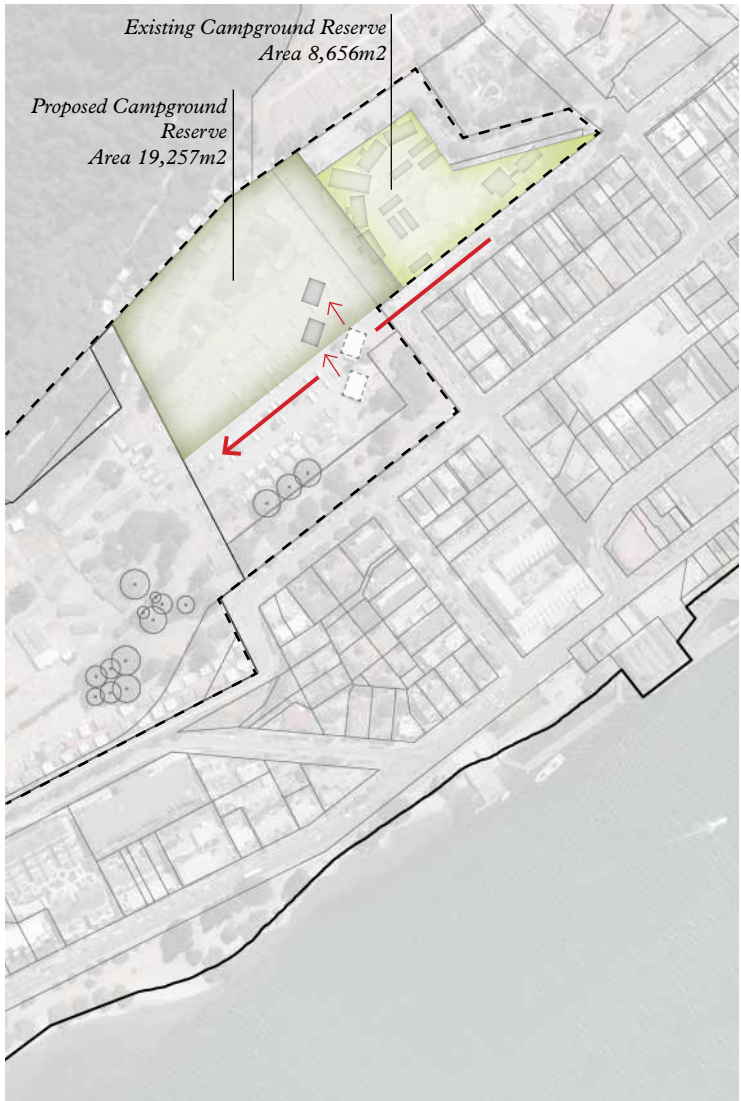
Campground Land Allocation Options (Medium to Long Term)



