

Queenstown Hotel

Design Report

13 December 2022 |

TROJANHOLDINGS

**WOODS
BAGOT**

01

Site Context



01.0 Site Context Latent Potential

A well connected site
with access to iconic Queenstown views

The site is located at 12 Man Street and is currently the top of the largely vacant concrete commercial car parking building.

From the site, direct pedestrian access is available to Shotover Street and central Queenstown via external stairs at Brecon Street or via an easement through the Hamilton building sitting immediately below the site. The site also sits within easy walking distance to numerous attractions, recreational facilities and public transport links.

In the wider context the site is located at the junction of the long established central business area of Queenstown and the emerging more intensive development that is occurring to the north of Man Street.

The site is contained in the Queenstown Town Centre Zone (QTCZ) in terms of the Proposed District Plan (PDP). Land to the north of Man Street (excluding land located off Brecon Street, below the Gondola base building) is contained in the QTCZ as governed in the Operative District Plan (ODP). The zoning under both the ODP and PDP to the north of Man Street enables significant change to the generally low scaled older building stock through greater building height limits. This is reflected in recent resource consents and proposals for larger scaled buildings in proximity to the site, which will mark a change in the character of the area and will also present challenges for existing privacy, view sharing, massing and scale.

The site enjoys iconic views on all sides to Lake Wakatipu, central Queenstown and the mountains. Views immediately in front of the site are challenged by the proximity and height of the Hamilton Building.

The existing car park offers opportunity for significant public amenity and improved quality of the streetscape of Man Street and central Queenstown, and the development of the site will act as a positive catalyst for change in this locality.

Image Source: Queenstown Lakes Council



Figure 1.1 Site Context

01.0 Site Context Existing Conditions

The existing urban context of Queenstown is characterised by a mix of traditional and modern built form ranging in height from 1-4 stories and has a direct relationship with the lake and the mountains.

The streets are arranged in a grid like pattern with a predominantly continuous lot size in the town centre, that is broken up by small scale pedestrian friendly laneways and side streets.

The topography and surrounding mountain landscape allow for the town centre to be viewed from various higher vantage points, making the roof form of the existing and proposed built form highly visible and therefore of high importance. Roof form is generally highly modulated and responsive to early pitched roof character, with a mix of flat roof structures as well. In various instances roof forms are angled to create attic accommodation as seen in the images adjacent.

A finegrain urban context that reflects Queenstown's rich heritage



01



02



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04



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07

- 01 View into city centre from upper Brecon street
- 02 Evening image viewed from above
- 03 Historic Eichardts Hotel
- 04 Historic Queenstown (Source Queenstown Lakes Council)
- 05 Steamer Wharf showing pitched character and Lot size break up
- 06 View across town centre from upper Brecon looking towards lake
- 07 View from lake shoreline

01.0 Site Context

An Evolving Urban Landscape

A future urban context that must reflect and enhance Queenstown's unique identity

A number of sites in the vicinity have gained resource consent for large scale buildings, or alternatively, resource consent applications have been lodged with the Council that are seeking similar outcomes in terms of large scale built form. These developments if completed will change the urban environment and streetscape character in the area, particularly on Man Street, which in the immediate vicinity of the site is generally characterised by low scale residential buildings on the northern side of this road.

The response for the site is to take on board the redevelopment potential in the surrounding area through increased building heights (in particular for the land to the north of Man Street) and the consented and proposed buildings as referenced below.

Overtime, the land to the north of Man Street will be developed with greater building height, with variation in roof form, with peaks and valleys mediating the height and creating a character reflective of existing context (albeit the existing context is at a lower height and scale). The change to the urban environment is witnessed by the developments referenced below.

The site at 17/19 Man Street has a consented hotel, which is presently under construction. Figure 03 indicates this hotel, which has a approximate maximum height of 17.8m.

