

Patterson Block Masterplan

URBAN DESIGN REPORT

For Classic Developments NZ Ltd.
March 2023

FIRST DRAFT

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Introduction.

PURPOSE

This is an Urban Design Report for the subdivision of Patterson Block, Queenstown. The purpose of this report is to explain the proposed development in respect to best practice urban design principles.

SITE OVERVIEW

The subject site is a greenfield site, with a land area of 21.2ha. It is located north of Jacks Point, Queenstown.

It is located east and west of Woolshed Road, a tree lined road that connects to Kingston Road.



Figure 1. Site in relation to Lake Wakatipu

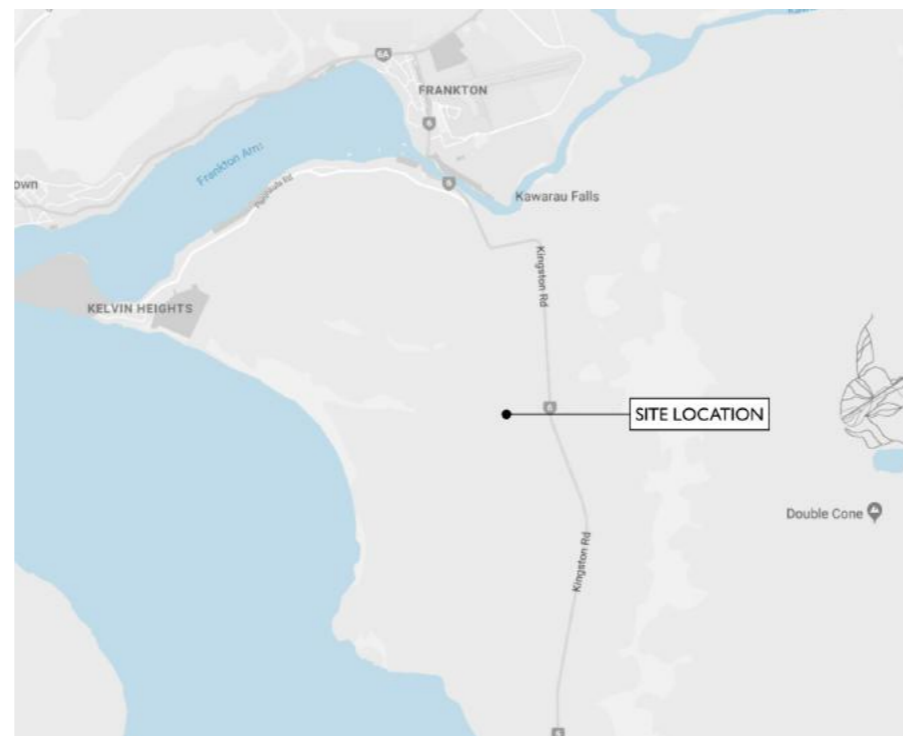


Figure 2. Site in relation to Frankton

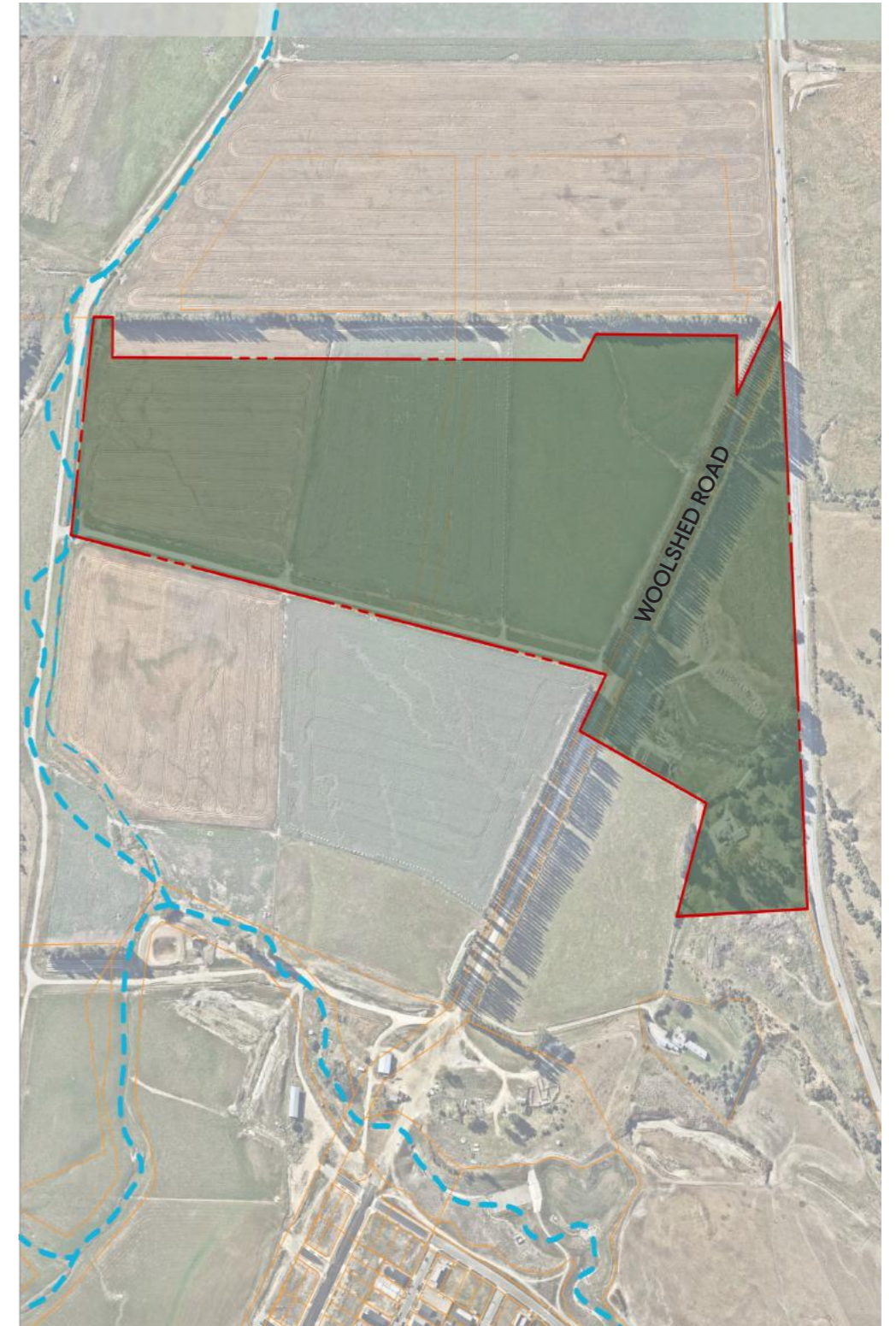


Figure 3. Site in relation to Woolshed Road

Site Analysis.

WIDER CONTEXT

Regional Amenities

This development has access to various regional amenities. It is within a 30 minute drive to:

- Queenstown Town Centre.
- Remarkables Ski Area.
- Arthurs Point: Shotover Jet and Onsen Hot Pools
- Lake Hayes: recreation and wineries
- Arrowtown Village

Local Amenities

The site is part of a growing community with access to various amenities:

- Is a 4 minute drive from Te Kura Whakatipu o Kawarau – Primary School.
- It is a 6 minute drive to Queenstown Medical Centre – Jacks Point.
- It is a 15 minute walk Hanley Park Playground on Jack Hanley Drive.