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

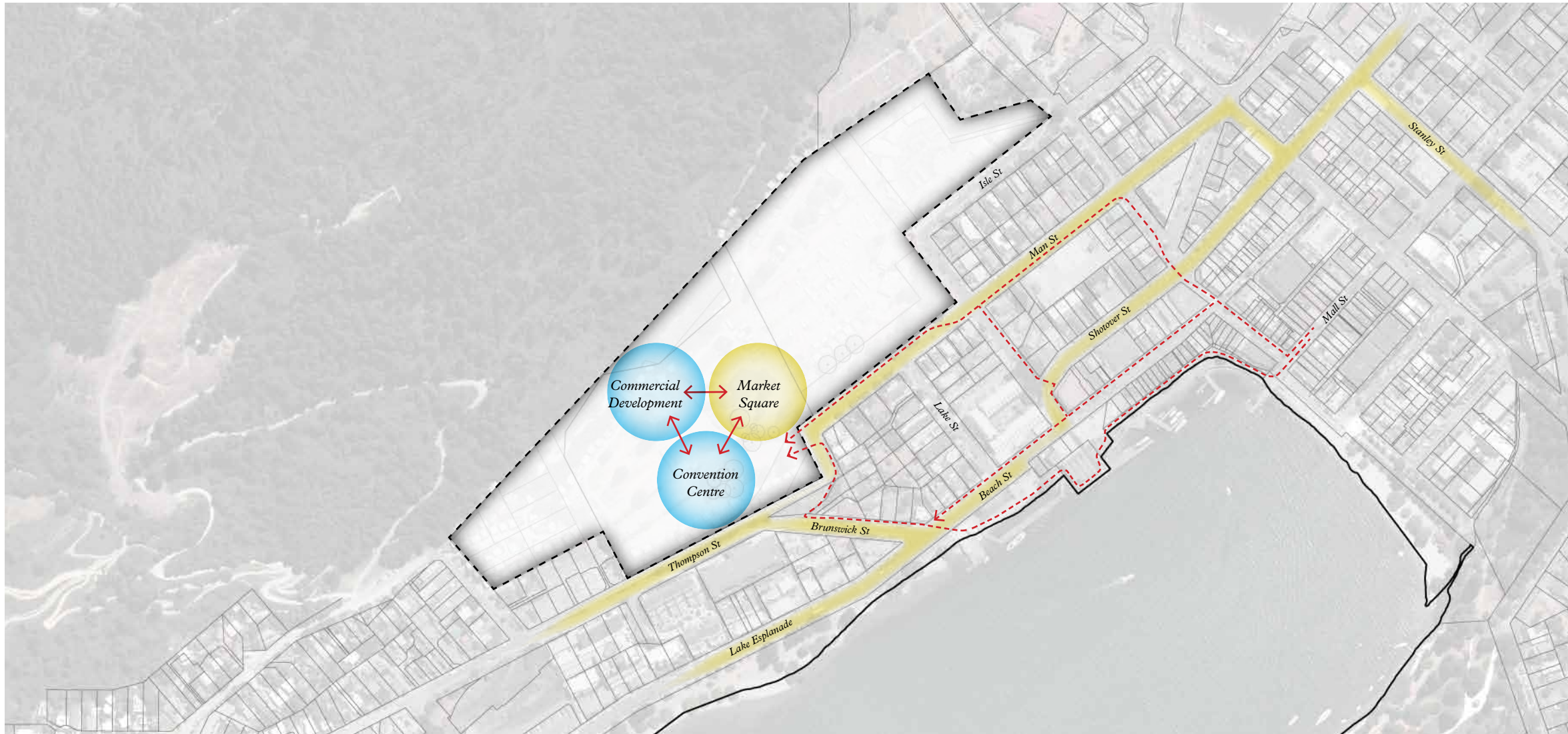
Hot Pools - Location 3 (Not Recommended)

