

An aerial photograph of Queenstown, New Zealand, at sunset. The town is built on a steep hillside overlooking a large lake. The sky is filled with soft, orange and pink clouds, and the mountains in the background are partially covered in snow. The town's lights are beginning to glow, and the water reflects the warm colors of the sky.

*“A luxury contemporary hotel that is
Quintessentially Queenstown”*



An unseen level of luxury

*“One hand - A design that is seamless from inside to out.
Integrating landscape, culture, materiality and detail into a
unique, truly luxury Queenstown experience.”*

02.0 Architectural Concept Design Statement

Providing an unseen level of luxury amidst its renowned natural landscape, the Queenstown Hotel will form a luxury contemporary offering that is quintessentially Queenstown. Designed to connect with the historic scale of Queenstown's urban fabric, the project has been conceived as a 'Township of Rooms', each orientated to capture framed views to the surrounding landscape. Offering a series of room types varying in scale and orientation, the hotel has been articulated as five pavilions, each articulated as a unique faceted form to reference the historic silhouette of Queenstown's iconic skyline. The pavilions are connected and anchored by a series of courtyards, laid with indigenous New Zealand plants to provide an experience that is seamless from inside to out. Employing this key design principle, the hotel integrates landscape, culture, materiality and detail into a unique and truly luxurious Queenstown experience.

The newly proposed scheme works to move beyond the currently consented hotel design, creating an articulated and undulating building form that reflects an elevated accommodation offering suited to the demographic demand, and presenting an architectural response worthy of its position in Queenstown – a purpose built response that reflect its position within one of the world's most renowned global tourist destinations.

Navigating the planning constraints, the hotel has been broken down and articulated to form an architectural response that is both contextual and iconic. The pavilions are carefully placed to follow the natural lay of the land surrounding the site to maximize the planning envelope whilst ensuring that the design speaks to its unique natural surrounds. Faceting of the building forms provides borrowed views over the hotel for neighboring properties and creates unique 'Sky Villas' to capture grand views of the mountain peaks. Incorporating natural minerals and crafts, the architecture and interiors have been designed to , capture the spirit of this unique place with an intent to work with local experts to uncover the stories and traditions that can be integrated into the fabric of building for locals, guests and future generations.

Giving back to the town and its tourist economy, the project incorporates generous setbacks above subterranean rooms and courtyards to protect urban view corridors and enhance the public realm through incorporation of a public vista orientated towards Cecil Peak.

The proposed design response features –

- Generously configured rooms which speak to the hotel's elevated offering
- Increased amount of rooms orientated towards renowned Queenstown views towards the north as well south towards Lake Wakatipu, the Remarkables, Cecil Peak and Walter Peak (ie lesser number of rooms with views orientated back into the site)
- Increased floor to floor heights to cater for adequate structural loads and seismic requirements, as well as more generous ceiling heights to ground level public hotel functions
- Curated and crafted ceilings to upper level penthouse rooms – creating opportunities for premium accommodation
- Refined architectural articulation that responds to the local context and positively contributed to the Man St streetscape as well as the broader Queenstown skyline
- Providing additional amenity to service both the hotel and needs of the guests equally in varying climate conditions from winter to summer

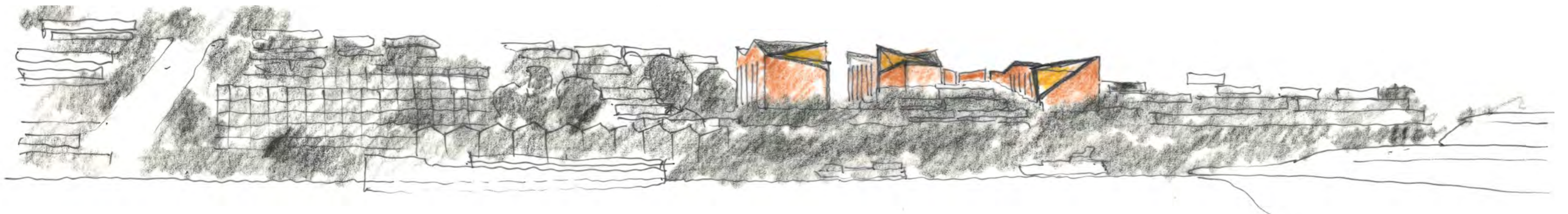
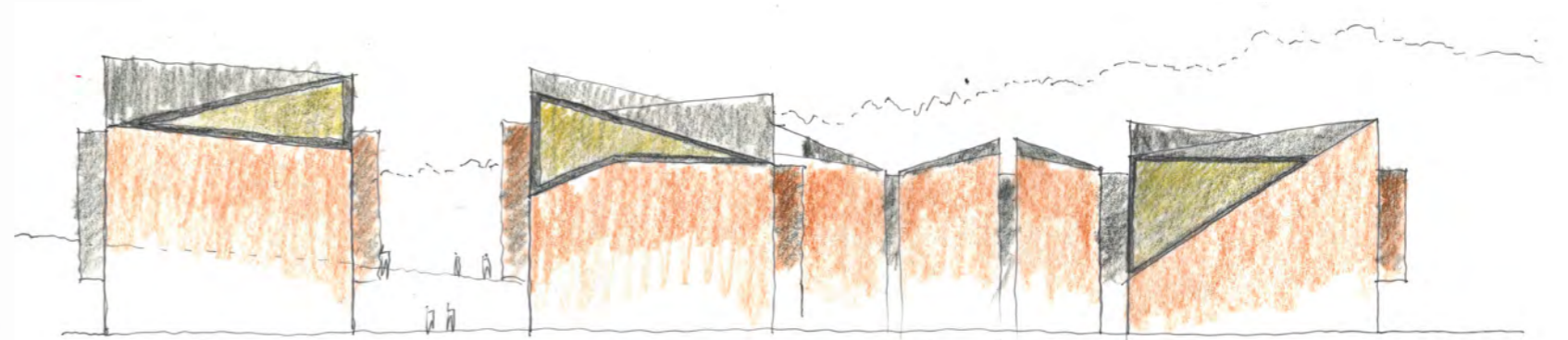
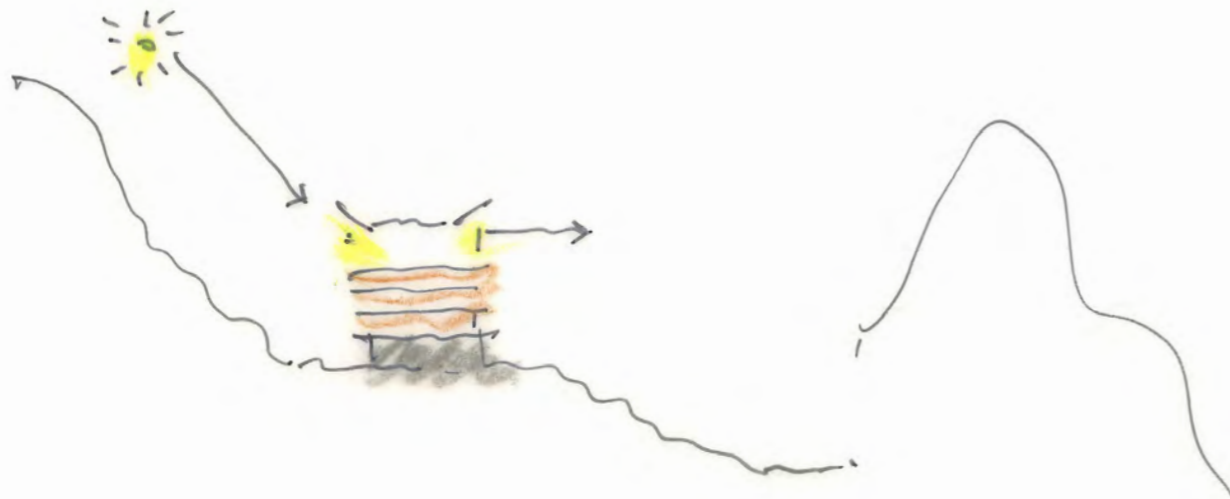
In order to provide for the above design response features, the Queenstown Hotel is required to be higher than the consented hotel.



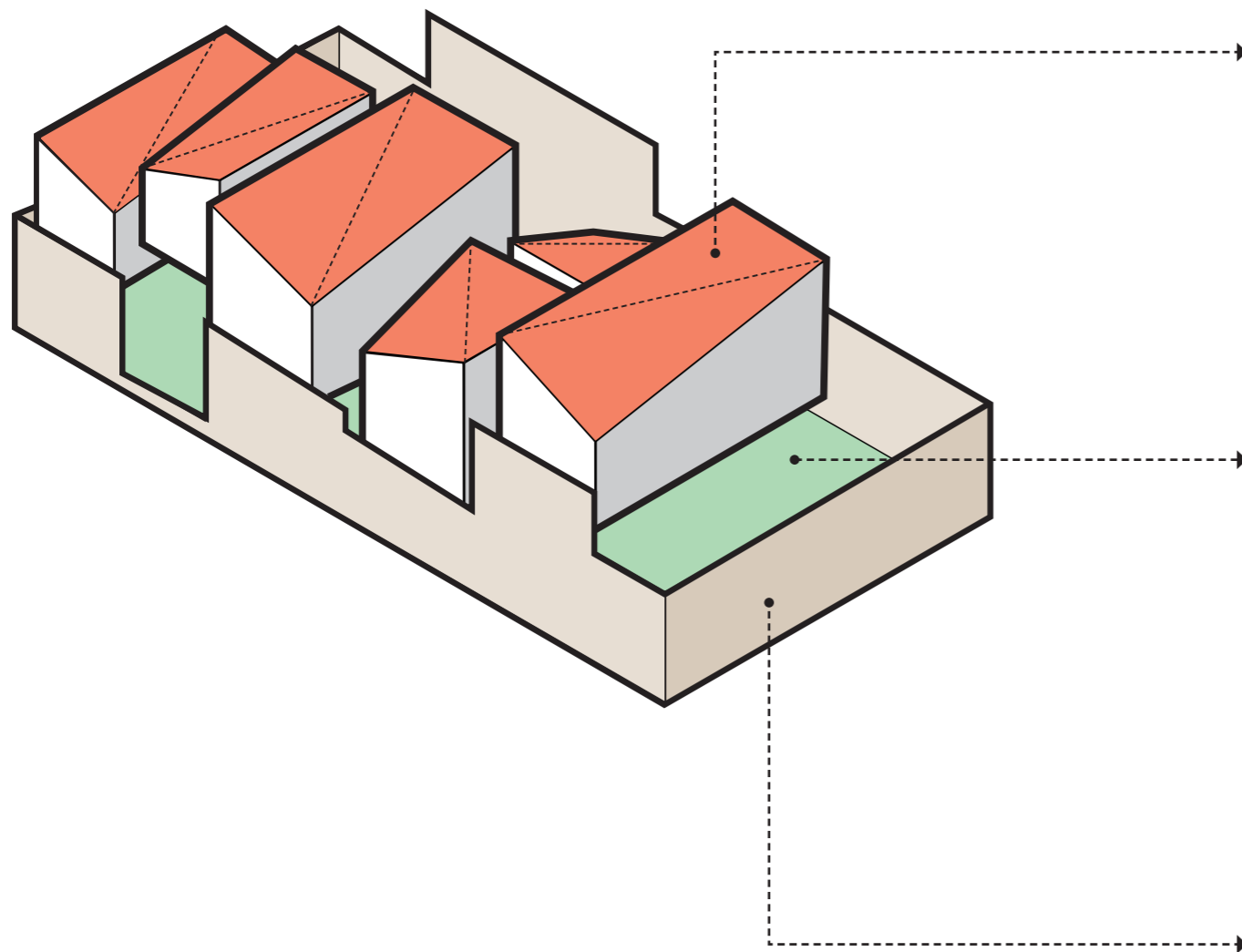
An aerial night photograph of a mountain town, likely Whistler, Canada. The town is densely packed with buildings, many of which are illuminated with warm yellow lights, creating a glowing effect against the dark night. The town is situated on a steep, snow-covered slope. In the background, a large, snow-capped mountain peak rises, partially shrouded in mist or low clouds. The foreground shows the rooftops of buildings and snow-covered trees, suggesting the viewer is looking down from an elevated position. The overall atmosphere is serene and picturesque, capturing the beauty of a winter resort town at night.