- It is within a 6km drive to Frankton which offers an airport, shops, restaurants, Queenstown Event Centre, and Remarkables Primary School.
- It is within a 4km drive Jack’s Point Wandergebiet – a walking track.
- It is a 8 minute drive to Jack’s Point Golf Course & Restaurant, adjacent shops, and Jack Tewa Park.

- 01.** Jack’s Point Golf Course & Restaurant, and adjacent shops.
- 02.** Queenstown Medical Centre – Jacks Point
- 03.** Jack’s Point Wandergebiet
- 04.** Te Kura Whakatipu o Kawarau – Primary School
- 05.** Hanley Park Playground
- 06.** Jack Tewa Park – playground and sports fields



Figure 4. Local amenities

PLANNING FRAMEWORK

Proposed District Plan – Queenstown Lakes District Council

The site falls under the Jacks Point Zone under the Queenstown Lakes District Council. This is a special zone that has been established to provide for residential, rural living, commercial, community and visitor accommodation in a high quality sustainable environment.

Residential Development

The Jacks Point Zone provides for a diversity of densities, including:

- Opportunities for farm and rural living at low densities, and
- Medium density and small lot housing subject to ensuring the scale and form of built development provides an appropriate standard of residential amenity and design.

Open Space Landscape Activity Area

Under the Jacks Point Zone it has been identified as an Open Space Landscape Protection / Farming area.

