

DIAGRAMS AND IMAGES

Before the Hearing Commissioners at Queenstown
To accompany the Statement of Evidence
of Alexander David Gibbs
for Brecon Street Partnership Ltd

Dated 23 November 2014

Figure 1: 34 Brecon Street - Site and Context Analysis

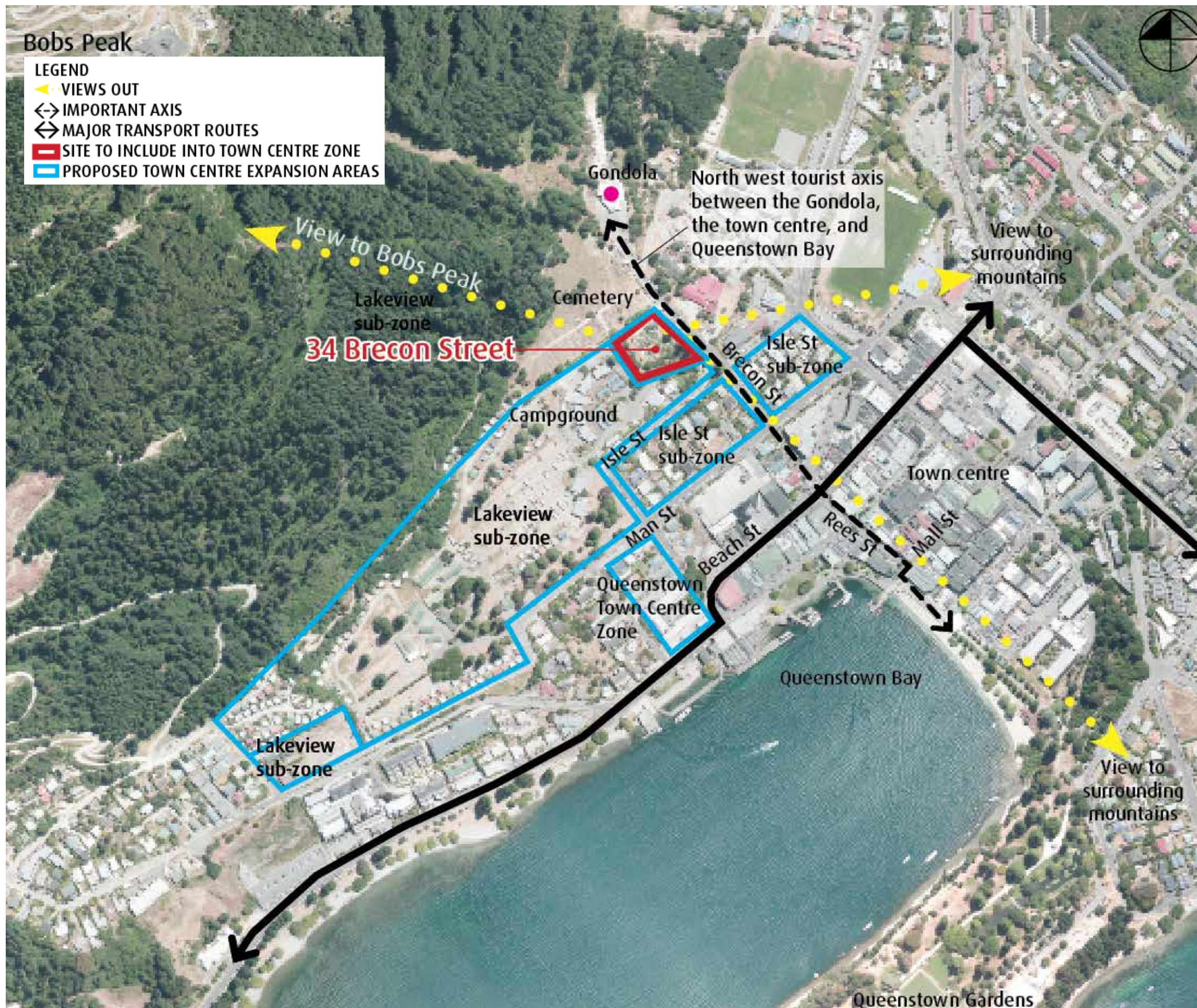


Figure 2: Queenstown Town Centre Pedestrian Connectivity Analysis

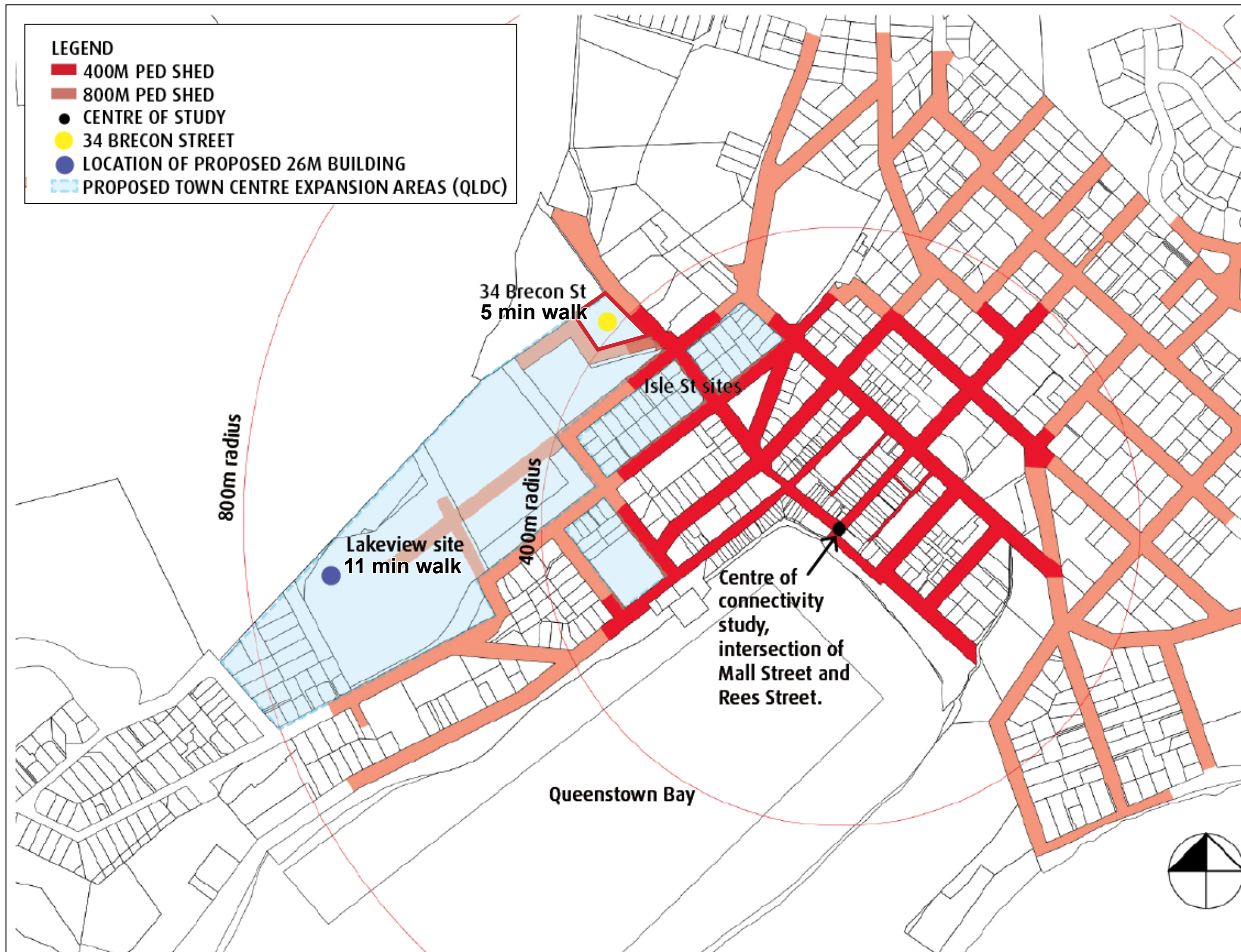
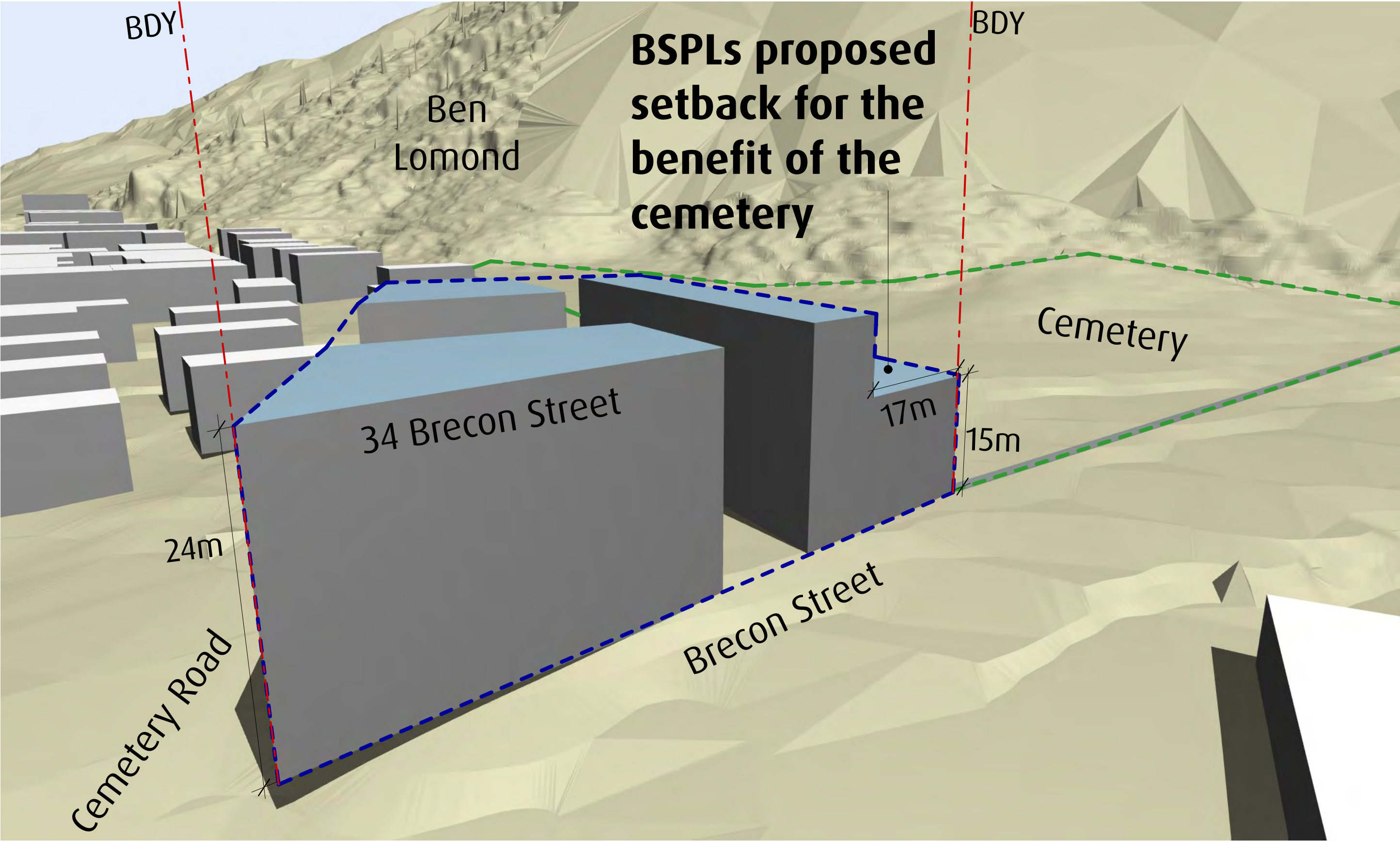