A Township of Rooms

02.0 Architectural Concept Capturing Light



02.0 Architectural Concept Layers of the Land



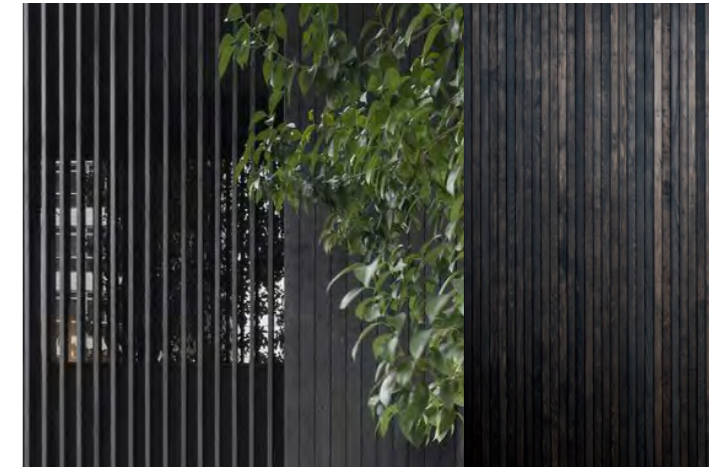
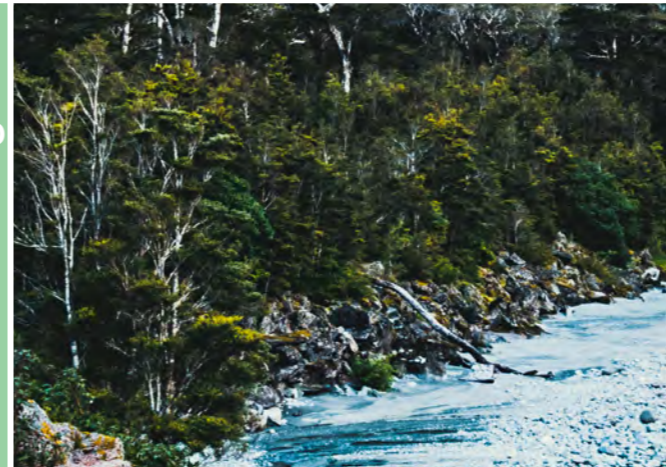
Contextual Inspiration

Architectural Translation

Mountain Peak



Forest Covering



Masonry Foundation





Perspective - Guest Room

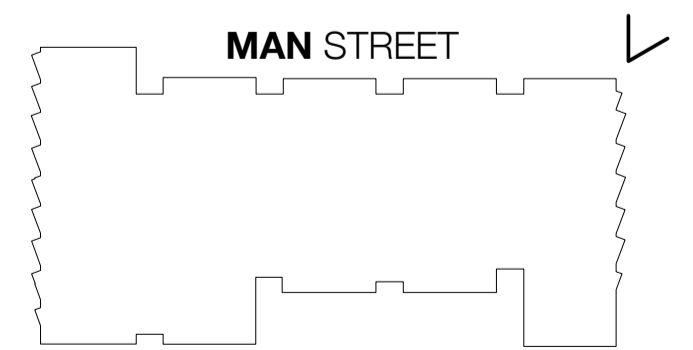


Perspective - Guest Room

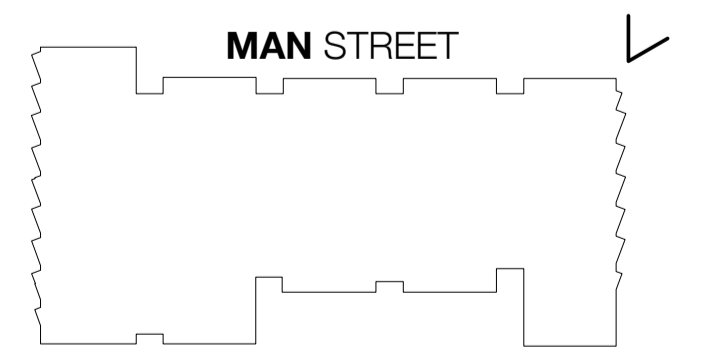
Queenstown Hotel

Sheet List	
0305	Render 06 - Western View Shaft
0000	Cover Sheet
0300	Render 01 - Man St looking West
0301	Render 02 - Aerial looking South West
0302	Render 03 - Man St looking East
0303	Render 04 - Aerial looking North West
0304	Render 05 - From Queenstown Bay
0400	Man St Interface - Existing
0401	Man St Interface - Future Widening
1100	Site Plan
2284	Floor Plan - Basement 04
2200	Floor Plan - Ground Floor
2201	Floor Plan - Level 01
2202	Floor Plan - Level 02
2203	Floor Plan - Level 03
2204	Floor Plan - Level 04
2205	Floor Plan - Level 05
2206	Floor Plan - Roof Plan
3200	Elevations - North
3201	Elevations - East, West
3202	Elevations - South
3210	Sections - N-S, E-W
9000	Area Plan - Site Cover
9001	GFA Plans
9002	Material Schedule

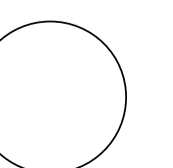


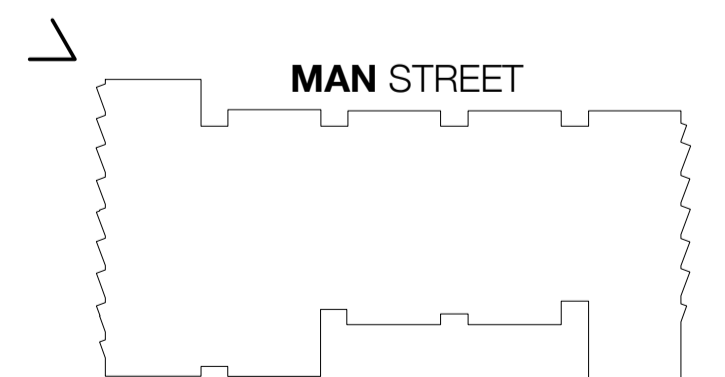


*nb. 67 Shotover development not consented

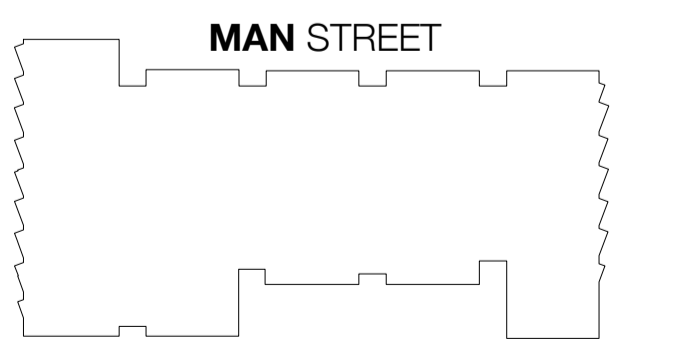


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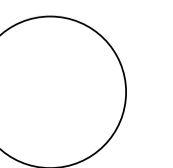


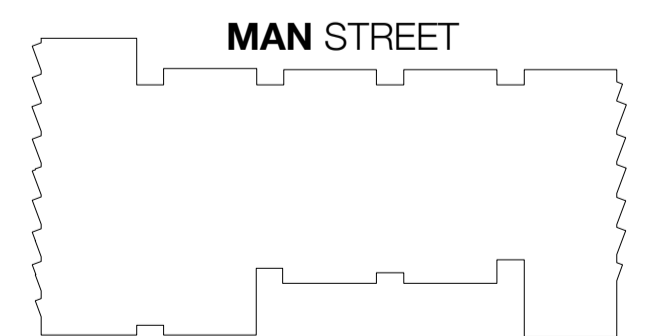


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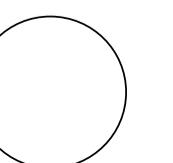