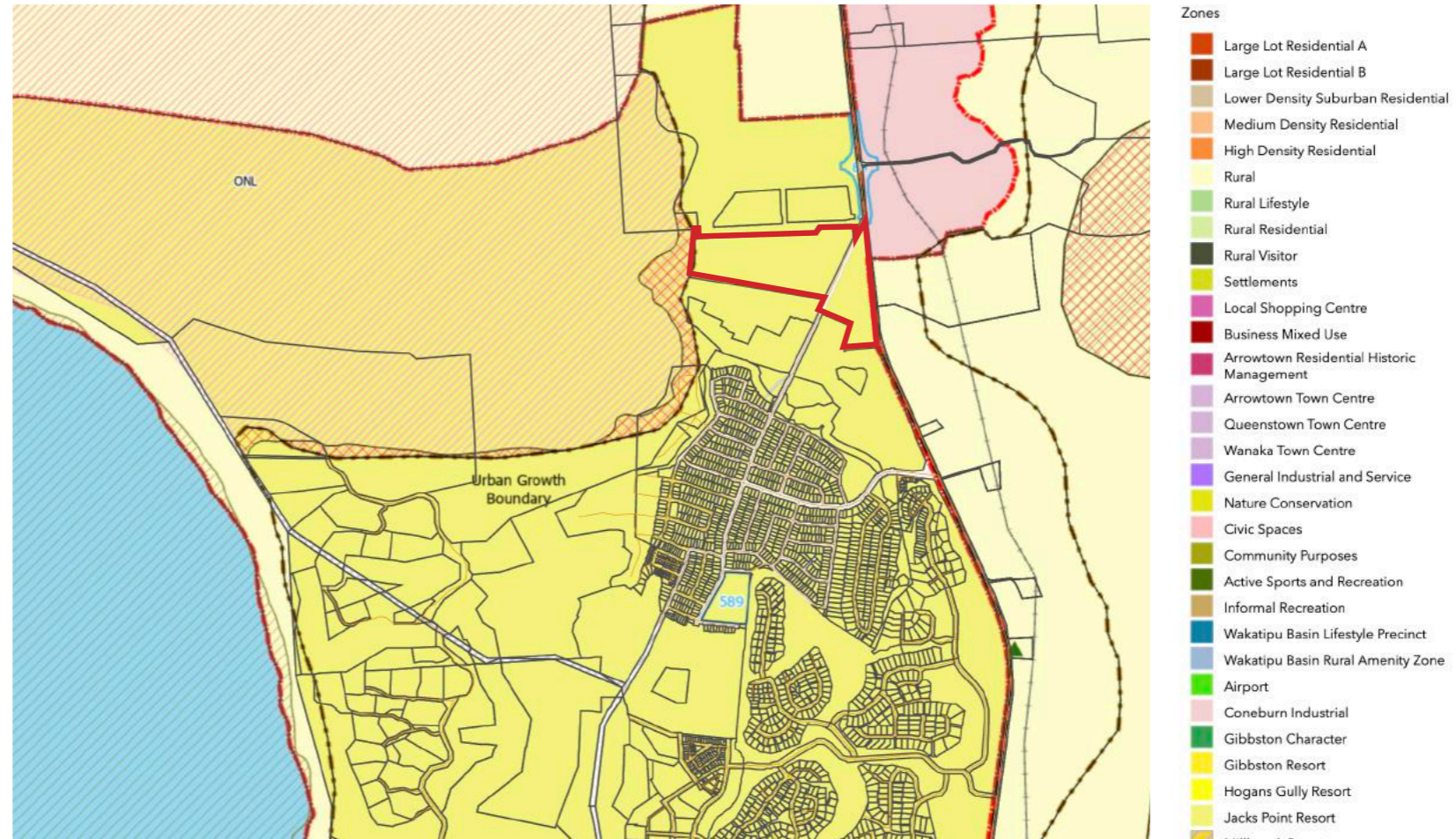


Figure 5. PDP Zoning map and legend

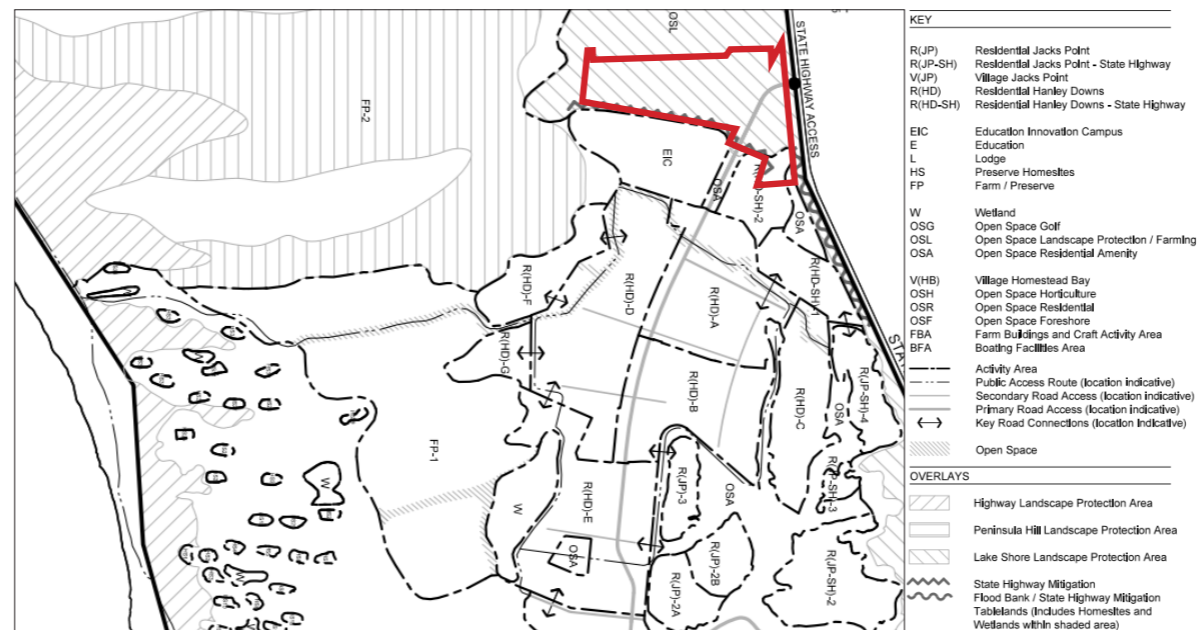


Figure 6. Jacks Point structure plan

SITE ANALYSIS

A SWOC analysis has been undertaken early in the process to ensure the design of the Patterson Block Masterplan makes the most out of the site. The strengths, weaknesses, opportunities, and constraints of the site are detailed below.

Strengths.

- S1:** The site has a gentle slope, thus avoids the many challenges of steep sites. It slopes from east to west, with approximately 4m of elevation change over a 600m length.
- S2:** The site has a stream running along the western boundary. This stream provides a sense of place, recreation space, and could provide an enjoyable outlook for residents.
- S3:** The site enjoys broad views east of the Remarkables and the Kelvin Heights range in the west.

Weaknesses.