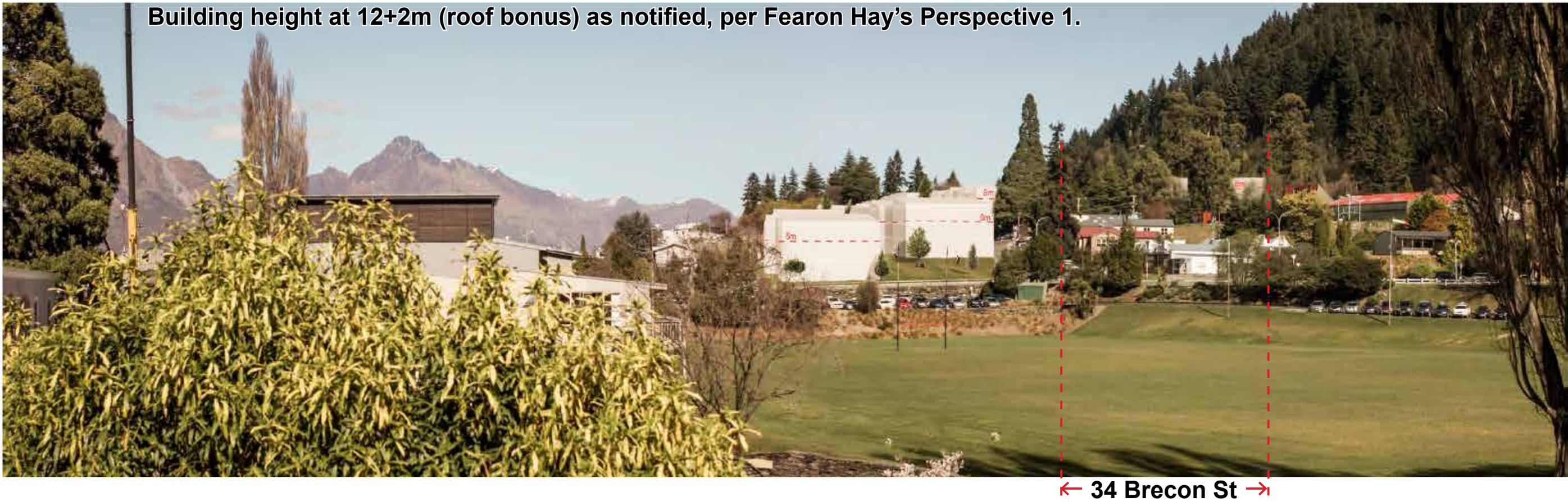
Figure 3: Areas for Possible Expansion of Town Centre from “Queenstown Town Centre Strategy - Dec 2009”