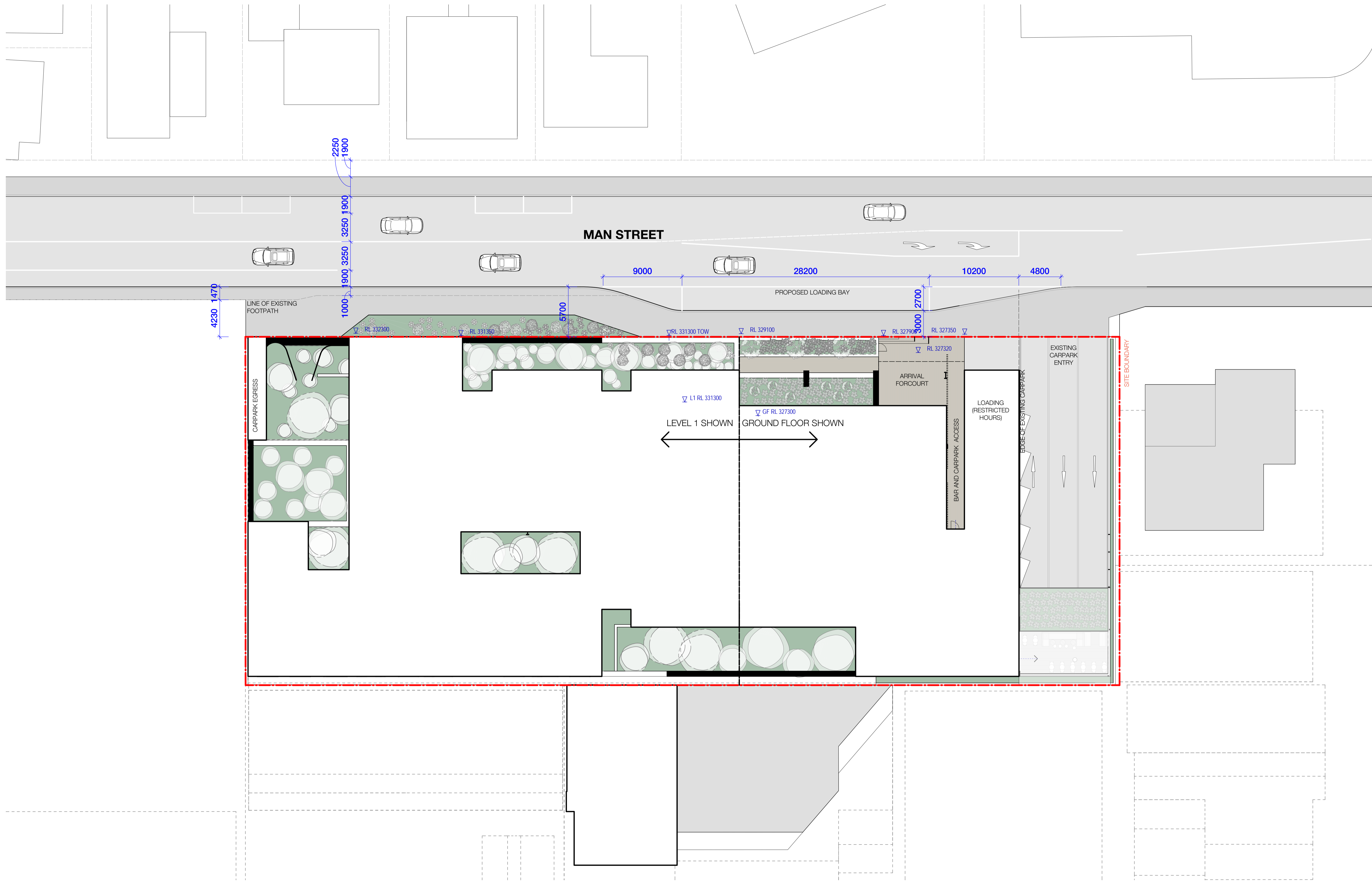
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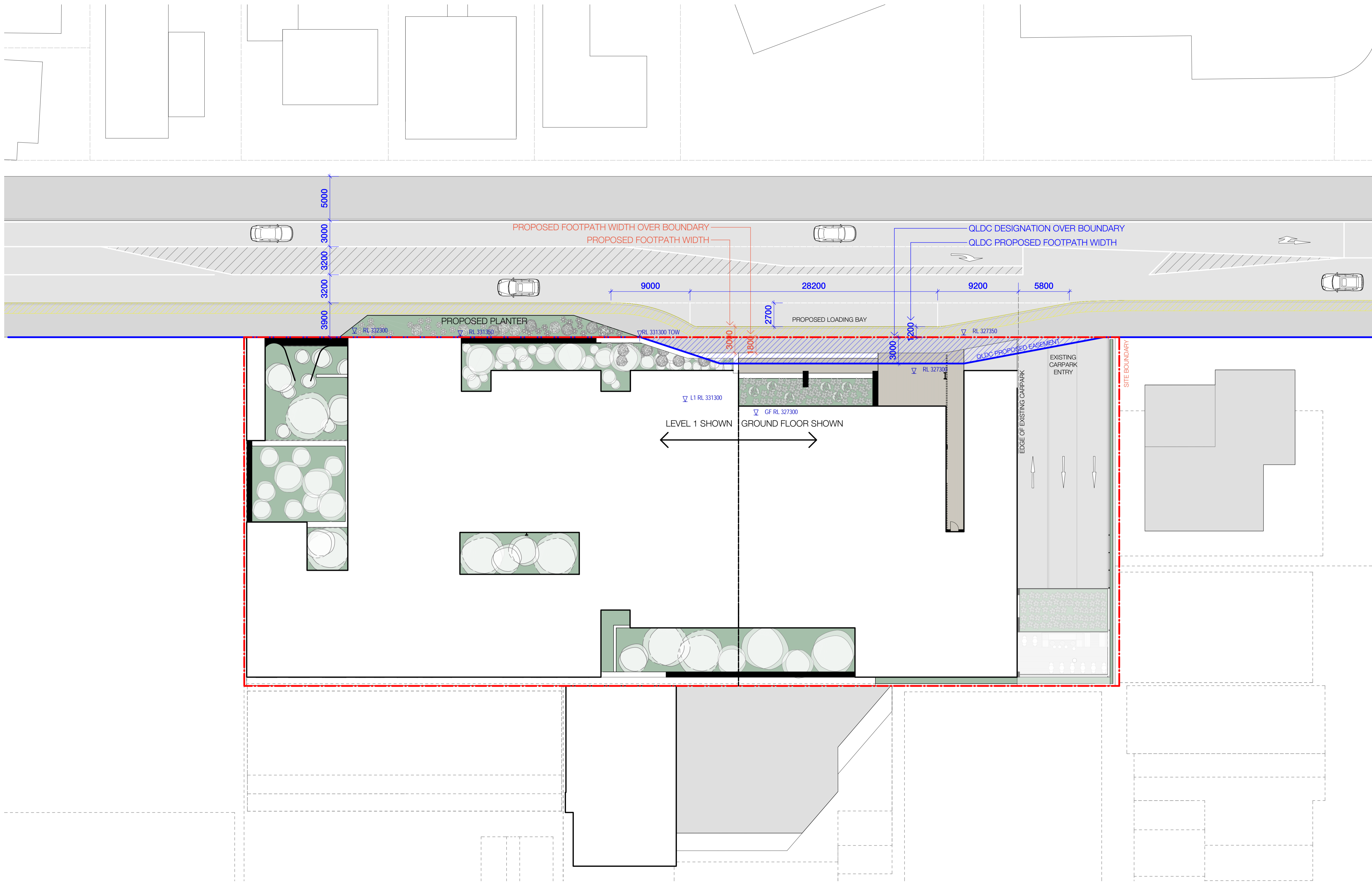




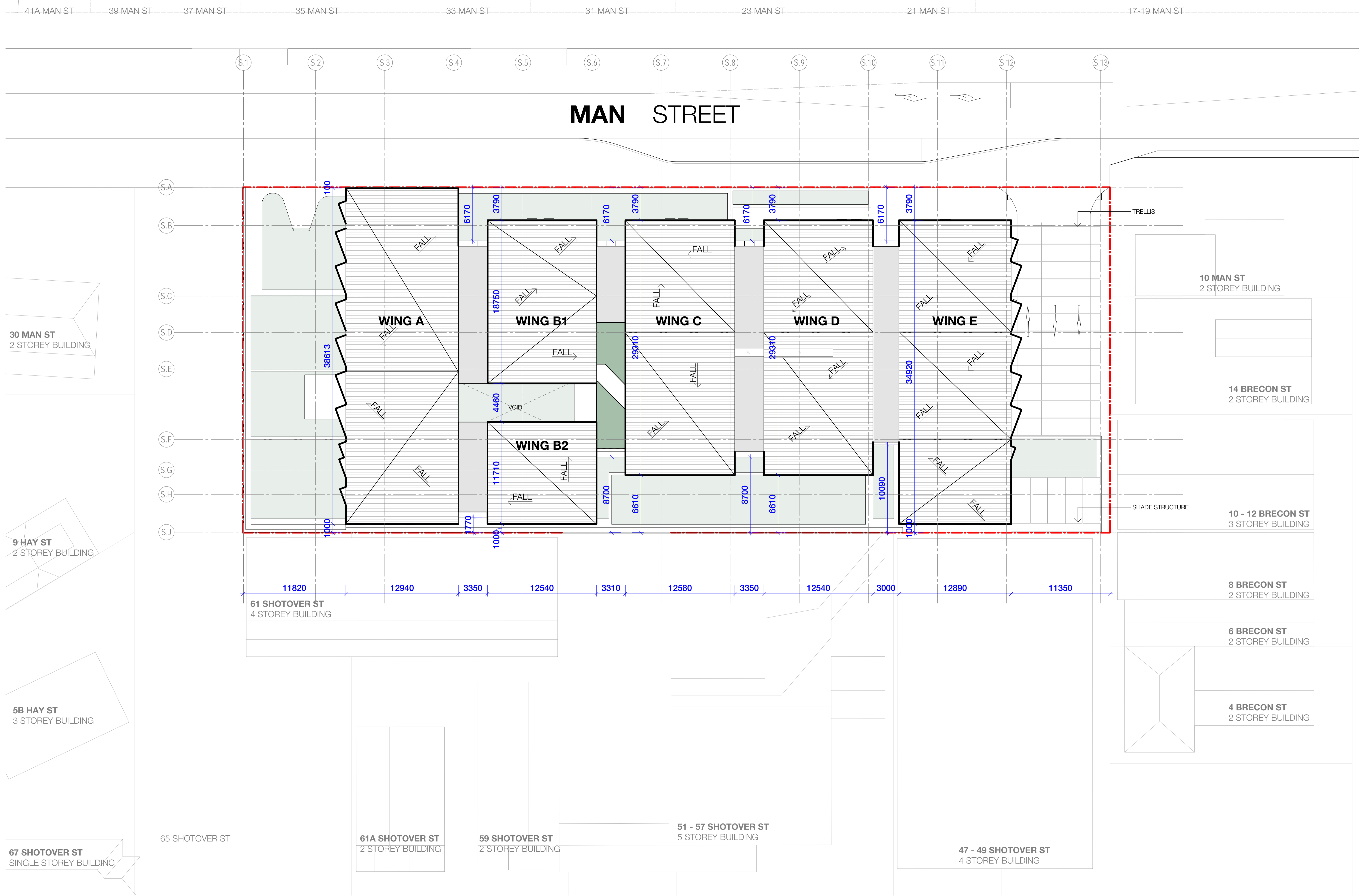
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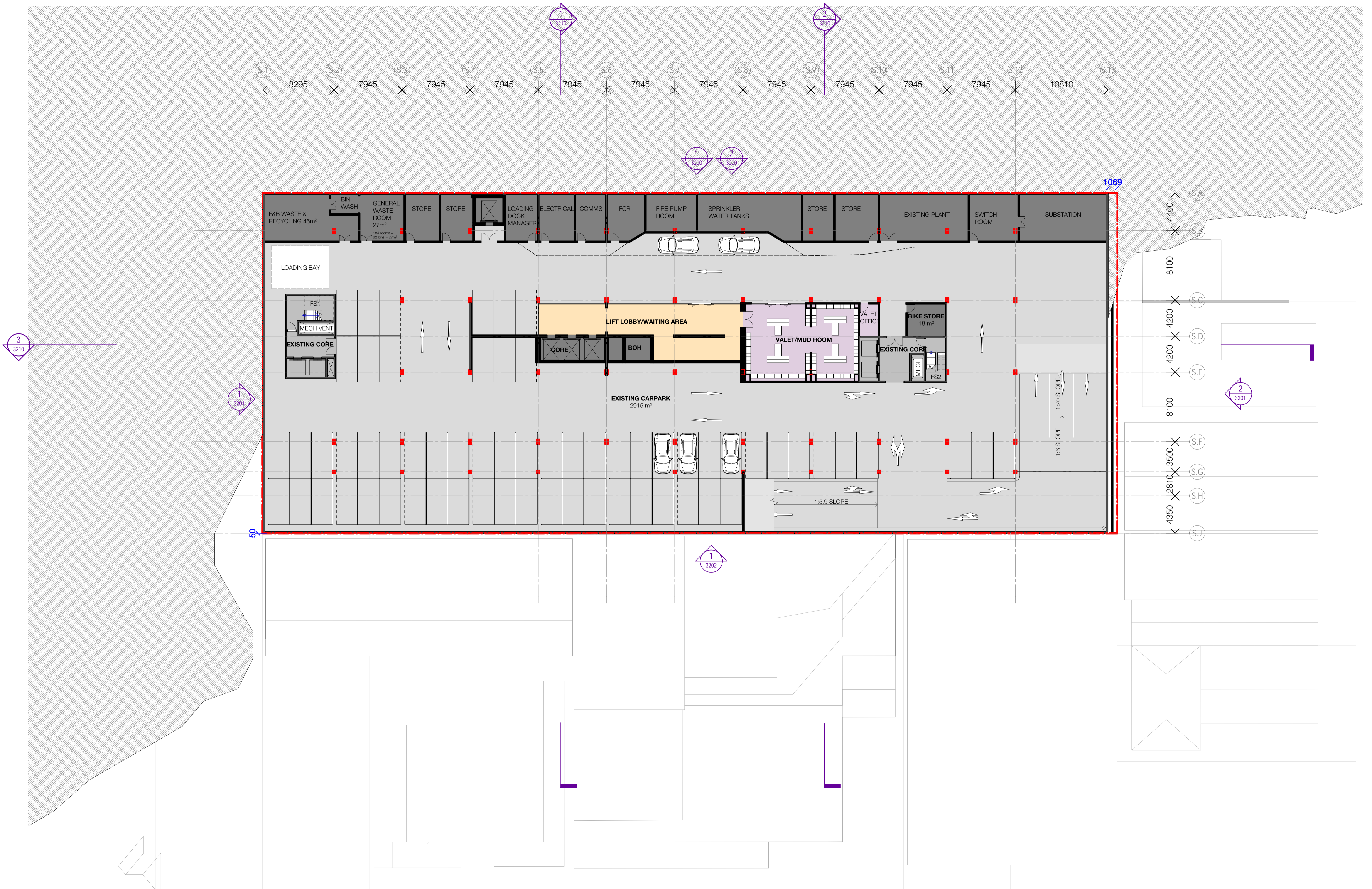