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





*Interrelationship Between Core Activities*



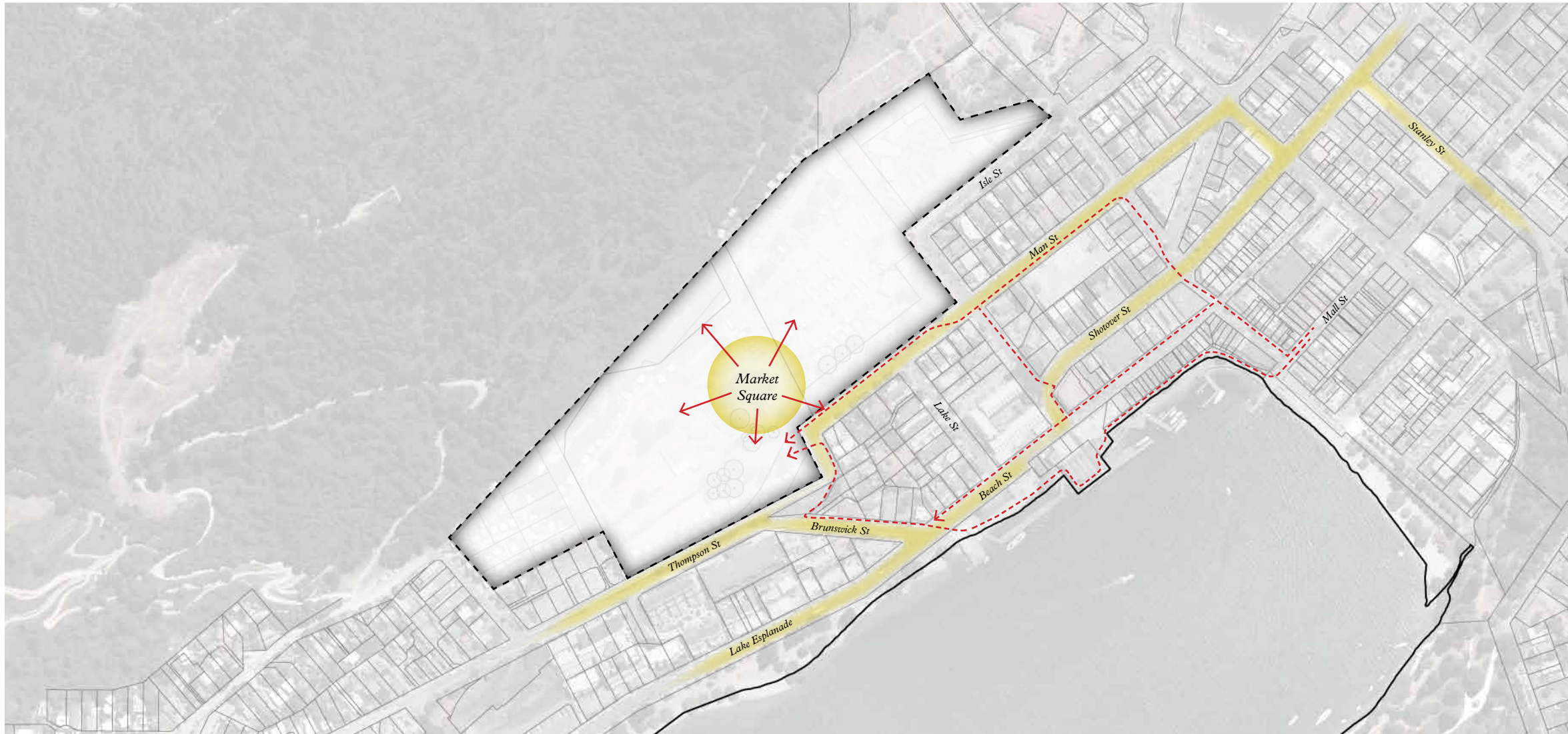
*Lakeview Mix Use Strategy*

- 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



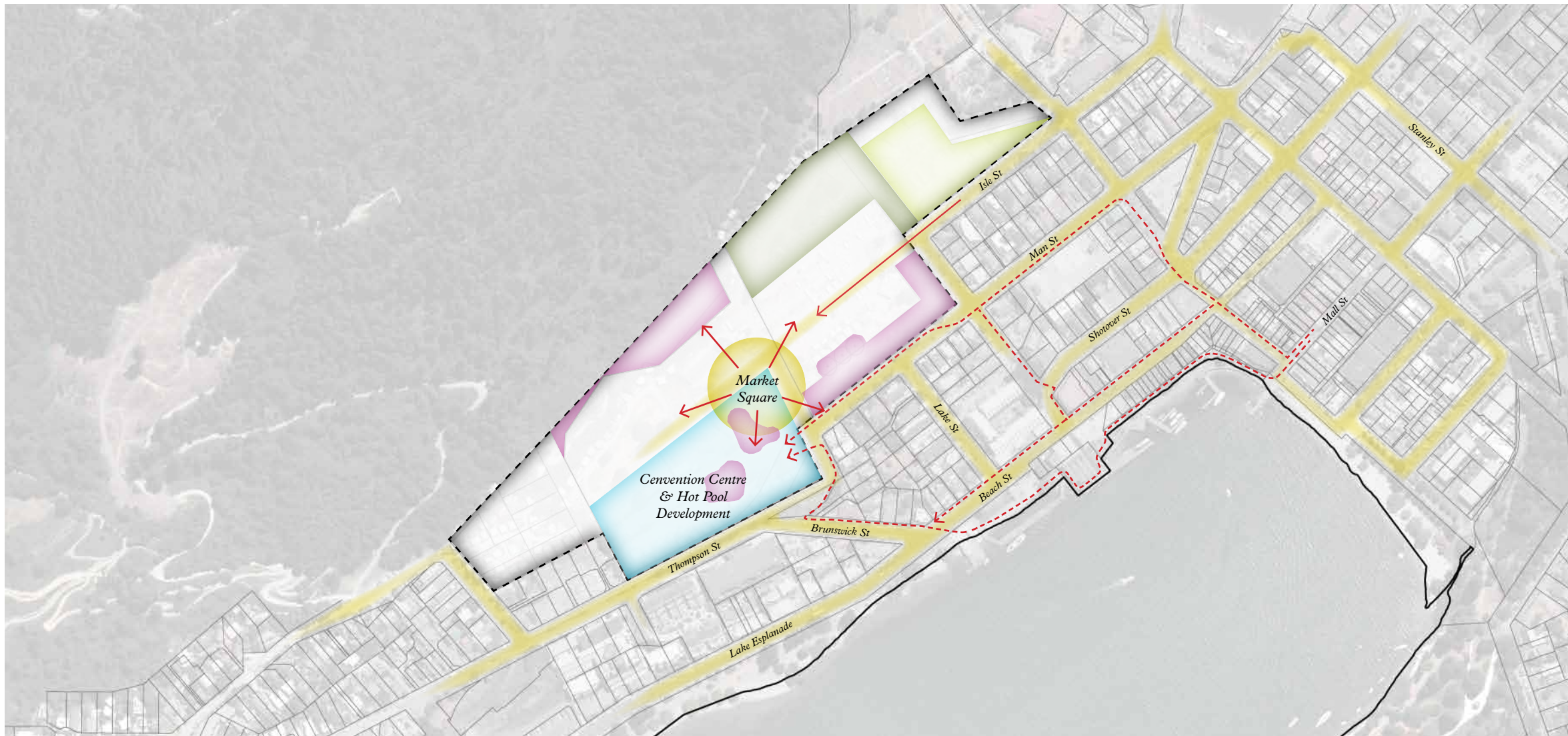
Lakeview Market Square Strategy  
Activation Potential