A resource consent application (RM210423) has been lodged for the site located at 67 Shotover Street. This site has frontage to both Man and Shotover Streets. This hotel has a maximum height of 31.9m and is illustrated in Figure 05

The site at 34 Brecon Street has obtained resource consent (RM180507) for a hotel that has a maximum height of 23m, while a separate resource consent application (RM191029) has sought to increase the scale of the original consented hotel, with an overall maximum height of 27.7m. Figure 05 indicates the consented hotel for Brecon Street, while Figure 06 indicates the proposed hotel for this site.



01 Plan of approved and proposed developments



02 Fearon Hay master plan study visualization - not showing consented properties



03 17-19 Man St | Ignite Architects | Centuria Property



04 30 Man Street | FDAT | Wellsmart - not consented



05 34 Brecon St | Warren & Mahoney | Brecon St Partnership - 23m max.height



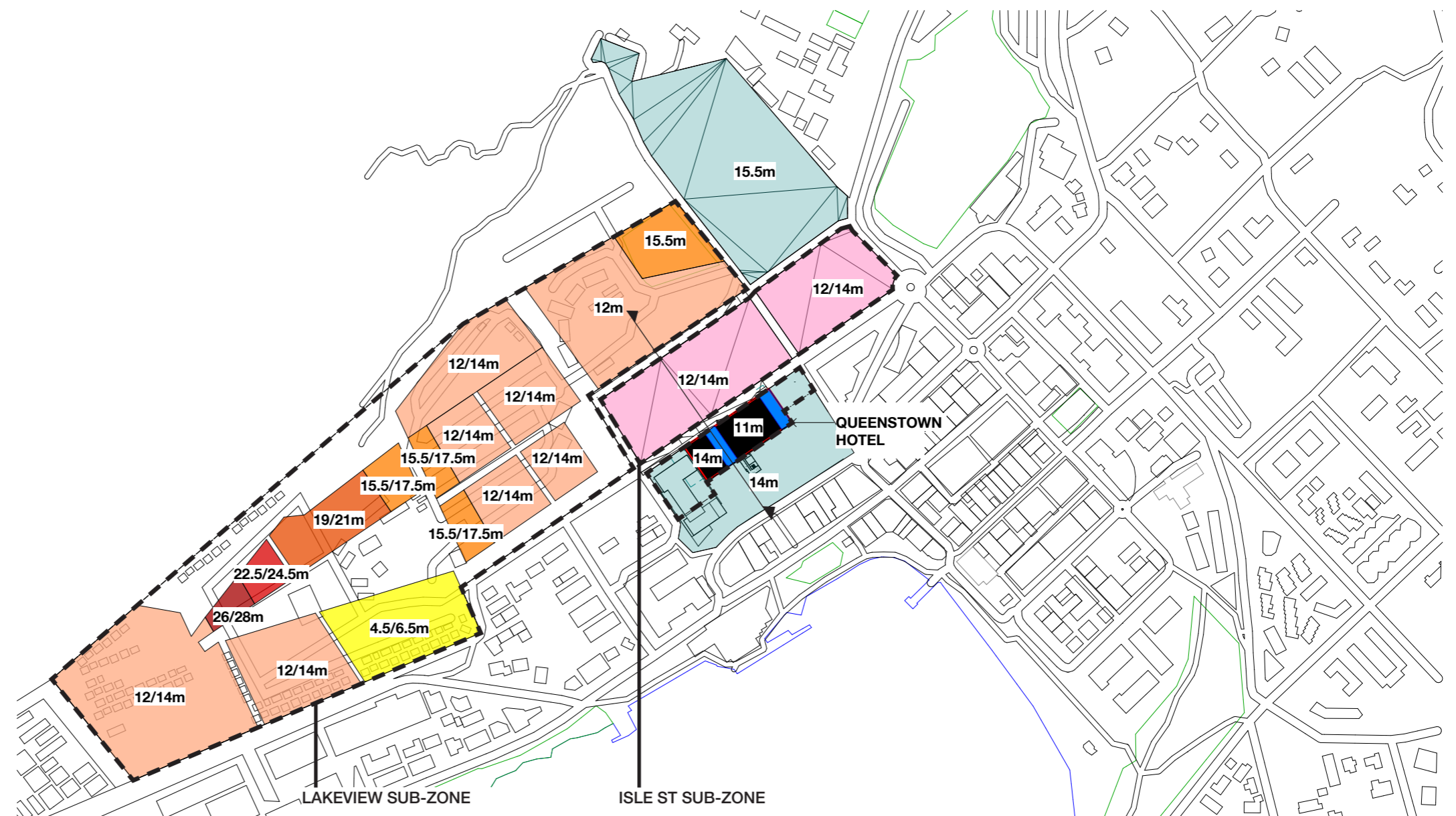
06 34 Brecon St | Warren & Mahoney | Brecon St Partnership - 27.7m max. height - not consented