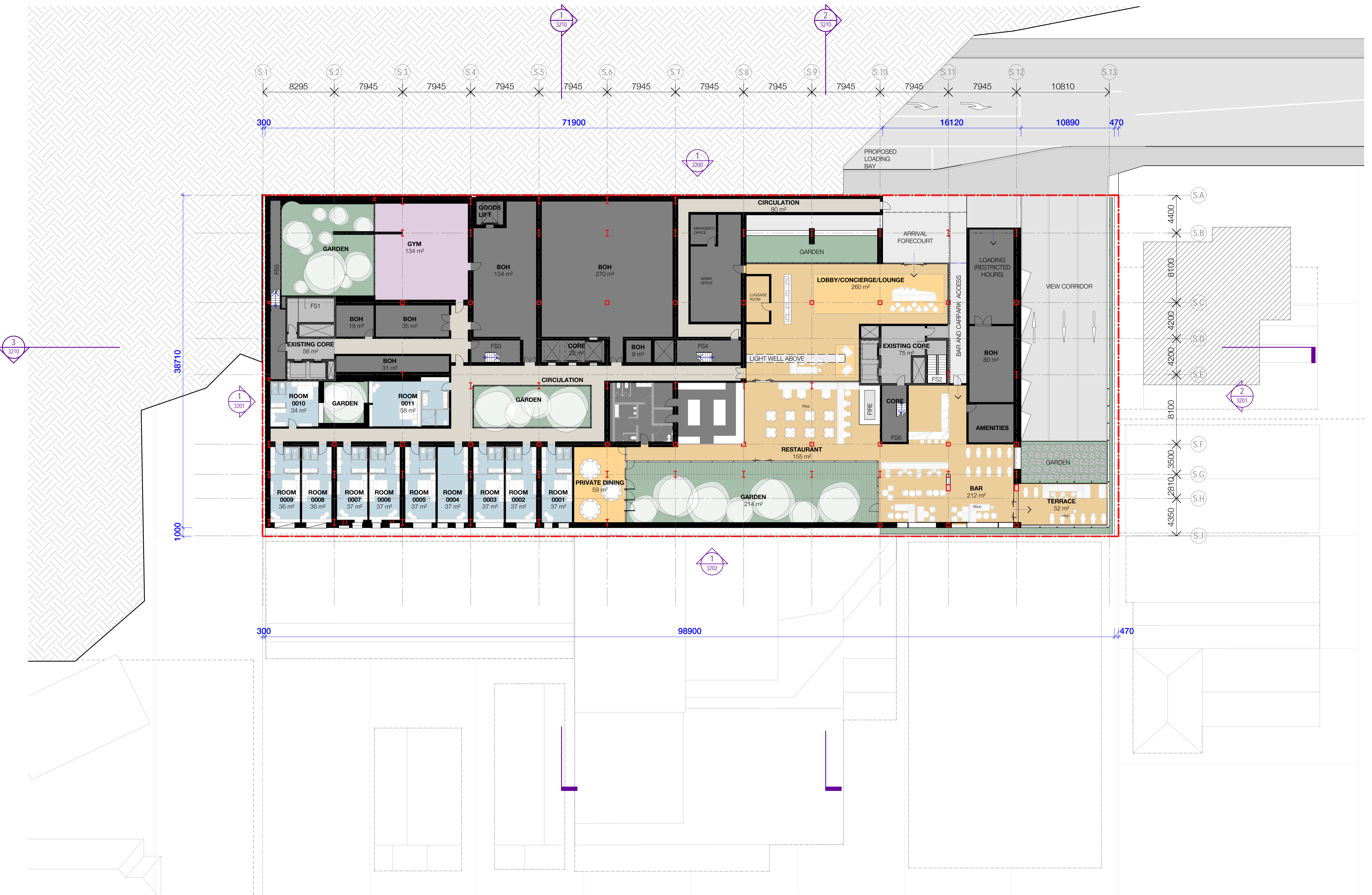


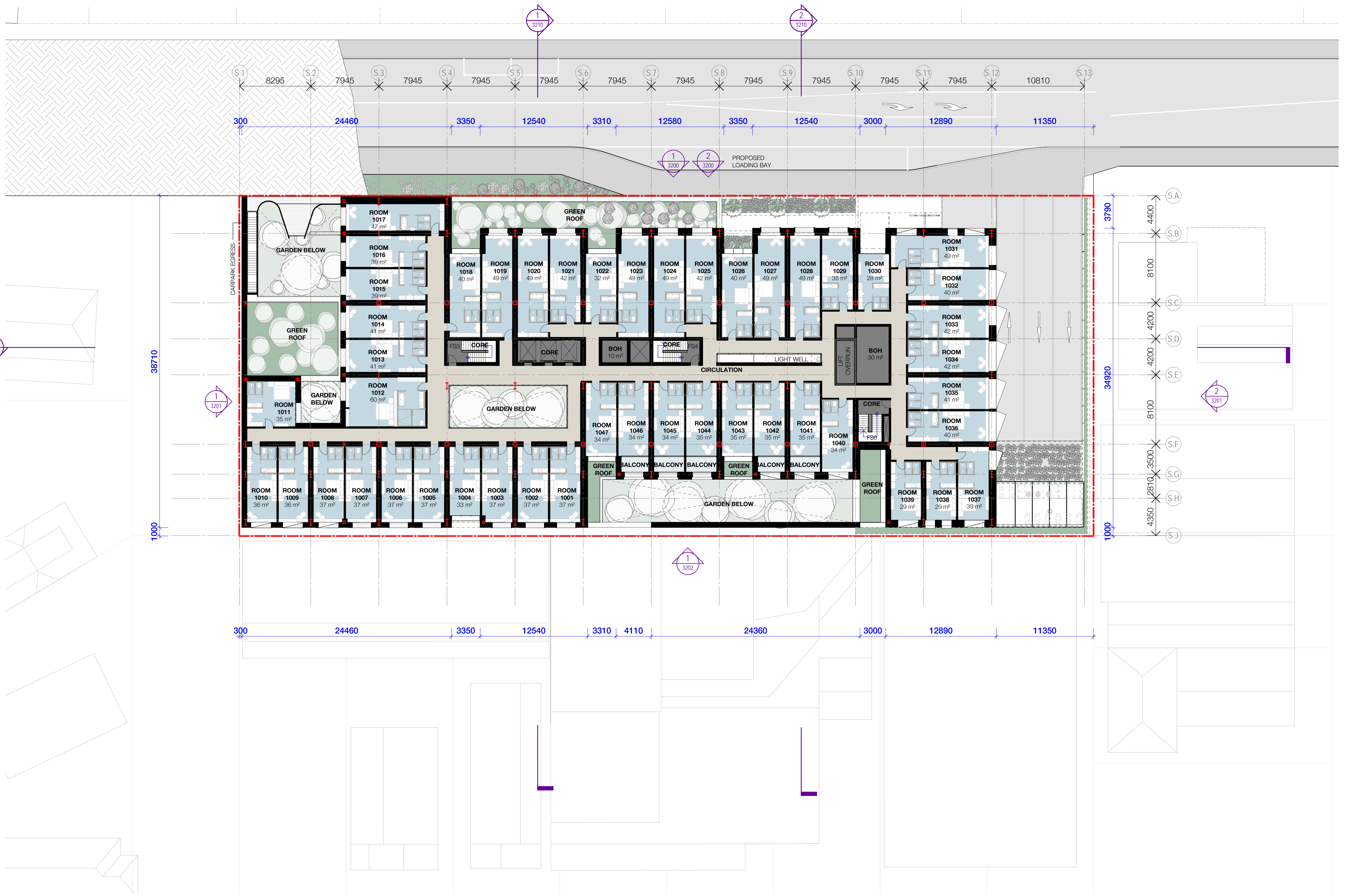


MAN STREET



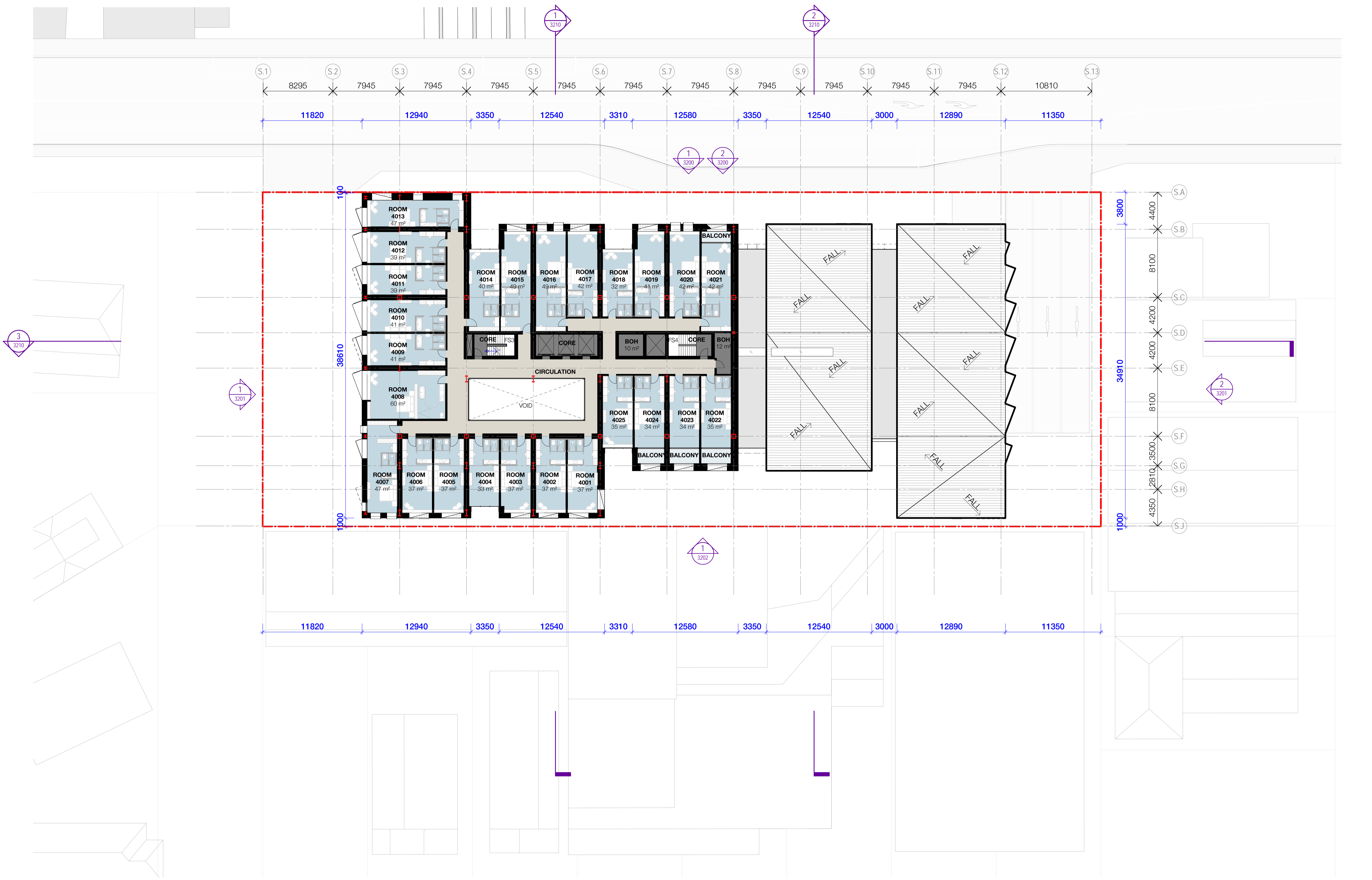


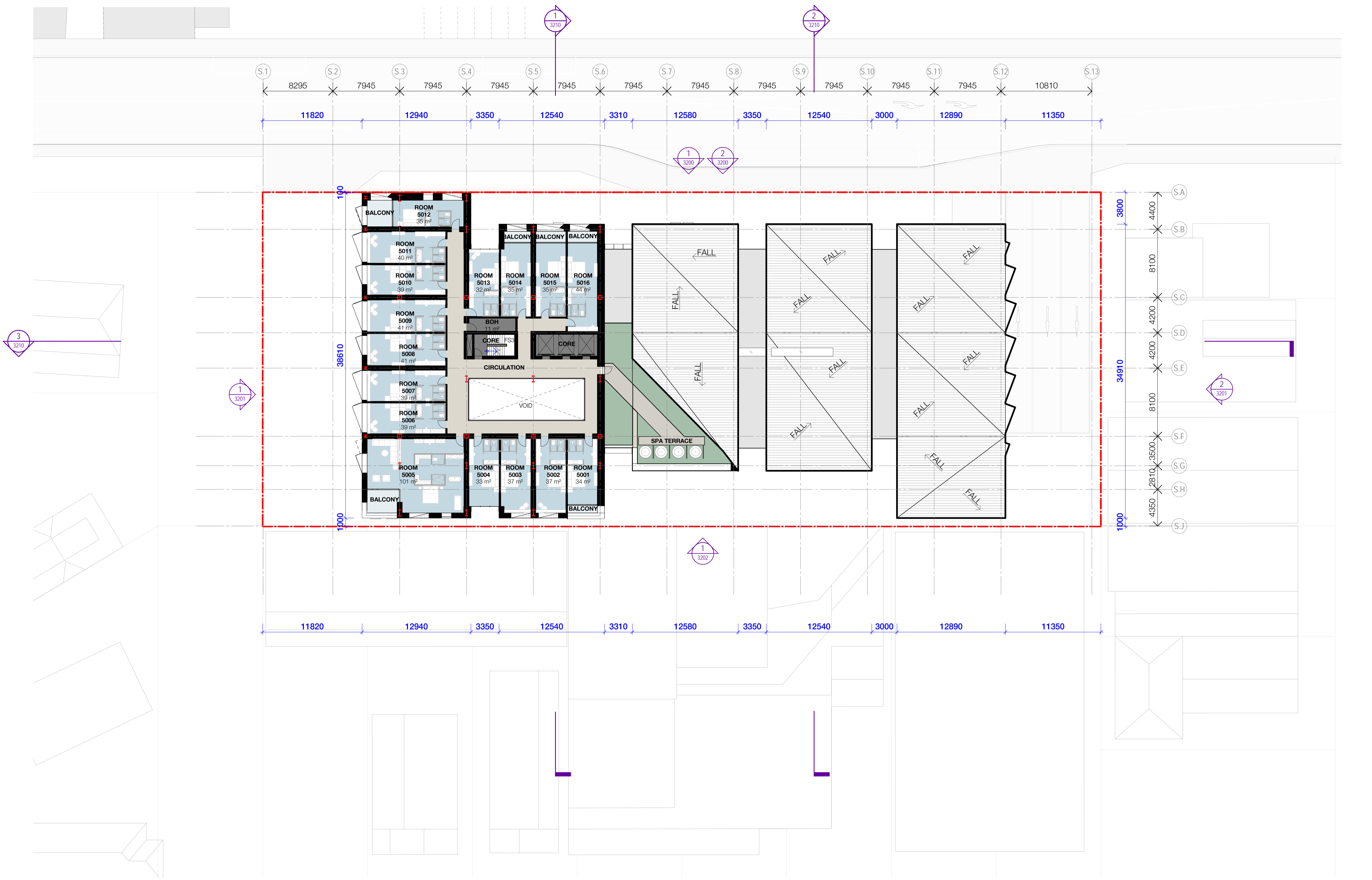


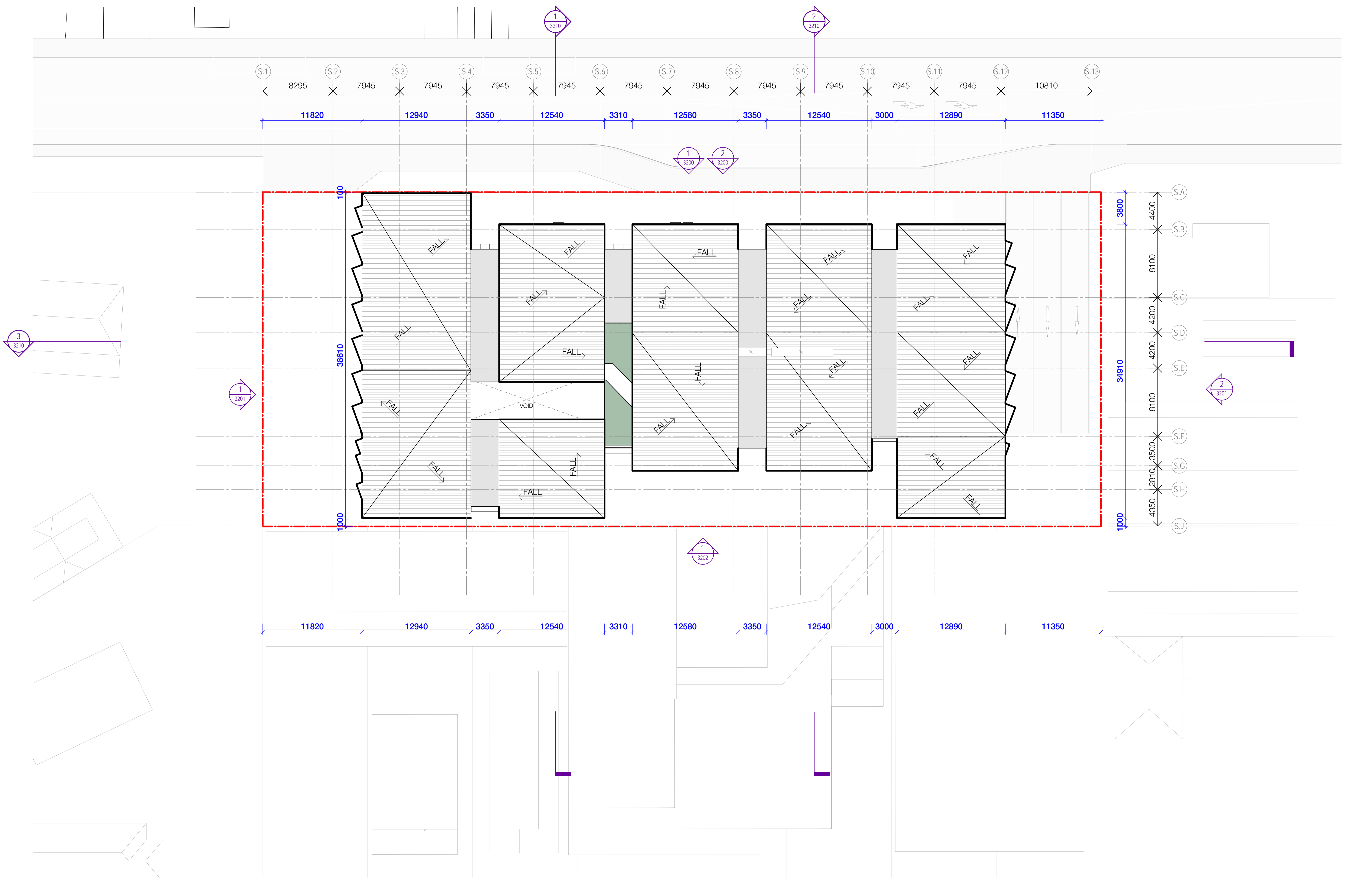


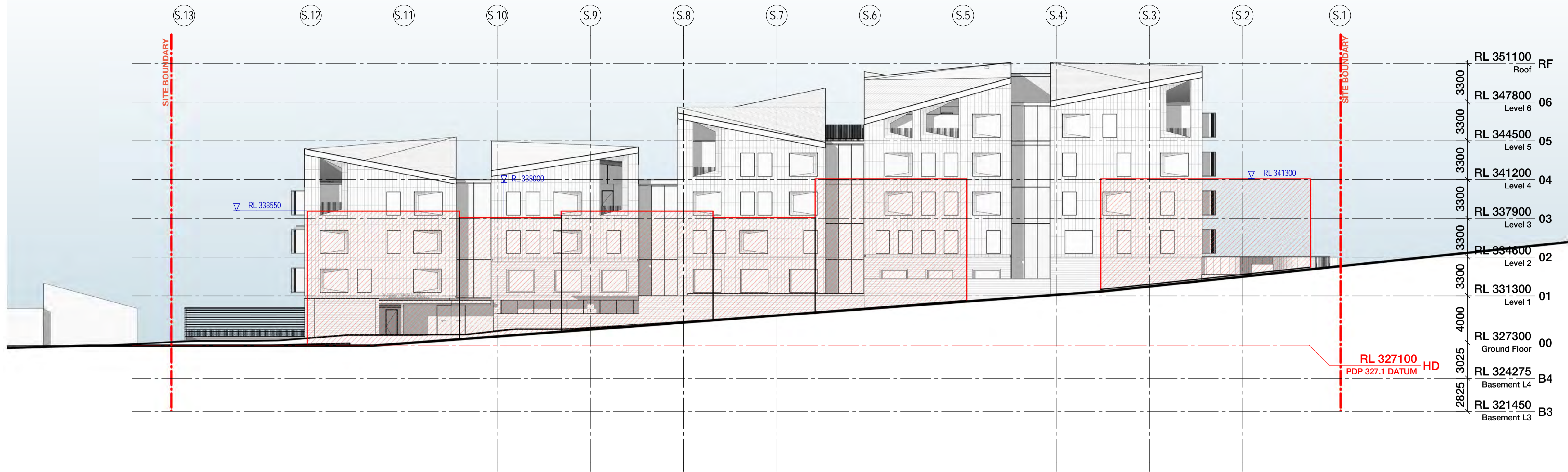




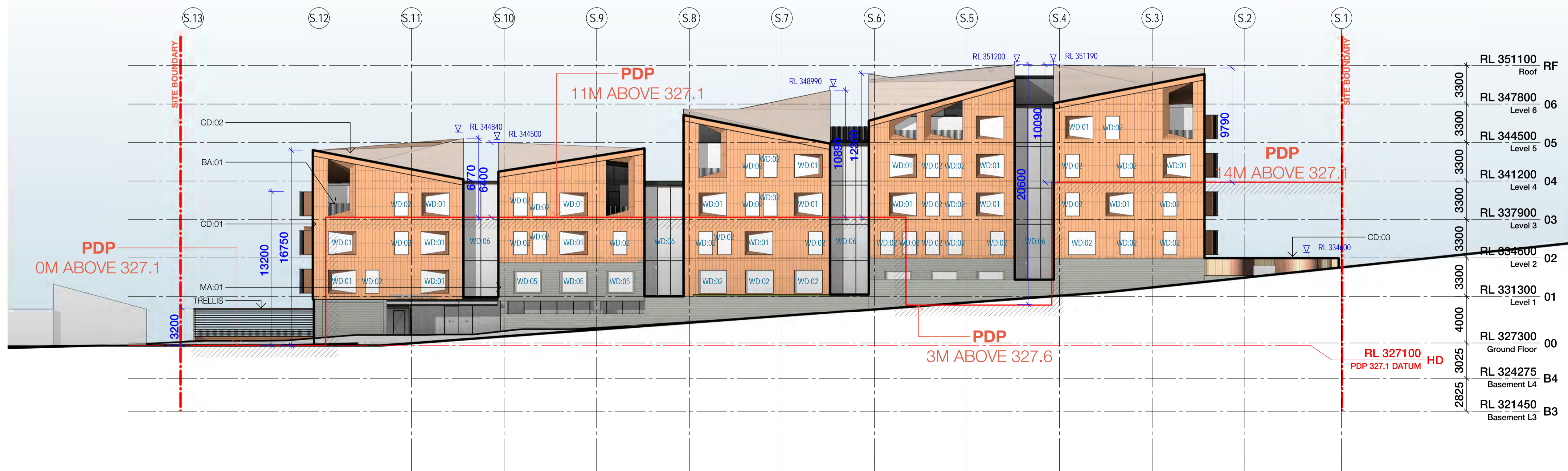








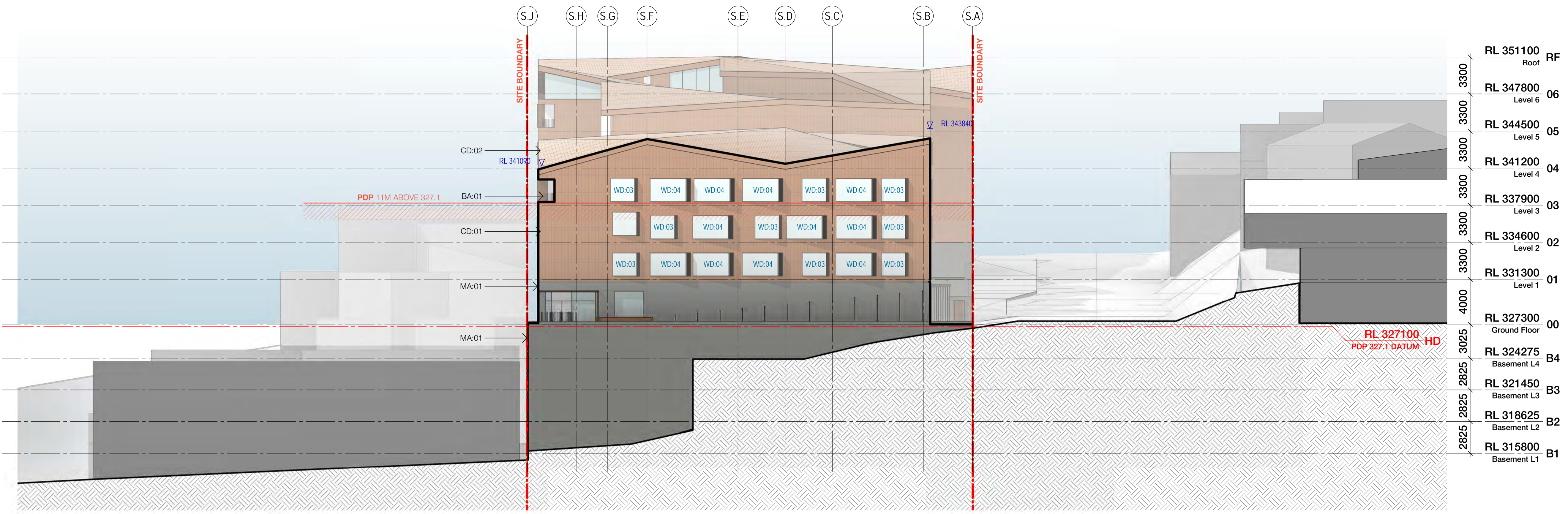
2 North Elevation - Consented Hotel Overlay



1 North Elevation

CONSENTED HOTEL

- LEGEND
- CD:01 - BRONZE COLOURED CLADDING
 - CD:02 - BRONZE COLOURED METAL ROOF CLADDING
 - CD:03 - BRONZE COLOURED METAL CLADDING