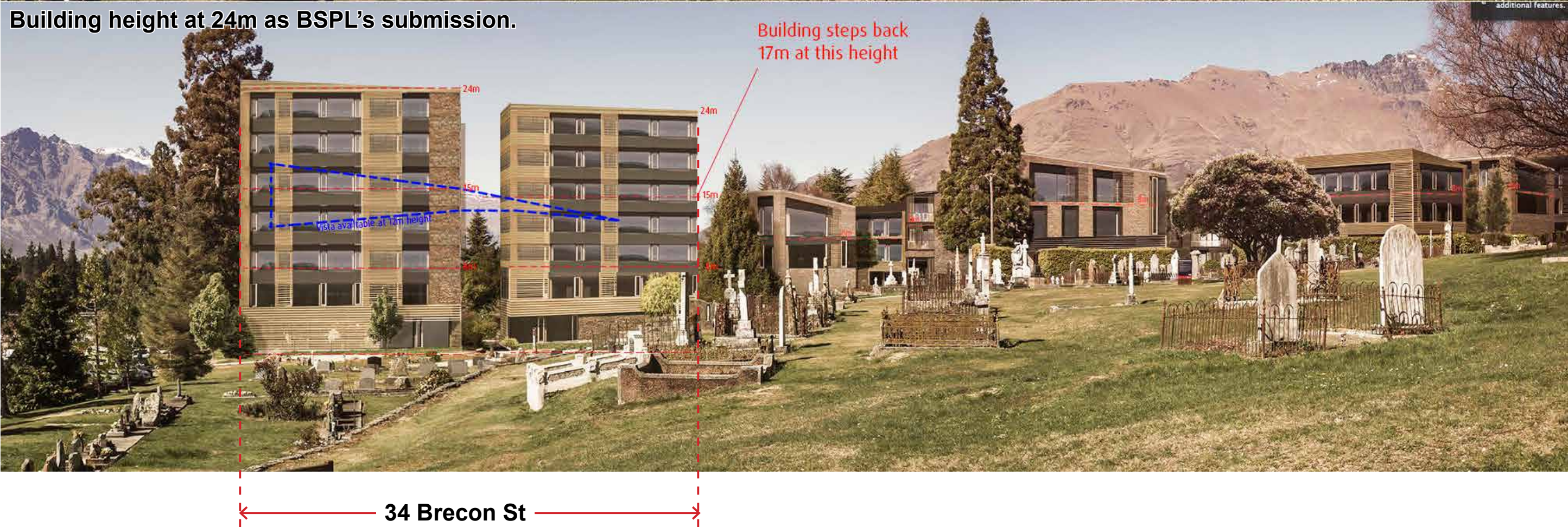
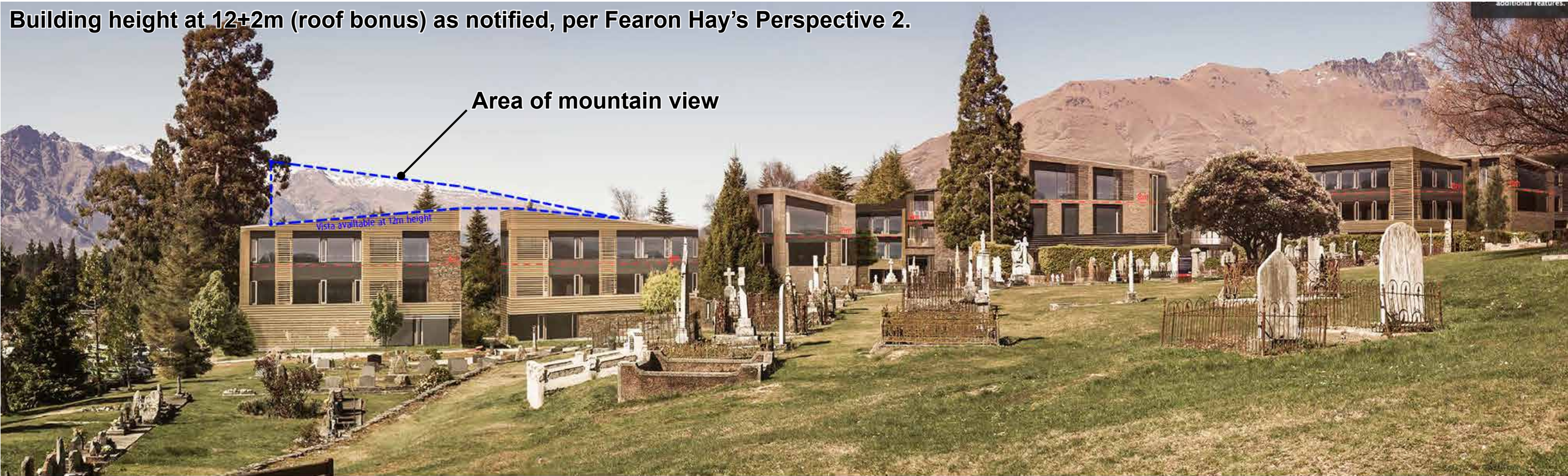
Figure 4: BSPLs Proposed Built-form Setback Diagram



Appendix A: Photo-montages comparing as notified (top) and BSPLs submission (bottom)



Appendix B: Photo-montages comparing as notified (top) and BSPLs submission (bottom)



Appendix C: Examples of historical cemeteries in Europe and US in an urban setting