01.0 Site Context

An Evolving Urban Landscape

The site plan opposite encompasses the larger context of the site in central Queenstown and is amalgamated from the ODP and PDP building height limits (and the various sub-zones).

The site is located within the QTCZ, with the Lakeview Sub-Zone and Isle Street Sub-Zone (East and West) located to the north and west of the site.



Site Plan - Future Height Limit
 Queenstown Lakes District Council:
 Operative District Plan
 Proposed District Plan

01.0 Site Context

An Evolving Urban Landscape

The massing study opposite illustrates future growth as set out by the ODP and PDP.

The proposed heights identified for these zones have been visualised to provide context for this growing urban landscape. Approved developments and developments submitted for approval have also been integrated into the massing study.

- 01 34 Brecon Street | Warren & Mahoney
- 02 17-19 Man St | Ignite Architects
- 03 30 Man Street | FDAT *not consented

- | | |
|---|--|
| 4m | 22.5m |
| 12m | 26m |
| 15.5m | 15.5m |
| 19m | 15.5m |
- 2m roof bonus
- Approved + submitted developments



Massing Study - Approved Developments + submitted developments & future height limits

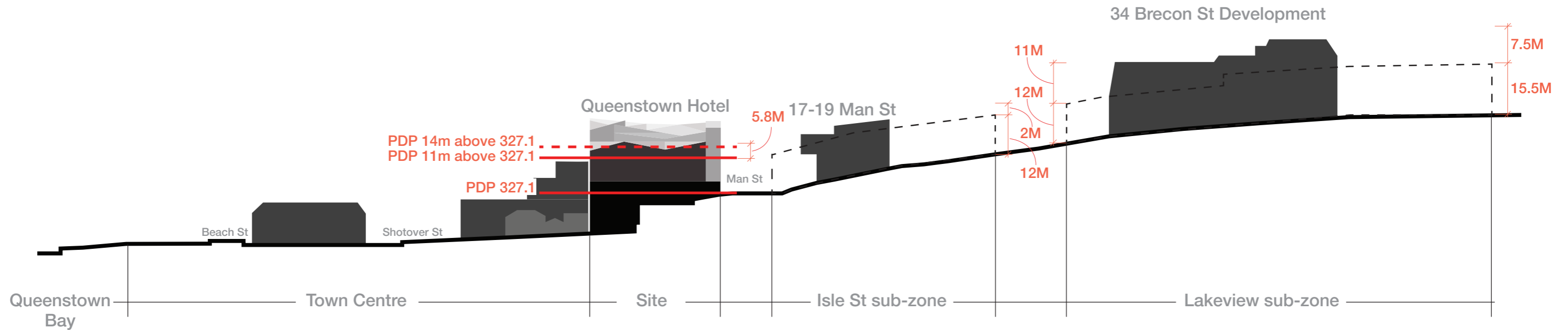
01.0 Site Context

An Evolving Urban Landscape

The section illustrates the future urban condition of the surrounding sites on a north-south axis.

The section cuts through the subject site, which has two main height limits of 11m and 14m from RL 327.1, together with the height limit of 12m (plus 2m roof bonus) in the Isle Street Sub-Zone (West) and the 15.5m height limit for the site located at 34 Brecon Street.

The section also shows the proposed hotel on the site, together with the consented development on the sites located at 17/19 Man Street and 34 Brecon Street.