- W1:** Nearby mountains will impact sun access when sun is low.
- W2:** There are no walkable retail amenities such as cafe or dairy.
- W3:** No vehicle connections available to the west.
- W4:** The use of the balance land to the north of the site is a floodway.

Opportunities.

- O1:** Provide a comprehensively designed and delivered development with a strong sense of place / cohesion.
- O2:** The creation of a park and stormwater pond to the west of the site allowing for public recreation, visual amenity, and connection to the local recreational network.
- O3:** This property can achieve access to the wider context via Coneburn SHA (Parkview) development to the north, which has approved roundabout access onto the NZTA-controlled Kingston Road. It can also be a source of access for the southern Woolshed Development.
- O4:** Opportunity to create a park edge road adjacent to the park/stormwater pond.
- O5:** Opportunity to create a cohesive development that stitches into the fabric of the Woolshed Development. It can include affordable standalone houses with areas of 250m² to 400m².
- O6:** Opportunity to connect to the planned 5100sqm commercial site within the Coneburn Development - which could be a future amenity.
- O7:** Opportunity to develop 436 Woolshed Rd.
- O8:** Opportunity to create a public edge to the floodway on neighbouring land.
- O9:** Opportunity for a 4ha recreational reserve.

Constraints

- C1:** Views to the development from Kingston Road, a state highway, will need to be buffered to soften the visual impact.
- C2:** An existing stream prevents vehicle access from the west.
- C3:** This stream will have a riparian setback and an adjacent stormwater attenuation device.
- C4:** A pumping station is required.

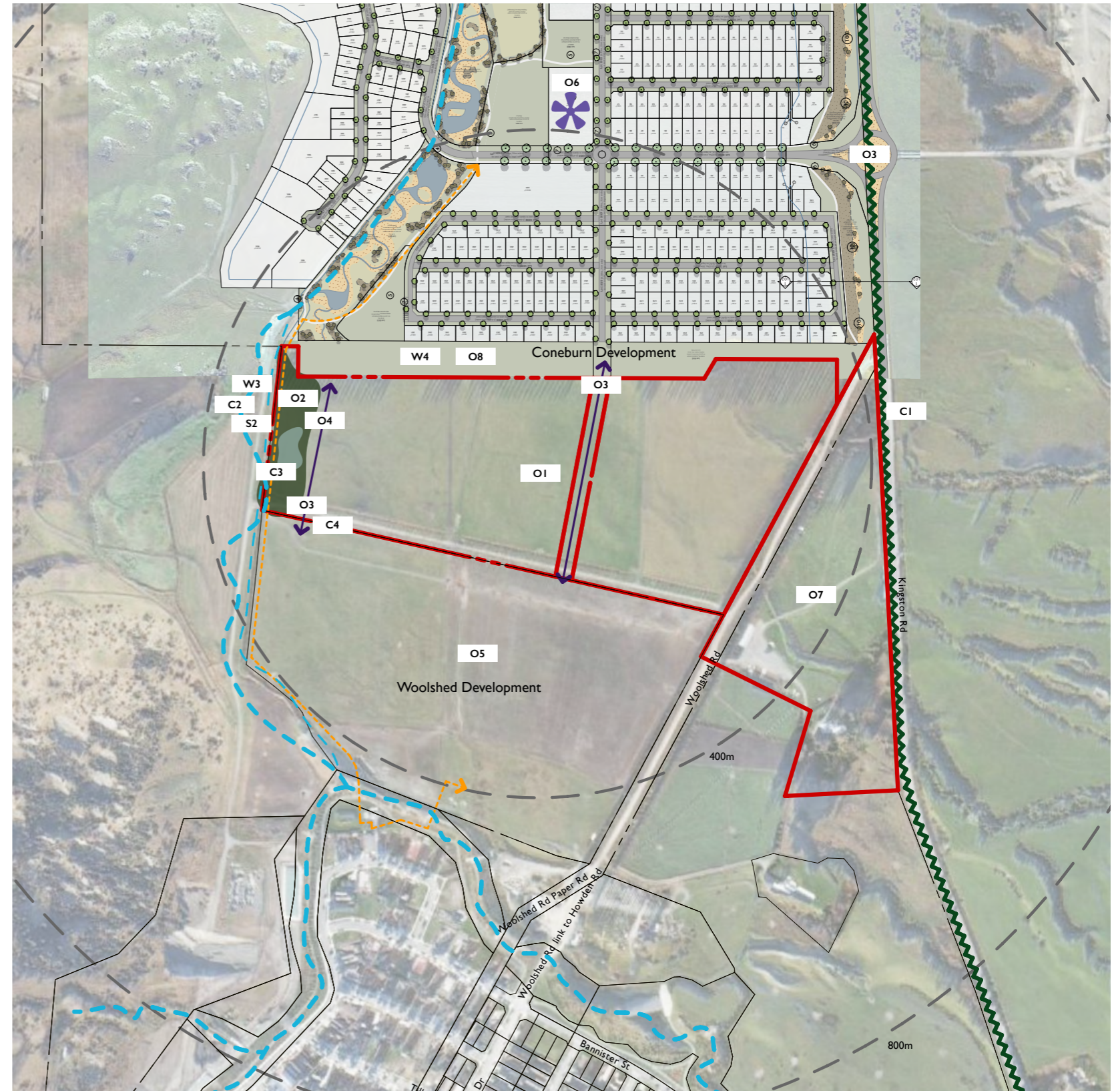


Figure 7. SWOC analysis

Proposal.