 - BA:01 - METAL BALUSTRADE, DARK BRONZE
 - MA:01 - MASONRY
 - WD:01 - CLEAR GLAZED WINDOW (W/ RECESSED ANGLED BRONZE COLOURED FRAME)
 - WD:02 - CLEAR GLAZED WINDOW (W/ EXTRUDED BRONZE COLOURED FRAME)
 - WD:03 - CLEAR GLAZED WINDOW (W/ ANGLED BRONZE COLOURED FRAME)
 - WD:04 - CLEAR GLAZED WINDOW (W/ ANGLED BRONZE COLOURED FRAME & VERTICAL SCREEN)
 - WD:05 - CLEAR GLAZED WINDOW (W/ BRICK FRAME)
 - WD:06 - FULL HEIGHT CLEAR GLAZED WINDOW (W/ EXTRUDED BRONZE COLOURED FRAME)
 - WD:07 - FULL HEIGHT GLAZED DOORS

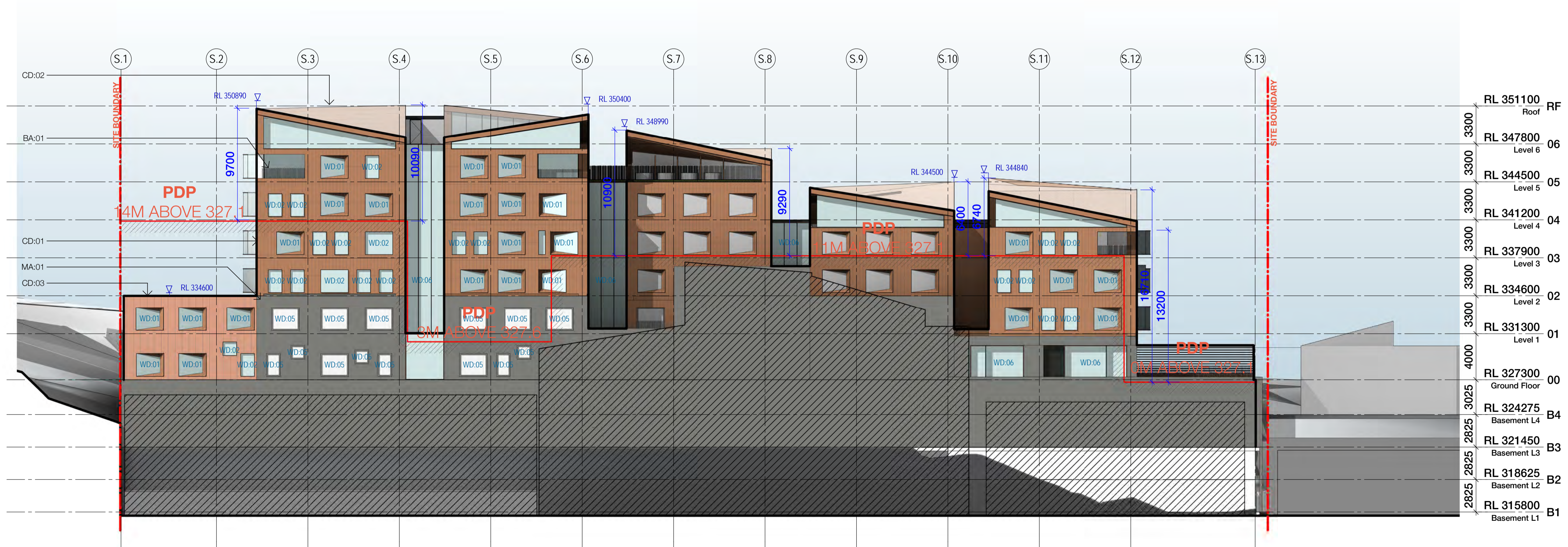


- LEGEND
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 - CD:02 - BRONZE COLOURED METAL ROOF CLADDING
 - CD:03 - BRONZE COLOURED METAL CLADDING
 - BA:01 - METAL BALUSTRADE, DARK BRONZE
 - MA:01 - MASONRY
 - WD:01 - CLEAR GLAZED WINDOW (W/ RECESSED ANGLED BRONZE COLOURED FRAME)
 - WD:02 - CLEAR GLAZED WINDOW (W/ EXTRUDED BRONZE COLOURED FRAME)
 - WD:03 - CLEAR GLAZED WINDOW (W/ ANGLED BRONZE COLOURED FRAME)
 - WD:04 - CLEAR GLAZED WINDOW (W/ ANGLED BRONZE COLOURED FRAME & VERTICAL SCREEN)
 - WD:05 - CLEAR GLAZED WINDOW (W/ BRICK FRAME)
 - WD:06 - FULL HEIGHT CLEAR GLAZED WINDOW (W/ EXTRUDED BRONZE COLOURED FRAME)
 - WD:07 - FULL HEIGHT GLAZED DOORS