Section - North - South
(Section is indicative and not to scale)

01.0 Site Context Planning Framework

Key Planning constraints

Area Coverage 75 percent

Height Limits:

- Area A: 11m above RL 327.1 MASL
- Area B: 14m above RL 327.1 MASL
- Viewshaft C: no buildings above existing structure
- Viewshaft D: 3m above 327.6 MASL

Key Character Attributes

Large buildings are broken down into smaller elements, which relate well to human scale. This includes -

Reducing the apparent height by means of recessing the top storey and expressing each level clearly in terms of human proportions, and treating long elevations as a number of apparently separate buildings by dividing them vertically into a number of bays. Detailing which emphasises the respect for human scale includes relatively small window openings which have vertical proportions, creatively designed functional details such as verandah brackets, balconies etc

Traditional materials typical to the Queenstown vernacular can be used in a modern medium with great success. This includes painted plaster, painted timber weatherboards and trim, schist stone with raised tuck-pointing and corrugated iron. Other traditional materials such as Oamaru stone, exposed stacked schist stone, vertical timber cladding can also be used. Modern materials include glass, pre cast concrete, plywood and composite panels

Large buildings are broken down into smaller elements using strong vertical lines. These bays are emphasised by contrasting materials, colours or vertical building elements. The width of the bays reflects the common historical narrow section size. Within each bay, secondary elements such as windows, downpipes, verandah posts etc further emphasise the vertical detailing of the façade.

Breaking down of massing
Reducing apparent height to street
Facade Articulation (windows) that respond to human scale
Vertical Rhythm

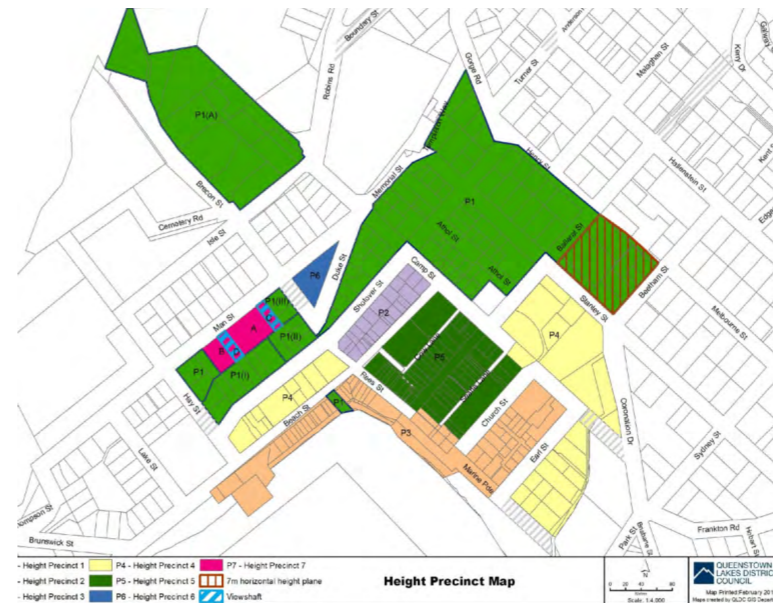


Figure 1 Site (shown pink) with view corridors.



Figure 2 Building broken up into elements smaller than Eichardt's foot print Each element appears as a separate and different building