- 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



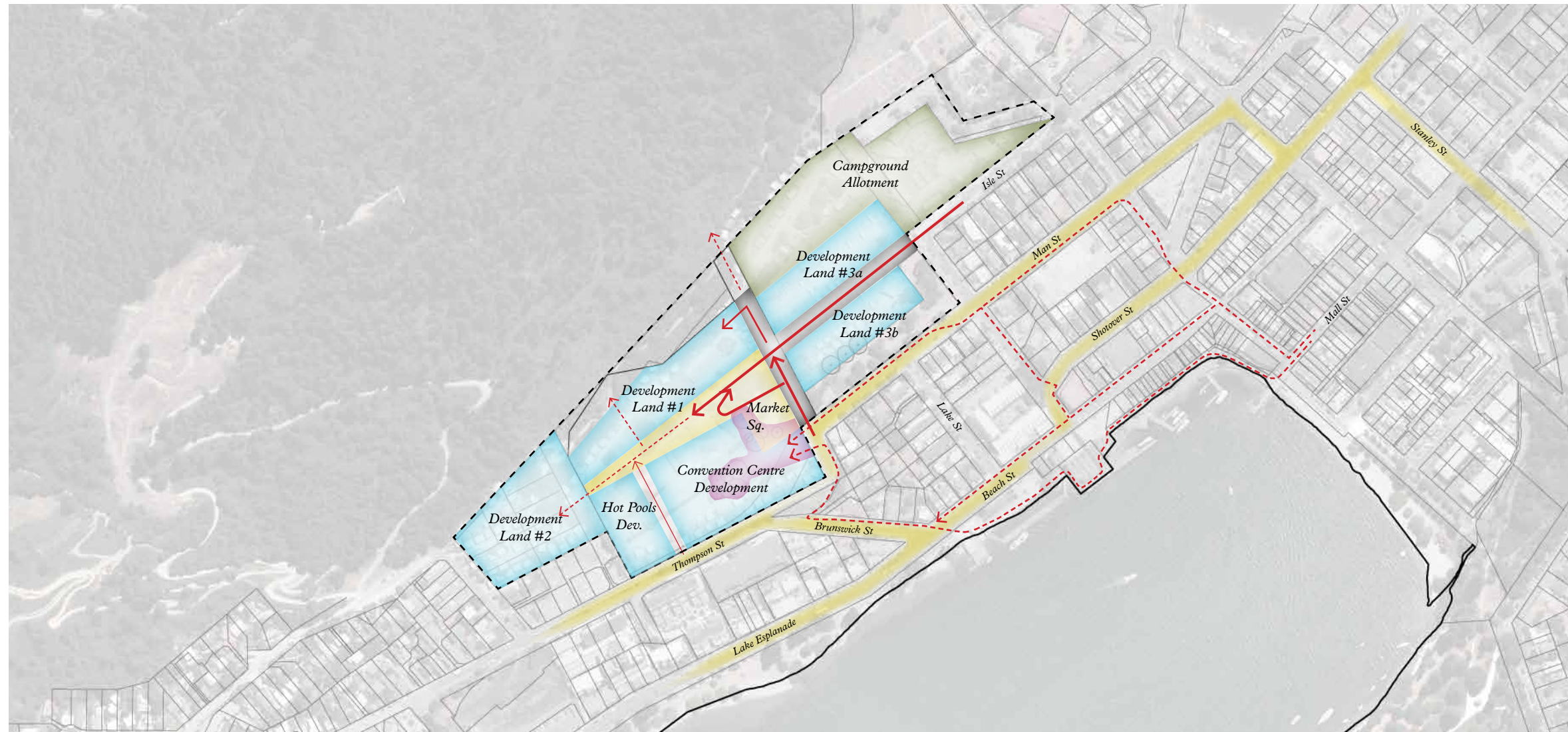
Lakeview Residual Development Options

- 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)