2 East Elevation

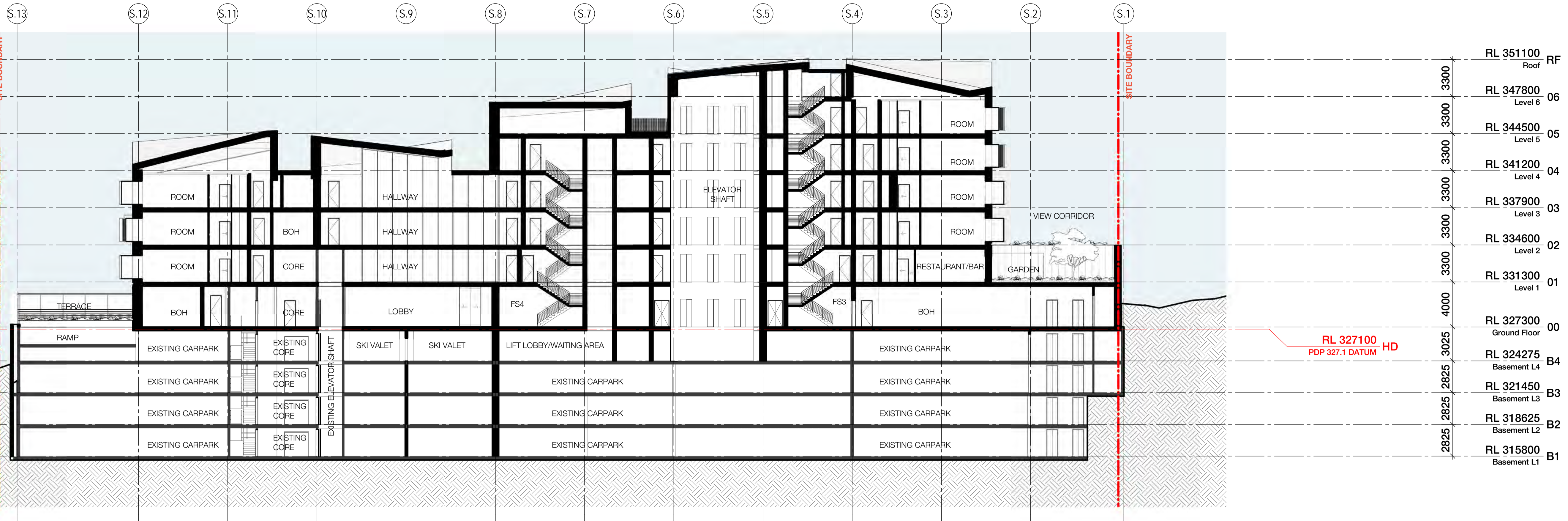


1 West Elevation

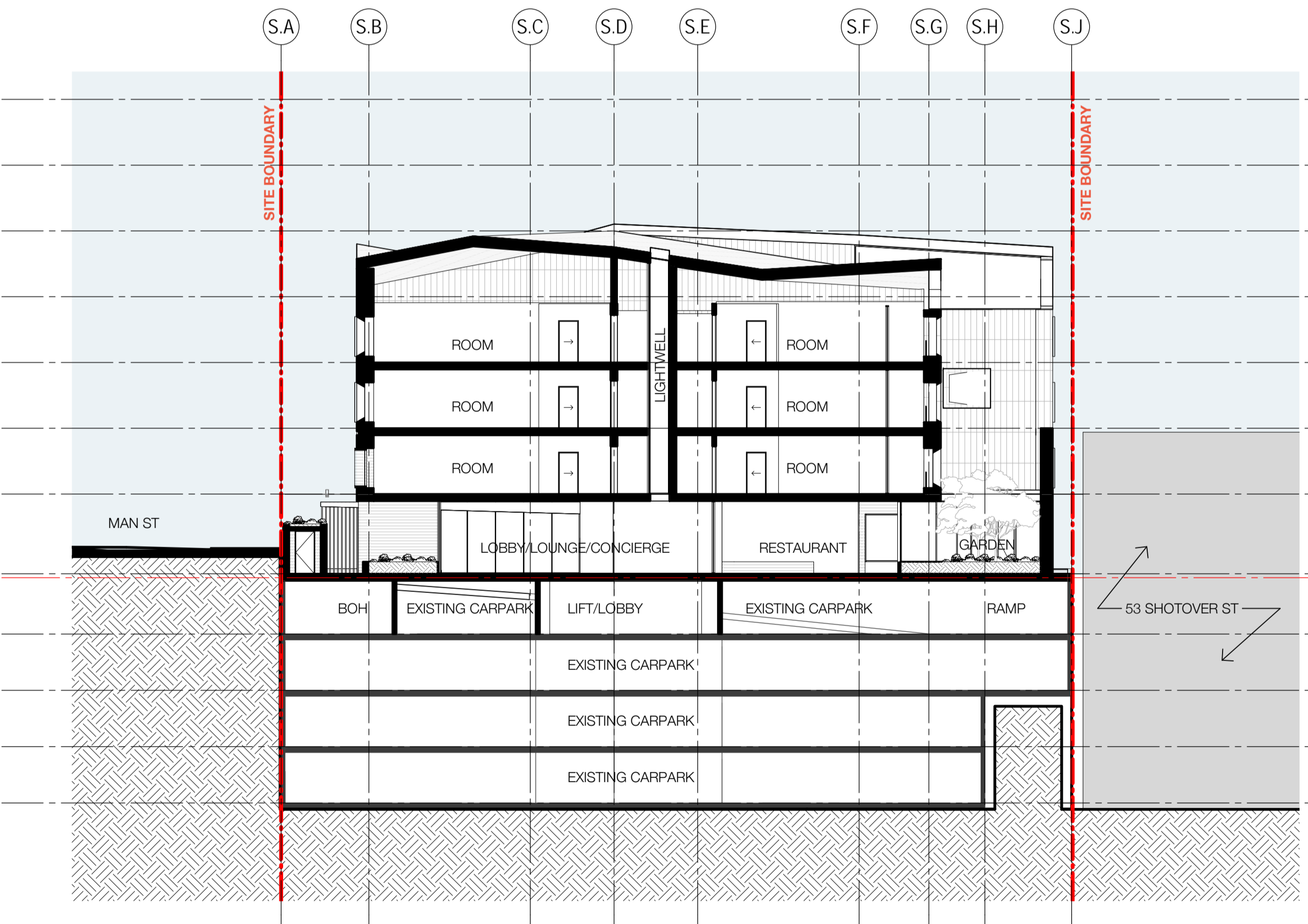


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 - MA:01 - MASONRY
 - WD:01 - CLEAR GLAZED WINDOW (W/ RECESSED ANGLED BRONZE COLOURED FRAME)
 - WD:02 - CLEAR GLAZED WINDOW (W/ EXTRUDED BRONZE COLOURED FRAME)
 - WD:03 - CLEAR GLAZED WINDOW (W/ ANGLED BRONZE COLOURED FRAME)
 - WD:04 - CLEAR GLAZED WINDOW (W/ ANGLED BRONZE COLOURED FRAME & VERTICAL SCREEN)
 - WD:05 - CLEAR GLAZED WINDOW (W/ BRICK FRAME)
 - WD:06 - FULL HEIGHT CLEAR GLAZED WINDOW (W/ EXTRUDED BRONZE COLOURED FRAME)
 - WD:07 - FULL HEIGHT GLAZED DOORS