Old Granary Burial Ground in Boston, Massachusetts, USA



Urban Cemetery in Bucharest



Prague historical Jewish Cemetery



Trinity Church Cemetery New York

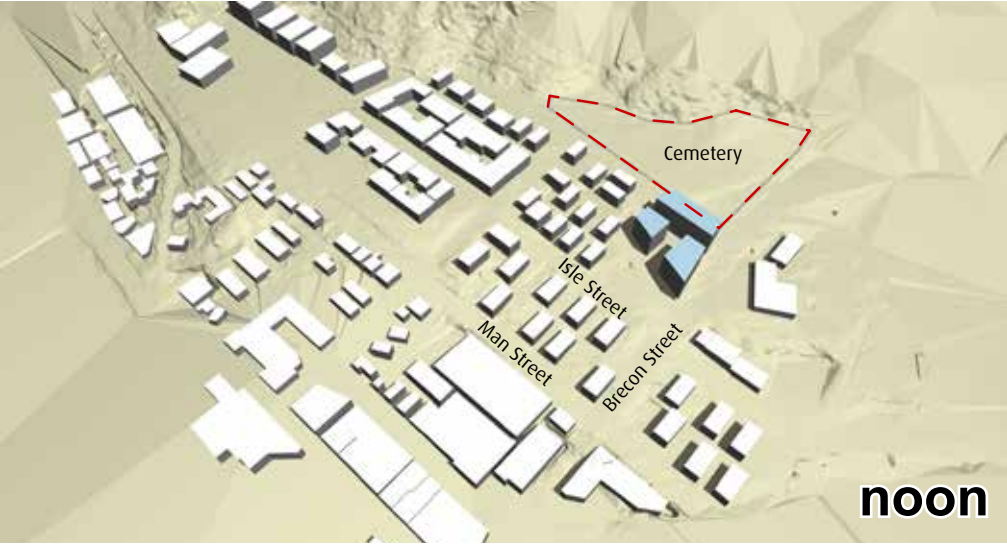
Appendix D: Sun Shading Study - 21 December, showing 24m high buildings on 34 Brecon St as in BSPLs submission



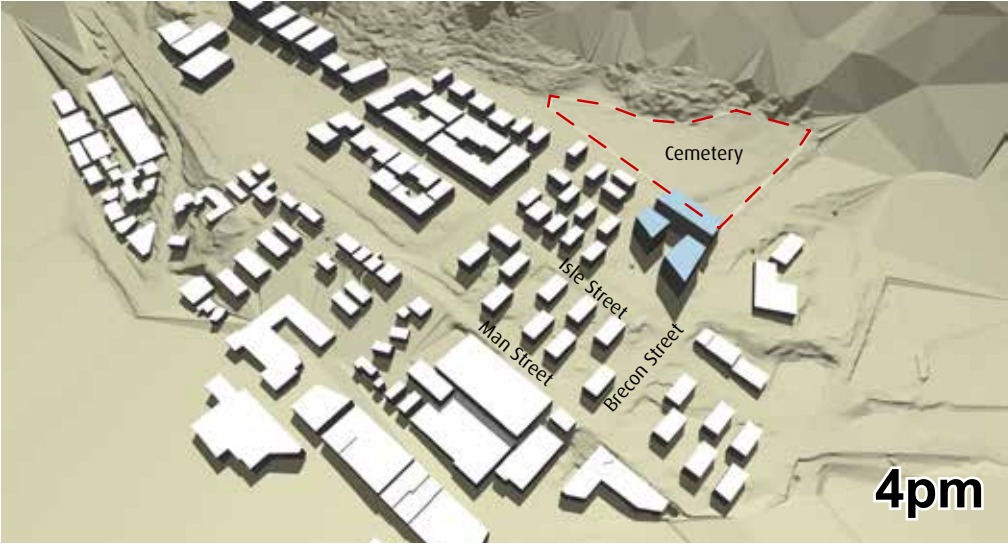
The sun has been out for 6 minutes. Shadows from 34 Brecon Street are stretching over some of the cemetery.



Shadows from 34 Brecon Street are on the south eastern corner of the cemetery



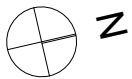
Shadows from 34 Brecon are not on the cemetery, they are to the south



Shadows from 34 Brecon are not on the cemetery, they are to the south east



Shadows from 34 Brecon are not on the cemetery, the mountain is starting to shade the cemetery



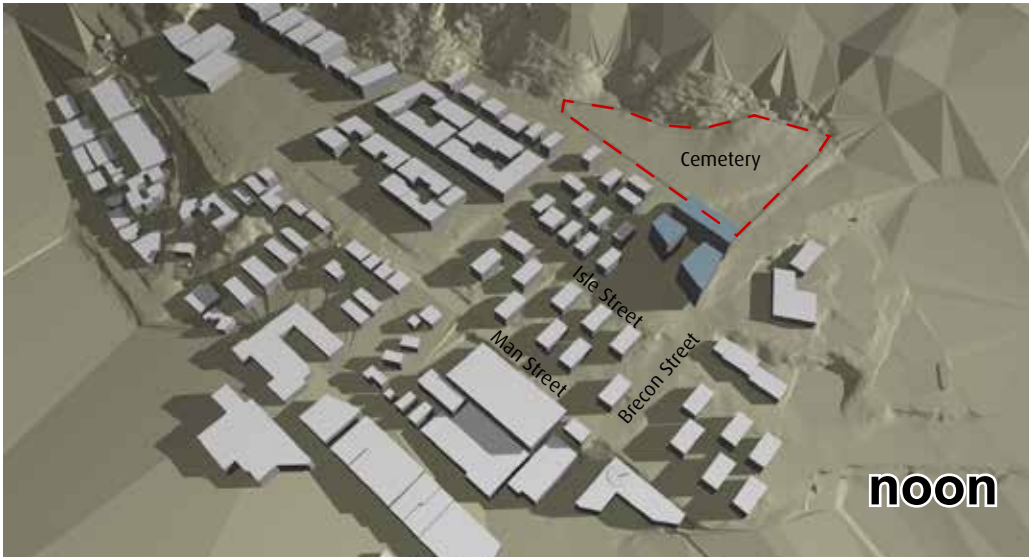
Appendix D: Sun Shading Study - 21 June, showing 24m high buildings on 34 Brecon St as in BSPLs submission