VISION

To create an efficient, walkable, and legible neighbourhood in a high quality sustainable environment.



Figure 8. Woolshed Road Masterplan

CONCEPT RATIONALE

The following explains the key considerations behind the masterplan.

- 01.** Extend the east/west connector road into the neighbouring Woolshed Road site for simplicity and legibility.
- 02.** Create a simple urban grid that aligns and connects with the north/south and east/west connector roads.
- 03.** Position the recreation reserve for accessibility and visibility.
- 04.** Create park-edge roads to the stream, floodway, reserve, and landscape buffer. These strengthen accessibility, and offer passive surveillance / activation.
- 05.** Connect to the Woolshed Road Development where possible with streets or pedestrian links.
- 06.** Create views to open space where possible to aid legibility and for sense of place.
- 07.** Orientate lots north / east / west where possible. Create wide/shallow lots when facing south.
- 08.** Have a flexible interface with Woolshed Road - which will allow for lot extensions if purchased
- 09.** Place medium density housing near or adjacent to open space amenity
- 10.** Create a planted buffer to Kingston Road / State Highway 6



Figure 9. Diagram illustrating the concept

URBAN STRUCTURE

- A connector road runs through the centre of the site connecting to the wider context. It runs past the recreation reserve which will act as a landmark for legibility.
- Local streets provide access for residential lots. Designed for walkability, and livability, local streets a connected grid pattern and orientated in a north/south direction (where possible) for sun access to lots.
- A reserve is located on the western edge of the site, where a stream is located. This reserve connects to the wider green network - and provides a link to the proposed playground in the Woolshed Development.



Figure 10. Diagram illustrating the urban structure of the development

MOVEMENT NETWORK

The movement network includes three types of streets and one linear park.

- A 20m residential connector street is the primary transport route through the site.
- 16m primary residential streets connect to the 20m street and loop around the site. These streets will be attractive to pedestrians by sweeping past reserves, and having a narrower 6m carriageway designed for slow speed local traffic.
- 16m wide secondary residential streets provide access to dwellings in an informal manner by not having formed parking bays.
- 14m park edge roads provide easy access to reserve areas. These roads do not have a formal footpath on the reserve side of the road.
- The reserves add to the movement network by providing green open space that connects pedestrians and cyclists to the wider public open space network.
- The movement network makes allowances for a future connection to neighbouring site to the south east with a cul-de-sac head.