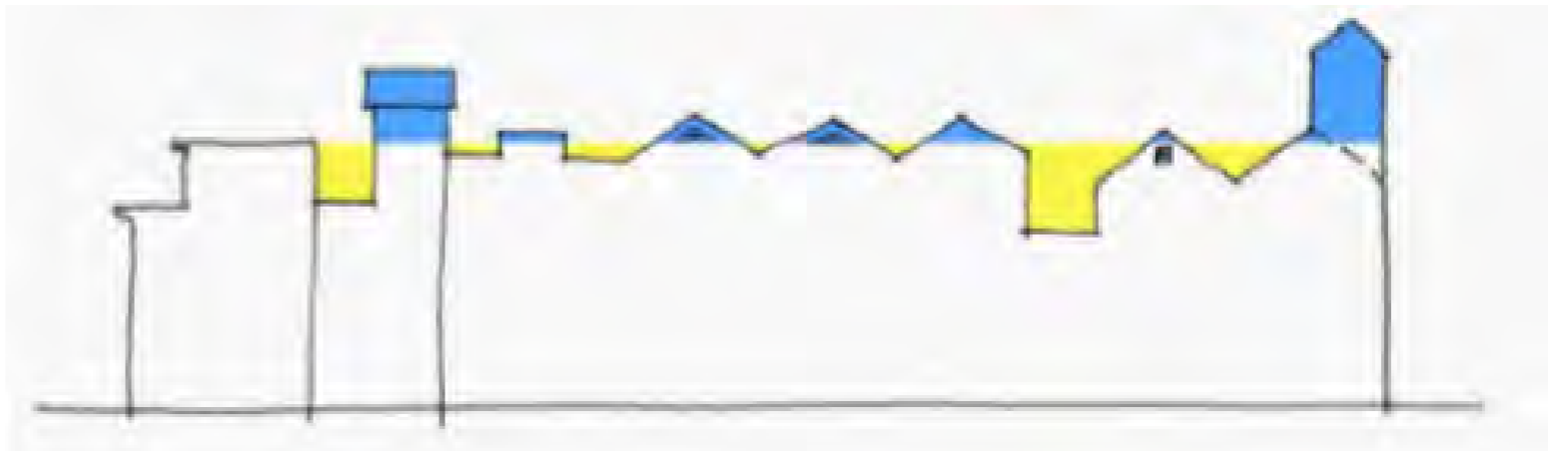


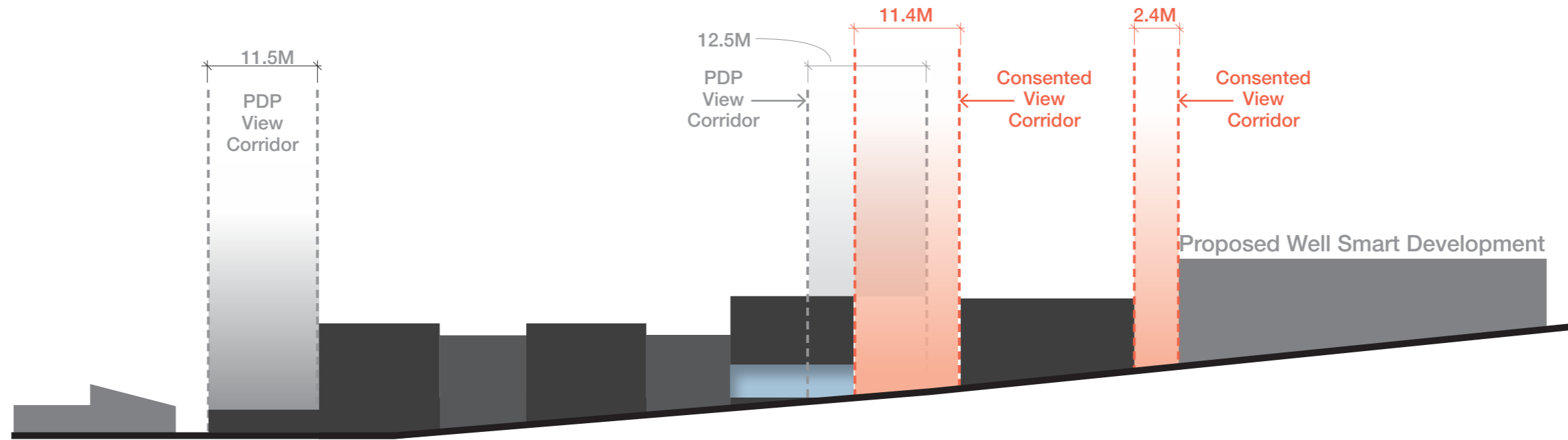
Figure 3 Majority of roofs pitched and reflect historically small titles Services incorporated into roof design Discretionary 'give and take' of projection through height plane with equal void below