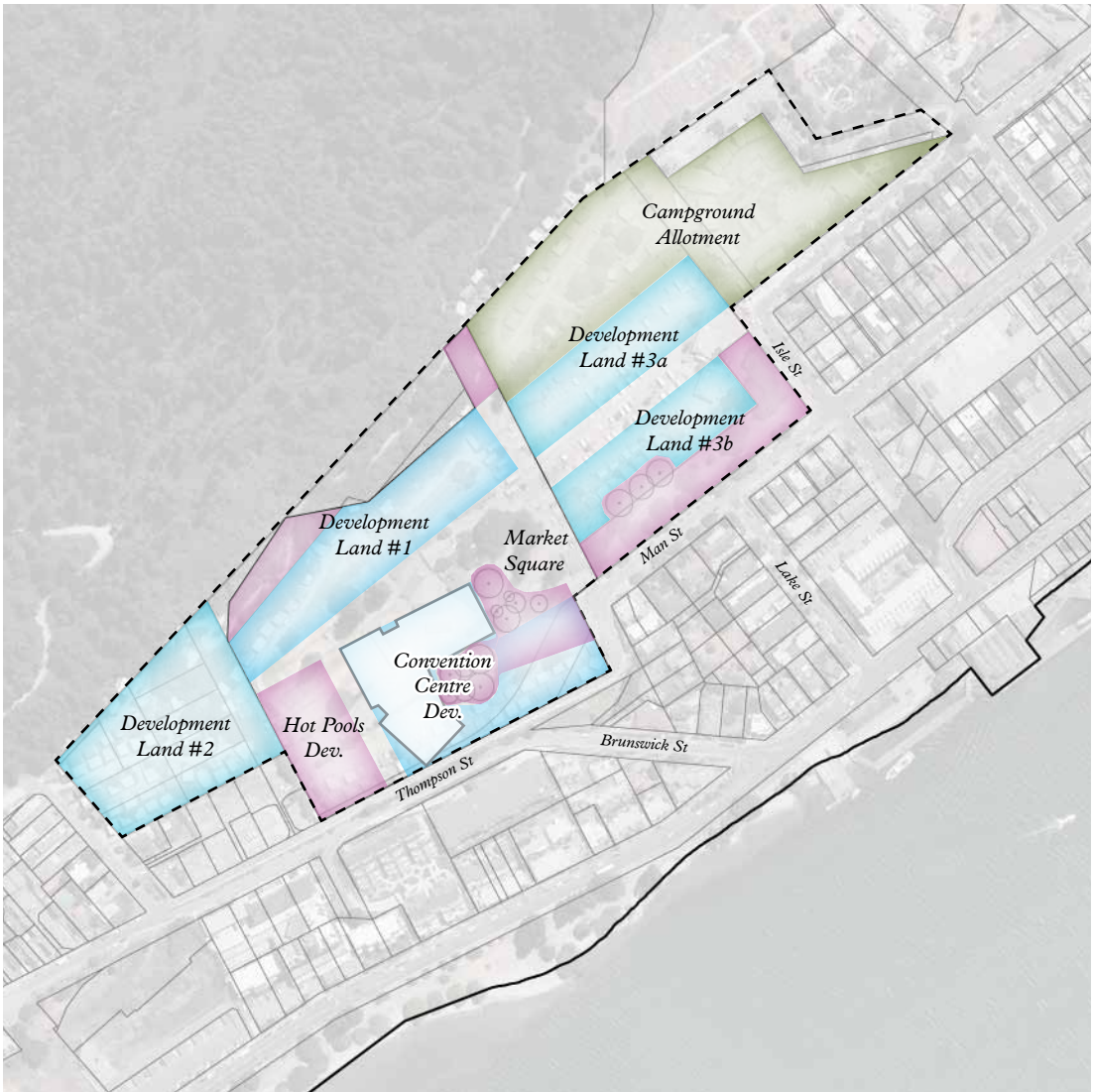
Masterplan Options



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



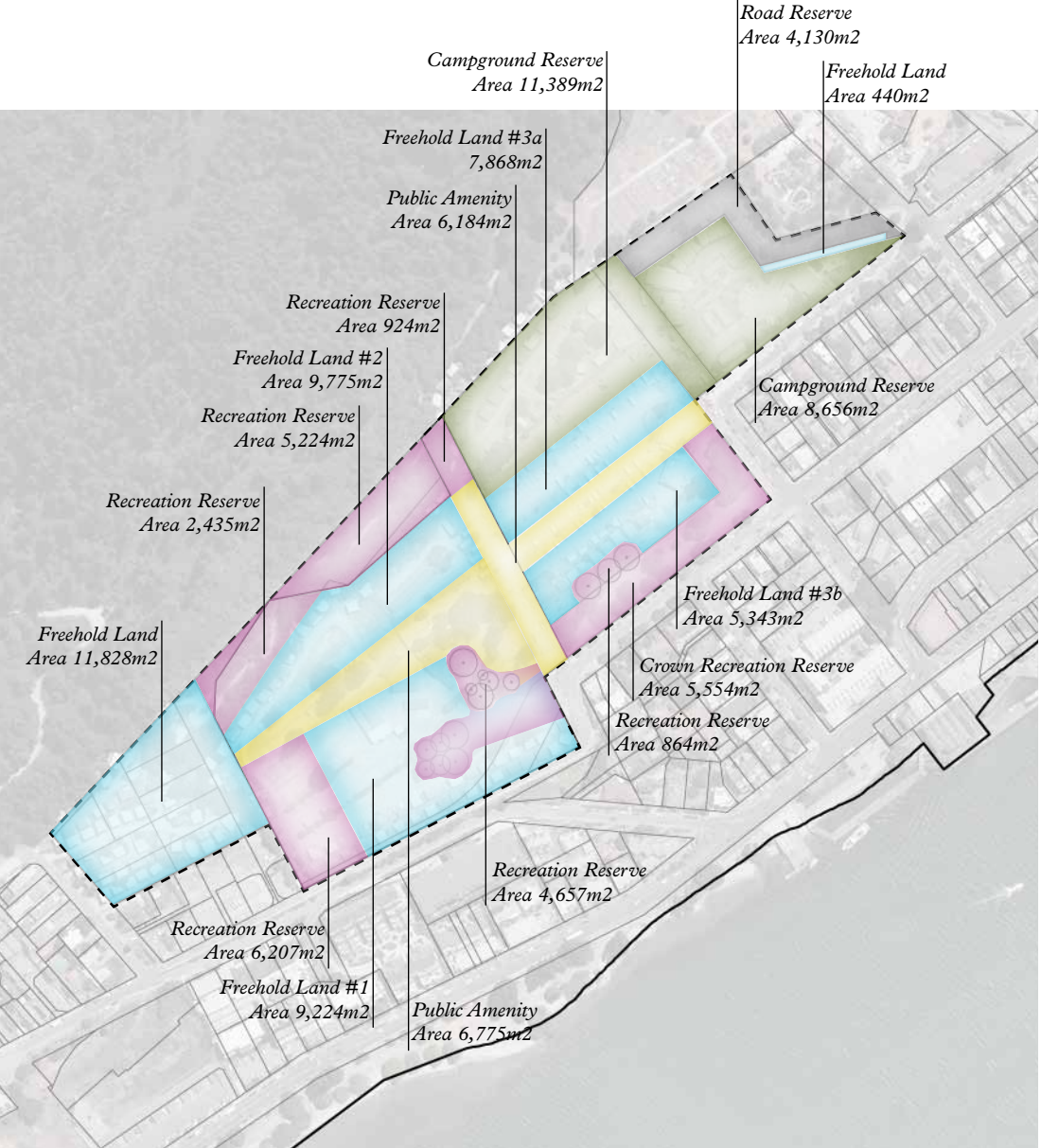


Masterplan Options



Existing Lakeview Land Titles Status & Areas

Total Road Reserve	4,130 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 1  
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