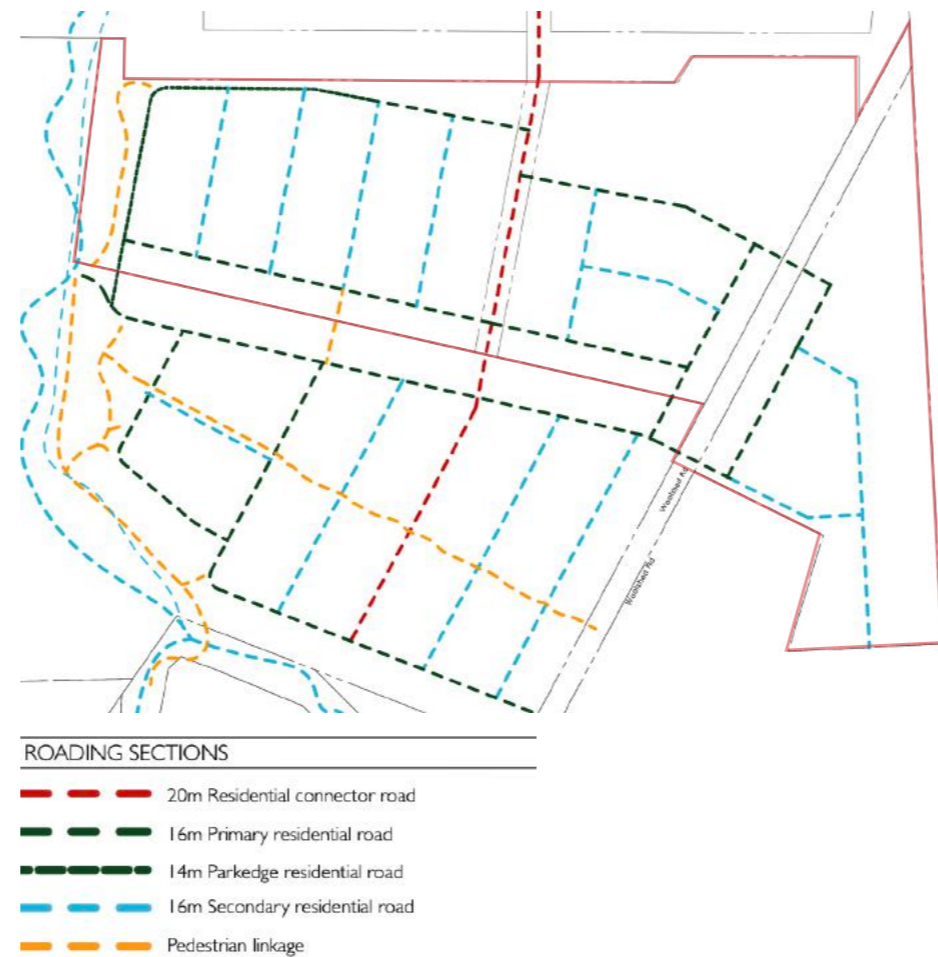


Figure 11. Street hierarchy plan

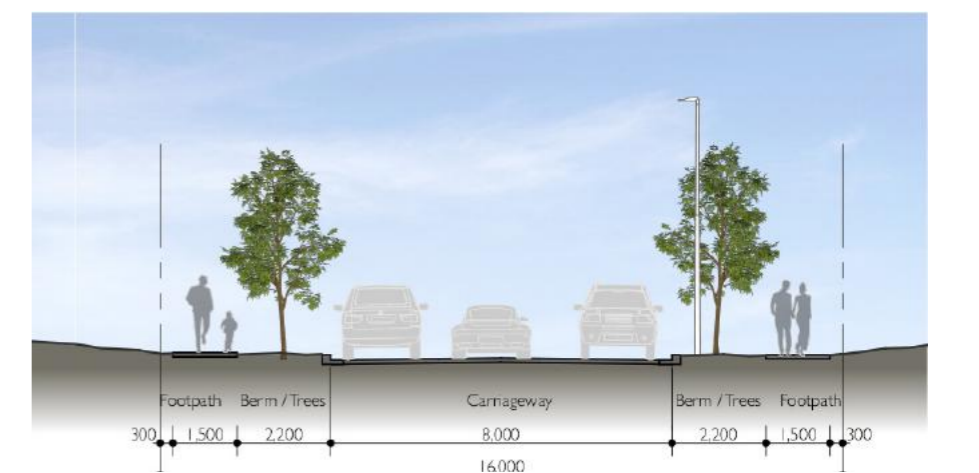
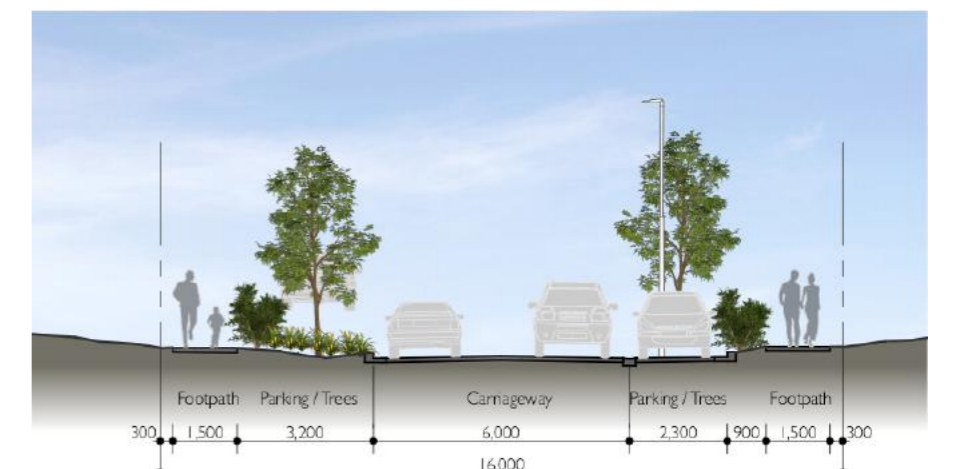
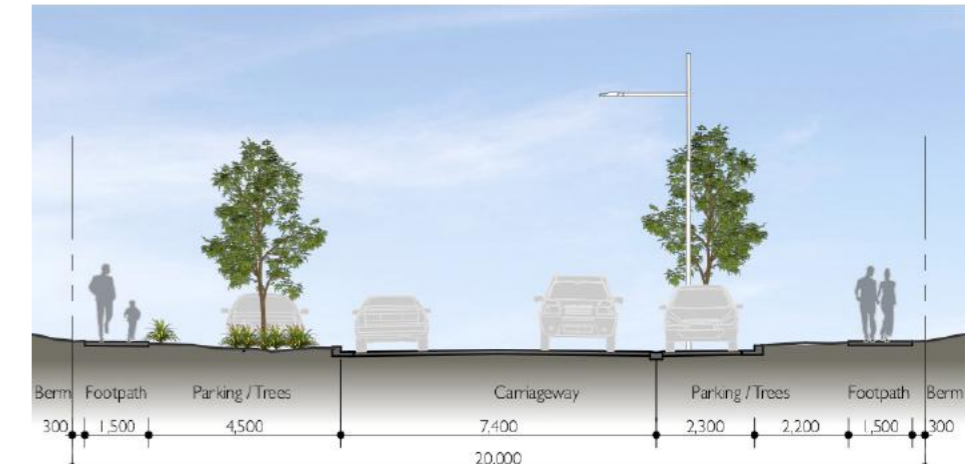


Figure 12. Street sections

LAND USE AND YIELD

The land use of this development includes residential lots and public open space.

- A 4ha recreation reserve
- A western stormwater reserve
- Medium density housing adjacent to public open space
- Small lot detached residential housing for the remainder of the site.

LOT WIDTHS

To create variation within the streetscape the blocks have been subdivided into lots with different widths, which will influence the construction of different unit types.

The plan includes the following:

- 11 x superlots for medium density housing
- 13 x lots that are less than 10m wide
- 28 x 10-11m wide lots
- 90 x 11-12m wide lots
- 16 x 12-13m wide lots
- 51 x 13-14m wide lots
- 56 x 14m + wide lots



Figure 13. Patterson Block lot width plan

UNIT TYPES

With the goal to create a diverse community, the masterplan has been designed to cater for a diverse mix of housing needs. The plan has been designed to include unit types that are different shapes, sizes, and configurations. These have a mixture of attached/detached housing, 2/3/4 bedrooms, single/double garages, single/dual access, and living rooms facing the rear/front. .