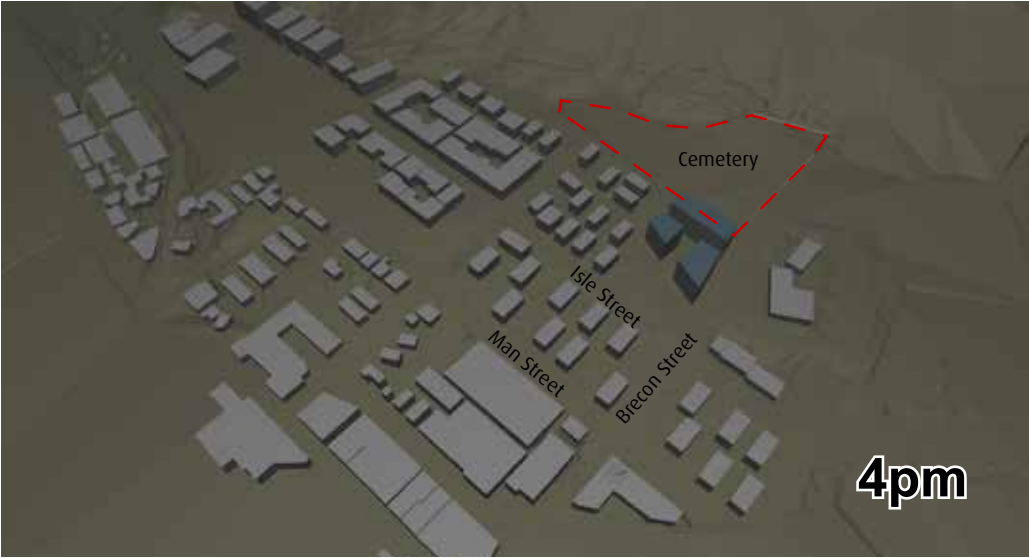
It is night time, the sun has not risen



It is night time, the sun is due to rise at 8.24am



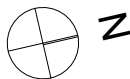
The sun is out, shadows of 34 Brecon are not covering the cemetery because they are to the south



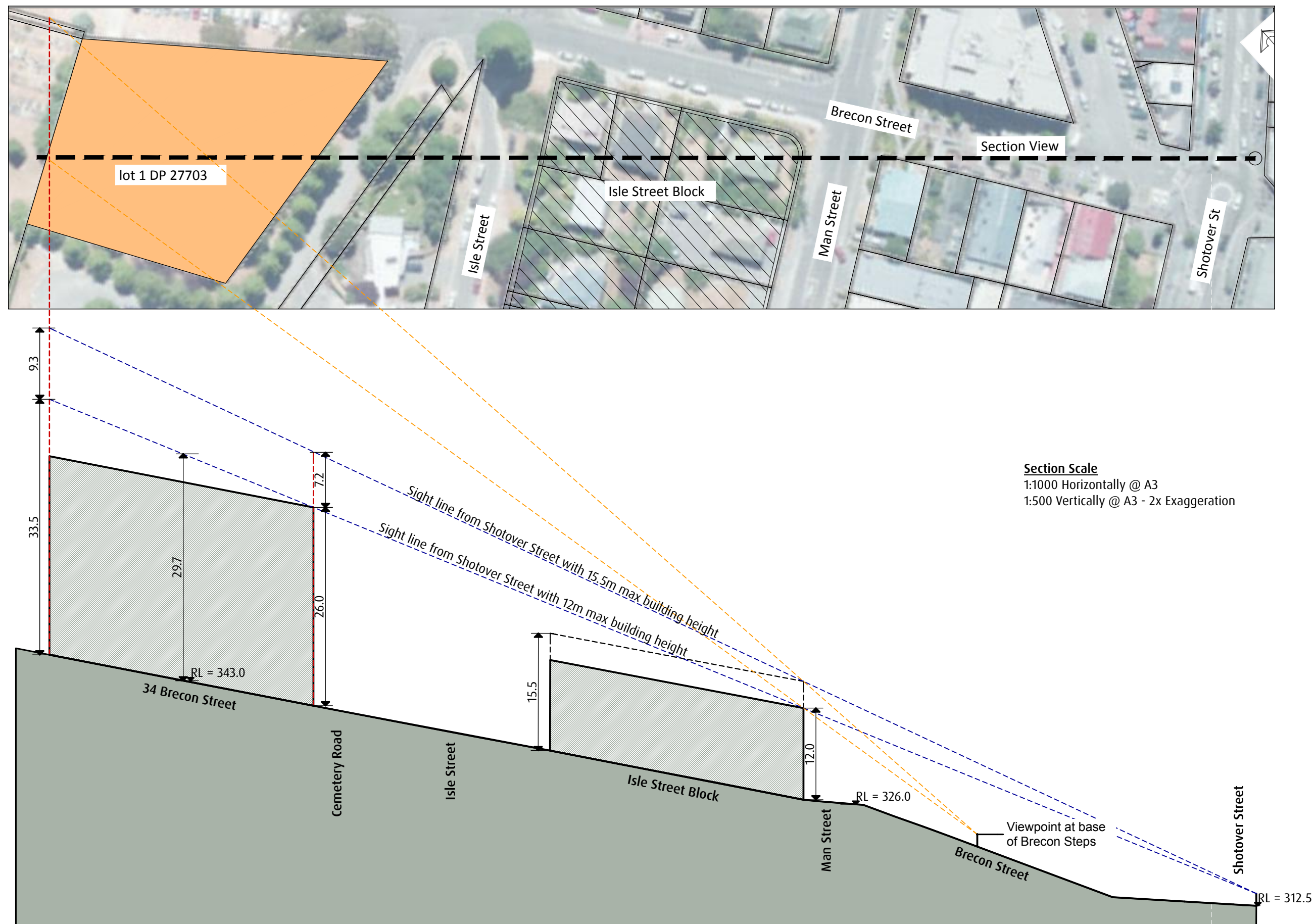
The sun is out but the mountains surrounding Queenstown are blocking it