Pitched roofs, often behind flat parapets Varying roof heights
Chimneys and church towers projecting through
Modulated roofscape with towers and gables providing diversity Roof level services disguised and hidden

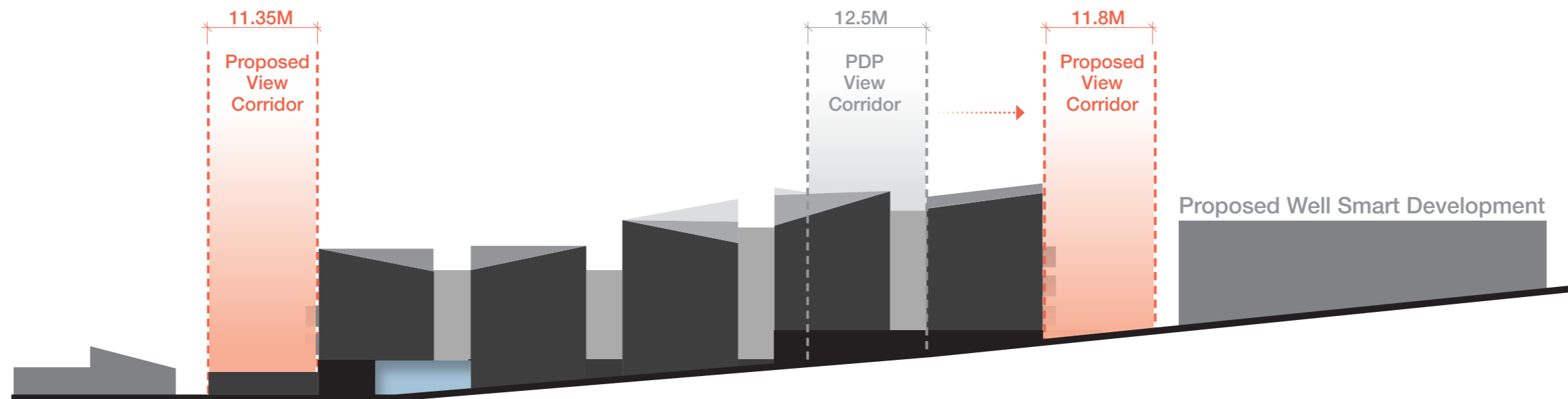
01.0 Architectural Concept View Corridor Shift



01.0 Architectural Concept View Corridor Shift



Consented Hotel



Proposed Articulated Roofscape

NB. Drawing is indicative

01.0 Architectural Concept View Corridor Shift



Consented Central View Corridor

- Appears privatised due to central site location
- No access to southern end
- Narrow viewing angle
- Issues with overlooking



Proposed Perimeter View Corridor

- View Corridor appears more public between two sites
- Corner exposure
- Reduced overlooking

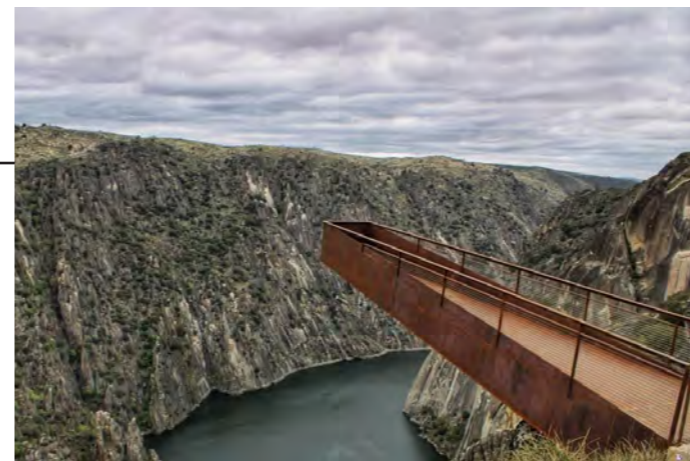
01.0 Architectural Concept Proposed View Corridor Shift



Fernery



Mid Alpine Tussock



Viewing Platform



Beech Forest Floor

Plan - Level 02 (View Corridor)

Man Street



02

Proposed Architectural
Concept