- Medium density housing by public open space areas will be in the form of terraced housing. These units will be designed to overlook public areas for passive surveillance and to capture the outlook.
- The remainder of the site will be detached housing on compact lots.

Roof forms

All units are envisioned to present a strong roof form to the street. This includes monopitch and gable roofscapes. Roof forms that are purely hipped in design are not planned for this development.

Building heights

- Medium density housing will be two stories tall.
- The remainder of the site will generally be one storey tall.

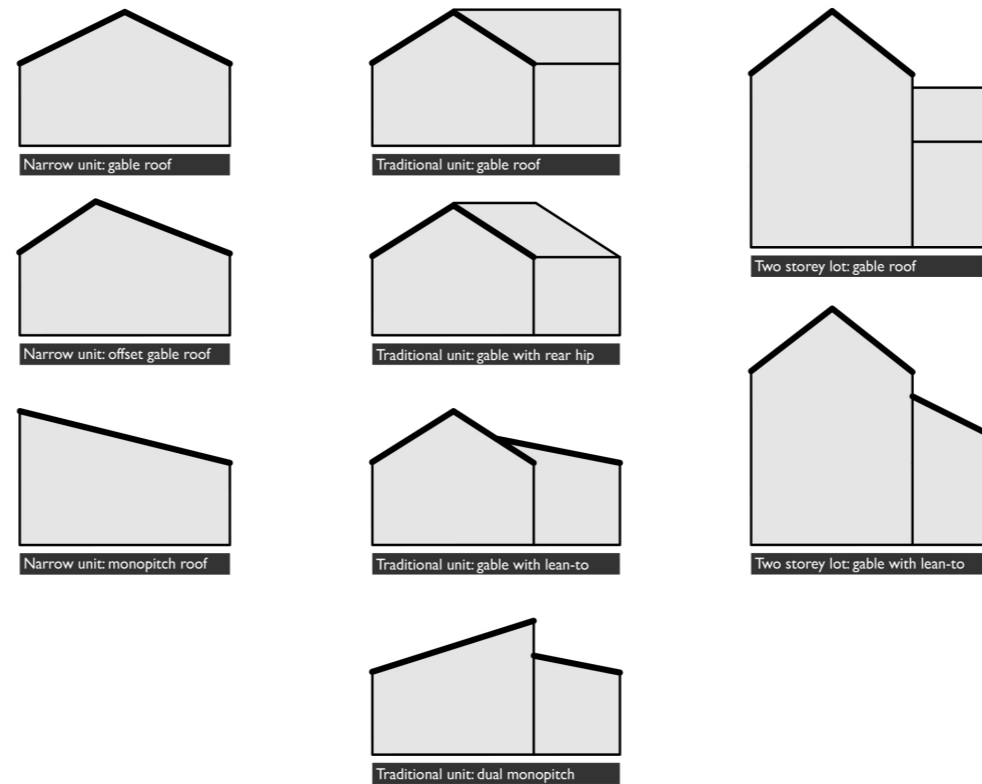


Figure 14. Roof forms proposed for the Patterson Block Masterplan



Figure 15. Terraced housing will be located by public open space



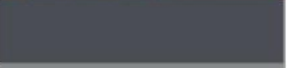




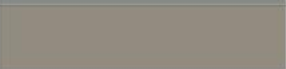
Figure 16. Detached housing is planned to be compact and mostly one storey tall

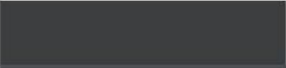
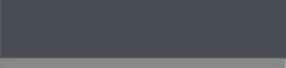
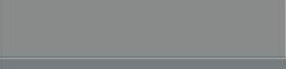


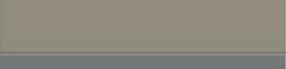

MATERIALITY








The material palette for Patterson Block Masterplan is intended to support the long established character of Queenstown where the colours are recessive in order to put emphasis on the surrounding environment.



Dwellings are expected to have contrasting colour and material palettes which will be selected from the following matrix:


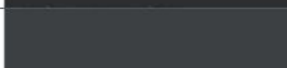

PRIMARY CLADDING OPTIONS		
Brick		
Material	Finish	Colour Swatch
Premium Clay Brick	Midland Bricks_ Euro_Modus_Toro	
	Midland Bricks_ Euro_Modus_Nieve	
	Midland Bricks_ Euro_Modus_Ceniza	
	The Brickery_Origin_Alpine	
	The Brickery_ San Selmo_Limewash	
	Midland Bricks_Aspire_Subiacco	
Painter Brick	Dulux Castlecliff LRV 11	
	Dulux Franz Josef LRV 30	
	Dulux Whakarewarewa LRV 29	
Weatherboard		
Material	Colour	Colour Swatch
Linea	Dulux Rawene LRV 7	
	Dulux Castlecliff LRV 11	
	Dulux Franz Josef LRV 30	
	Dulux Franz Josef Double LRV 24	
	Dulux Whakarewarewa LRV 29	
	Dulux Midhurst Double LRV 31	
	Dulux Maraetai LRV 23	