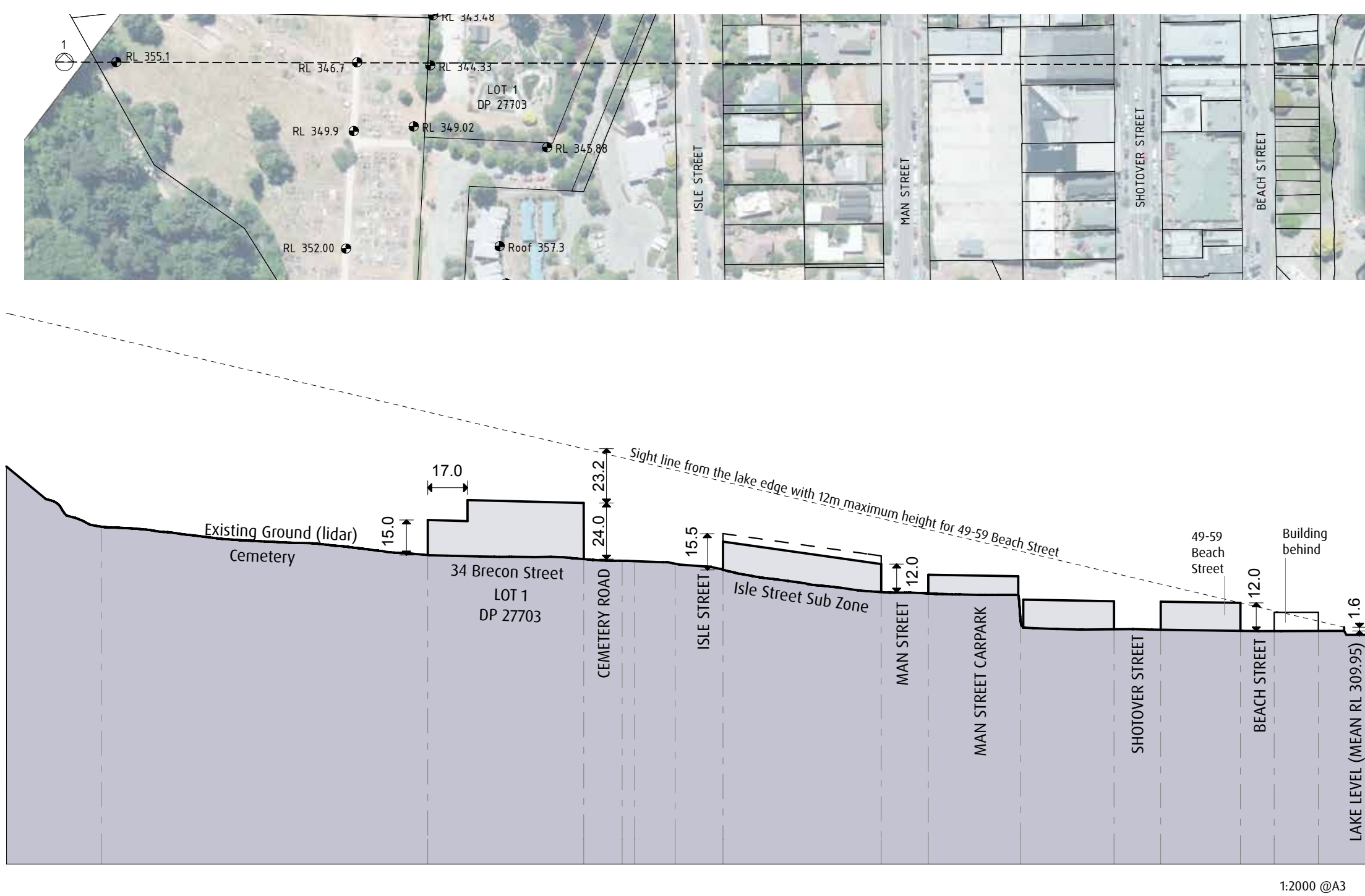
It is night time, sunset occurred at 5.10pm