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



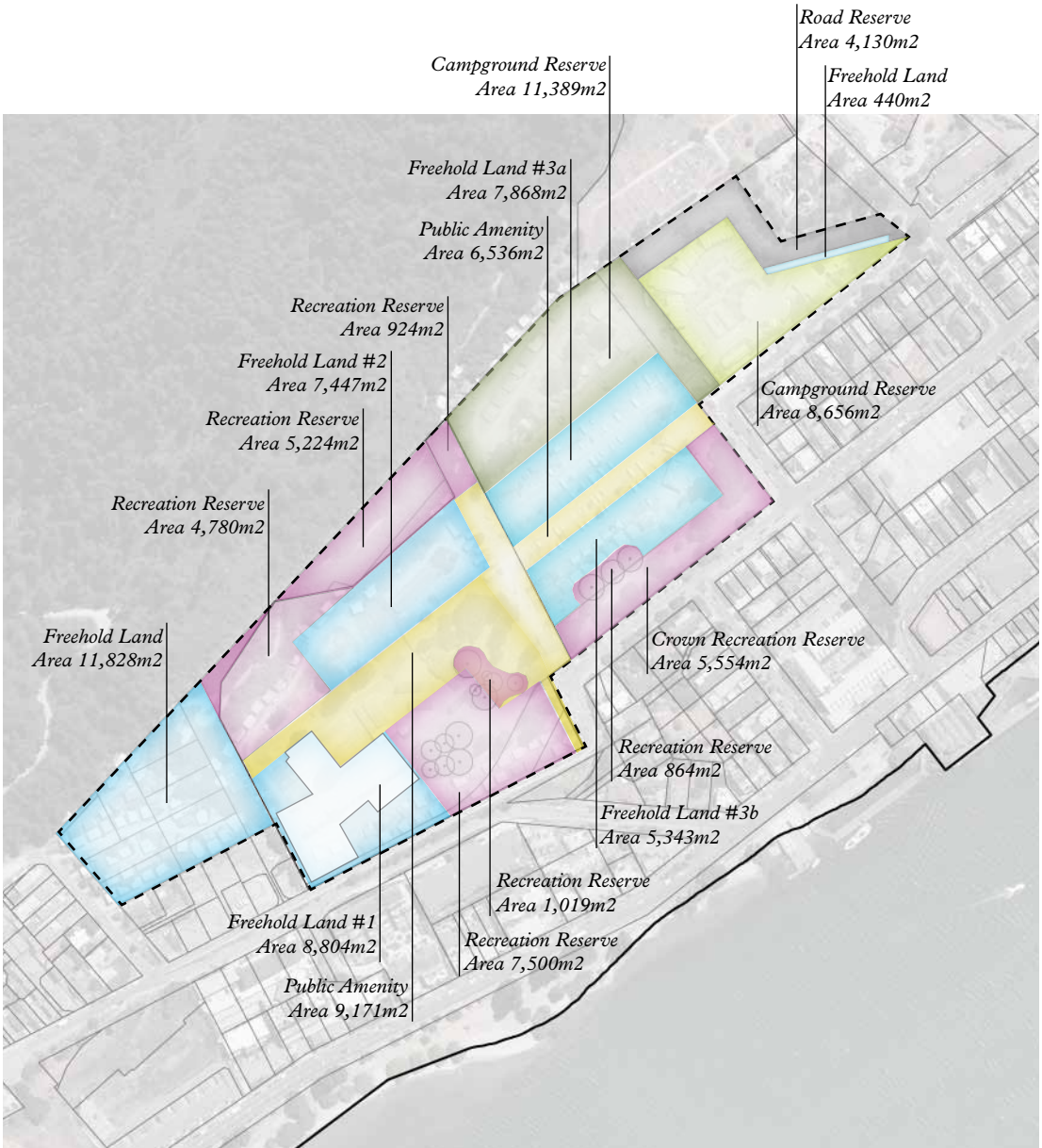


Masterplan Options



Existing Lakeview Land Titles & Areas

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



Lakeview Masterplan Option - Location 2  
Proposed Reserve & Freehold Land

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





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)