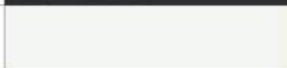
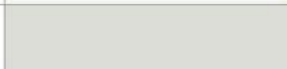
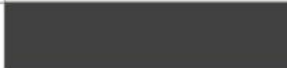
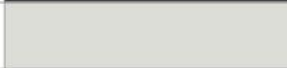

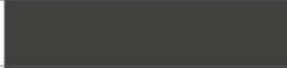
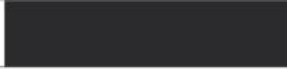
PRIMARY CLADDING OPTIONS		
Cavity based autoclaved aerated concrete panel cladding system		
Material	Colour	Colour Swatch
Ezpanel	Dulux Whakarewarewa LRV 29	
	Dulux Franz Josef LRV 30	
	Dulux Midhurst Double LRV 31	

SECONDARY CLADDING OPTIONS		
Weatherboard		
Material	Colour	Colour Swatch
Linea, Linea Oblique, Stria	Dulux Rawene LRV 7	
	Dulux Castlecliff LRV 11	
	Dulux Franz Josef LRV 30	
	Dulux Franz Josef Double LRV 24	
	Dulux Whakarewarewa LRV 29	
	Dulux Midhurst Double LRV 31	
	Dulux Maraetai LRV 23	

Band Sawn Cedar	Resene Woodsman Heartwood	
	Resene Woodsman Nutmeg	
	Resene Woodsman Smokey Ash	
	Resene Woodsman Riverstone	
	Resene Woodsman Tiri	
	Resene Woodsman Iroko	
	Resene Woodsman Crowshead	

SECONDARY CLADDING OPTIONS		
Band Sawn Cedar	Resene Woodsman Bleached Riverstone	
	Resene Woodsman Natural	

ROOF CLADDING		
Material	Colour	Colour Swatch
Metal Roofing (Longrun, 5-Rib)	Flaxpod	
	Slate	
	Ebony	
Corona Shake Textured metal tile	Onyx	
	Ashwood	
	Charcoal	

JOINERY		
	Colour	Colour swatch
Joinery	Flaxpod	
	Appliance white	
	Warm white pearl	
	Charcoal	
	Titania	
	Sandstone Grey	
	Ironsand	
	Black	

Design Rationale

DESIGN PRINCIPLES

Best practice urban design principles have been considered throughout the design process. The following explains the design of Patterson Block in relation to the principles in the Ministry of Environment's urban design document titled "People+Places+Spaces". These principles include: consolidation and dispersal; integration and connectivity; diversity and adaptability; legibility and identity; and ecological responsiveness.

Consolidation and Dispersal

This is a medium density proposal, with terraced units and detached lots between 240-340sqm. The density allocation for the site increases in areas close to open space amenity. This density is appropriate due to the sites proximity to local amenities - it has walkable access to the planned 5100sqm commercial site within the Coneburn Development, and it includes a 4ha recreation reserve which will offer space for sports-fields. Detached sites are allocated to areas that are away from amenities, with larger sites allocated to the eastern quarter.

Integration and Connectivity

This proposal is in a connected grid design to create a neighbourhood that is accessible and provides choices of route.

- A clear road hierarchy is proposed, including wider streets that provide connection and local inner streets that provide access.
- To ensure the subdivision is accessible for residents and visitors in the area, on-street parallel parking is available for convenience, and for the added safety benefit of buffering pedestrians from general traffic.
- Allowance has been made for a future street connection in the south eastern corner.
- Streets are designed with 1500m wide footpaths for safe pedestrian movement.

Diversity and Adaptability

This is a diverse development designed to attract different demographic groups. Potential residents could include seniors with mobility issues, first home buyers who want to avoid large land costs, and families.

In terms of adaptability, the urban structure has the ability to allow change in the future. Most lots are deep enough for different levels of density. If further intensification is desired, multiple adjacent lots could be acquired and developed into multi-unit buildings.

Legibility and Identity

The development has been designed for easy navigation, and to celebrate the site's features.

- The central collector road is designed to communicate that it is the main movement route through the site. It has a wider road reserve and carriageway in comparison to local roads, and it has formal parking bays,.
- The recreation reserve will be the neighbourhood anchor. Located along the central collector road, it is strategically located in order to attract activity and to act as a landmark.
- Views through the street network to the proposed reserves are created where possible (including a view shaft to Double Cone). These will create a sense of place.
- A planted strip along the eastern boundary creates a firm edge to the east, whilst also acting as a visual buffer between the development and Stage Highway 6.

Ecological Responsiveness

The proposal includes various sustainable urban design principles that help to reduce the development's energy use, link biodiversity systems, protect reserve areas, and improve its recreational amenity.

- An important sustainable urban structuring principle is to, where possible, orientate lots facing east, south, or west to maximise solar access to indoor and outdoor living spaces. This will reduce

heating energy use in winter, increase the usability of private open space and help the residents' well-being because sunlight has many proven health benefits.

- The development includes a stormwater pond that is part of a sustainable stormwater strategy.
- The masterplan includes public open space which will provide access to sunlight, fresh air, and recreational space for the community.
- The masterplan includes a planted strip, reserve areas, and street types designate space for street trees - these will assist in linking biodiversity systems through the development out to wider natural systems.



Figure 17. Plan illustrating view shafts through the movement network to reserves