Appendix E: Cross Section through 34 Brecon Street- Sight lines from Shotover Street



Appendix F: Cross Section through 34 Brecon Street - From the lake front to Ben Lomond



1:2000 @A3

Appendix G: Diagram of Cemetery Road Realignment as Recommended



Cemetery Road as existing with a problematic junction at the corner of Brecon and Isle Street

Appendix H: Case Study - 'The Brecon' by WMA



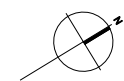
The Brecon, Queenstown, New Zealand

May 2007

artists impression of 'The Brecon'.
illustration by www.stantialstudio.co.nz

Warren and Mahoney®

Appendix H: Case Study - 'The Brecon' by WMA



The Brecon, Queenstown, New Zealand


May 2007

Appendix H: Case Study - 'The Brecon' by WMA



 north east elevation (brecon st)



 north west elevation

Appendix H: Case Study - 'The Brecon' by WMA



Appendix I: Photo-montages - prepared by Fearon Hay
Perspective 2 from Cemetery, with building height at 24m on 34 Brecon Street



8.12 Development Capacity



Brief description of issues

Tomorrow’s Queenstown predicted that 3,300 people will work in the town centre by 2020, 1.5 times today’s total. Although Queenstown town centre is compact and substantially developed, there remains considerable potential for redevelopment within the town centre to a level anticipated in the current District Plan.

However, it is prudent to consider where future growth of the town centre may be appropriate in a strategic context and what the nature of that growth may be. Consequently the Council must consider what implications the recent growth projections may have in terms of the ability of the town centre to provide for the community’s commercial and other needs over the medium to long term.

It is not anticipated that areas for expansion would be subject to the same planning provisions as the existing town centre. But it will require careful consideration in terms of how the character and activity mix of these areas can complement the existing town centre. The options identified would need more detailed investigation to determine their relative merits and appropriate controls.

Objectives of this project area

- Identify areas where growth of town centre related activities may or may not be appropriate as a basis for further investigations.
- Identify strategic issues for consideration in planning for servicing and infrastructure.
- Investigate appropriate methods to protect existing boundaries from activities bleeding into and adversely affecting surrounding zones.

Recommended approach

1. Investigate a Plan Change to rationalise issues on Town Centre Zone boundaries.

In some parts of the town centre it may be appropriate to recognise that through a plan change, peripheral commercial activity has changed the character of the area.

It is not anticipated that this would result in town centre zoning, but fringe or frame zoning may reflect the existing situation and better protect surrounding amenity and the integrity of the Town Centre zone. Relevant areas may include the retail frontage of the Crown Plaza hotel and the area between Council offices and Stanley Street.

2. Brecon Street Area.

The Brecon Street area was identified as an area for possible expansion of town centre related activities. The balance of activities along and to the north of Brecon Street has shifted away from residential activities towards commercial and community activities including tourist activities, the medical centre, fire service and childcare.

Creating a new zone along the spine of Brecon Street would reinforce the pedestrian movements linking key tourist attractions at one end and the town centre at the other.

It is noted that this area contains some of the few sites large enough for a moderate sized hotel remaining in the proximity of the town centre. This area may be appropriate for tourist related activities and visitor accommodation and is being considered in Council’s study on areas which may have potential for greater development height.



Queenstown Town Centre Strategy

December 2009

8.12 Development Capacity



3. Robins Road Triangle

The triangle of land between Robins Road and Gorge Road has been identified as an area for possible future inclusion in the town centre. The establishment of commercial activity on an ad hoc basis along Gorge Road has created some logic for consideration of an extension of the town centre towards Robins Road.

As the Robins Road triangle is predominantly at a lower level than Gorge Road in this location it may be possible for future development to avoid affecting the amenity of the predominantly residential activity on the eastern side of Gorge Road.

The distance of this area from the town centre may make vehicle orientated retail a more appropriate use but it would remain accessible to and should complement activities in the town centre.

4. Gorge Road

The dispersal of town centre activities along Gorge Road beyond Robins Road would potentially draw activity away from the town centre and may adversely affect its vitality.

5. Monitoring

These areas are identified for further investigation and to enable strategic consideration. Based on the Council's available information and assumptions, there is no need to increase capacity in the town centre at this time.

Ongoing monitoring of Queenstown's town centre and additional studies will be undertaken to investigate the supply and demand of retail, commercial, office and visitor accommodation uses in the town centre.



Figure 6 – Areas for Possible Expansion of the Town Centre