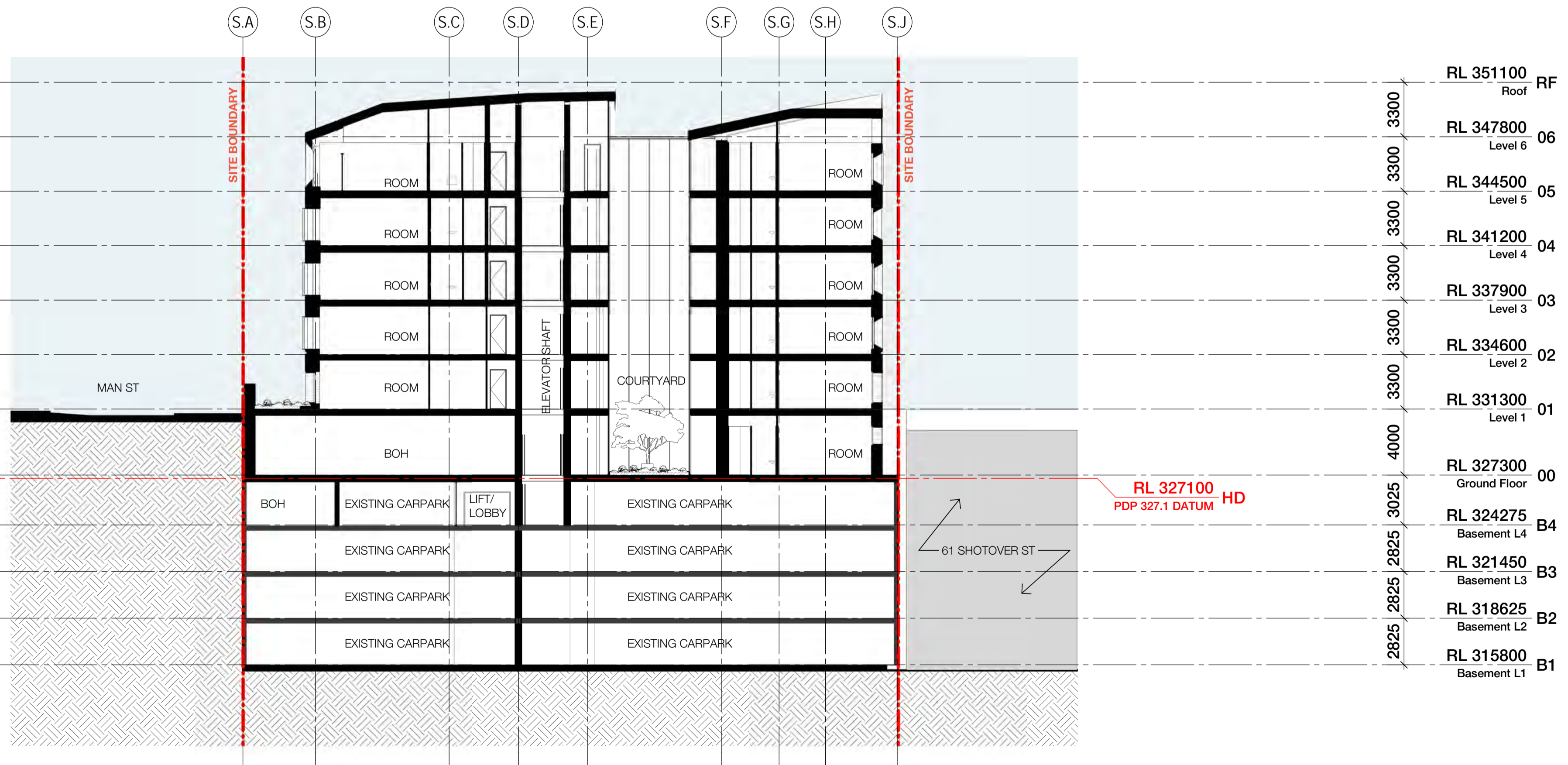
1 South Elevation



3 Section - E-W

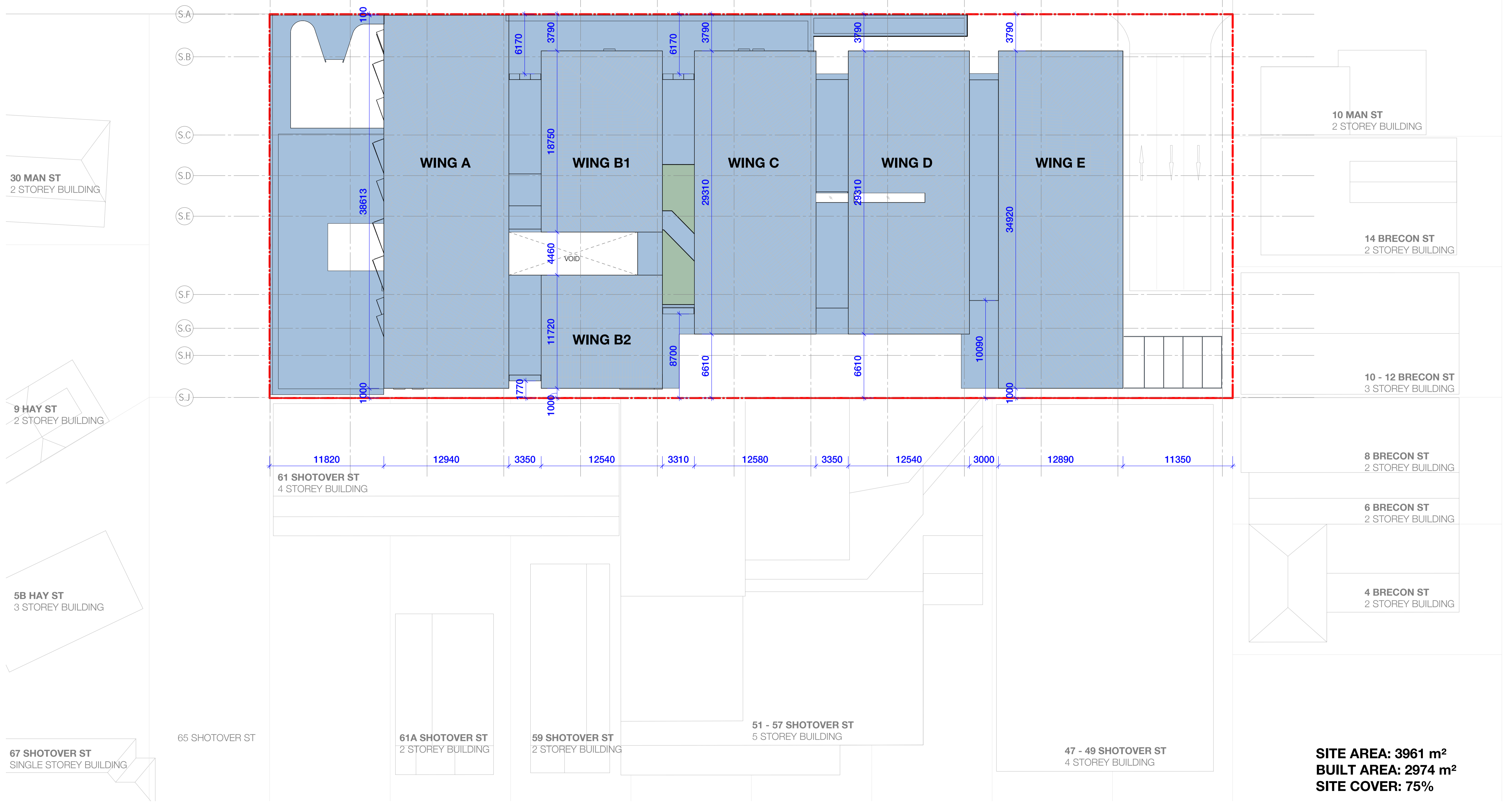


2 Section - N-S 02



1 Section - N-S 01

MAN STREET

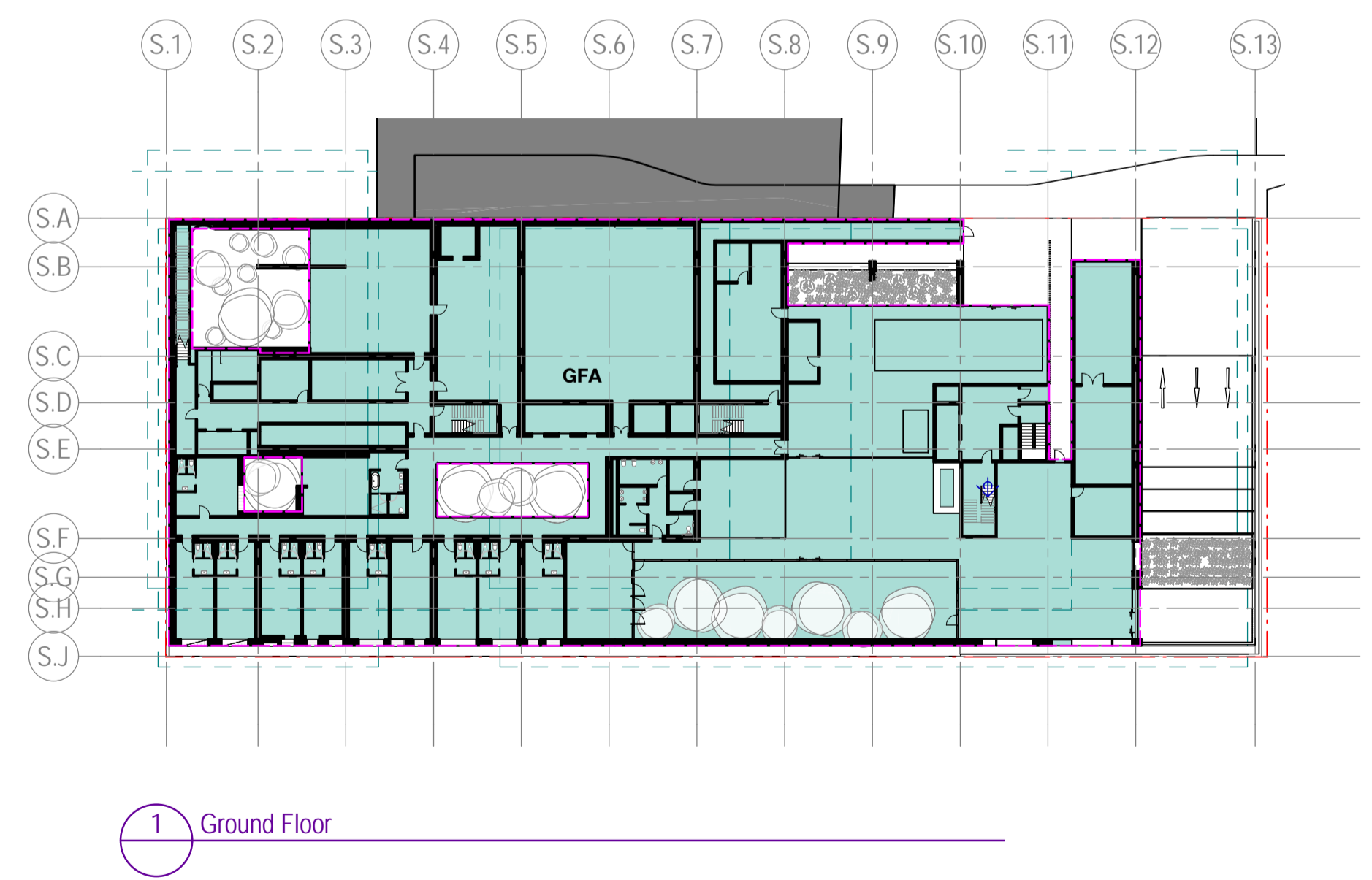
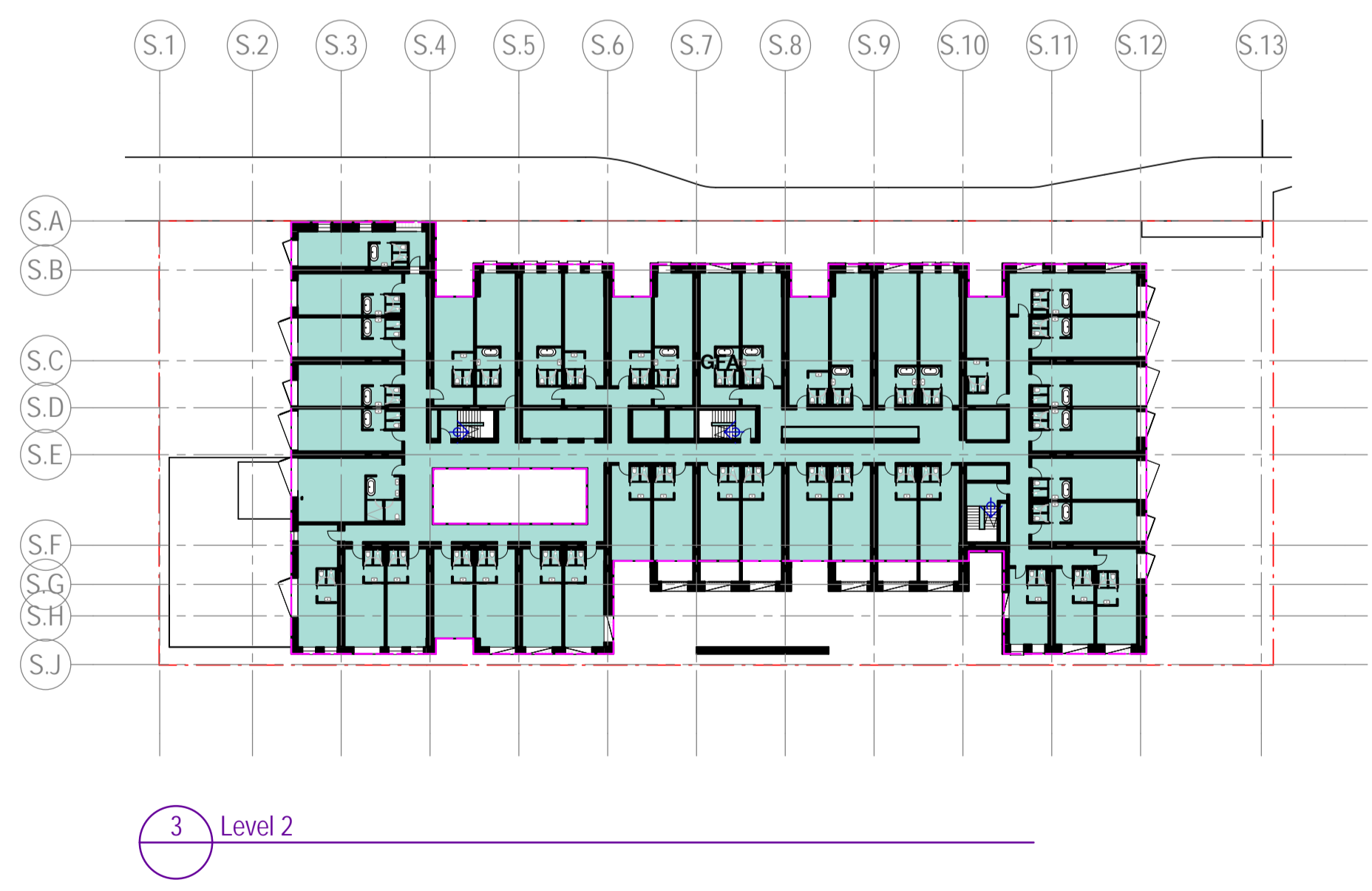
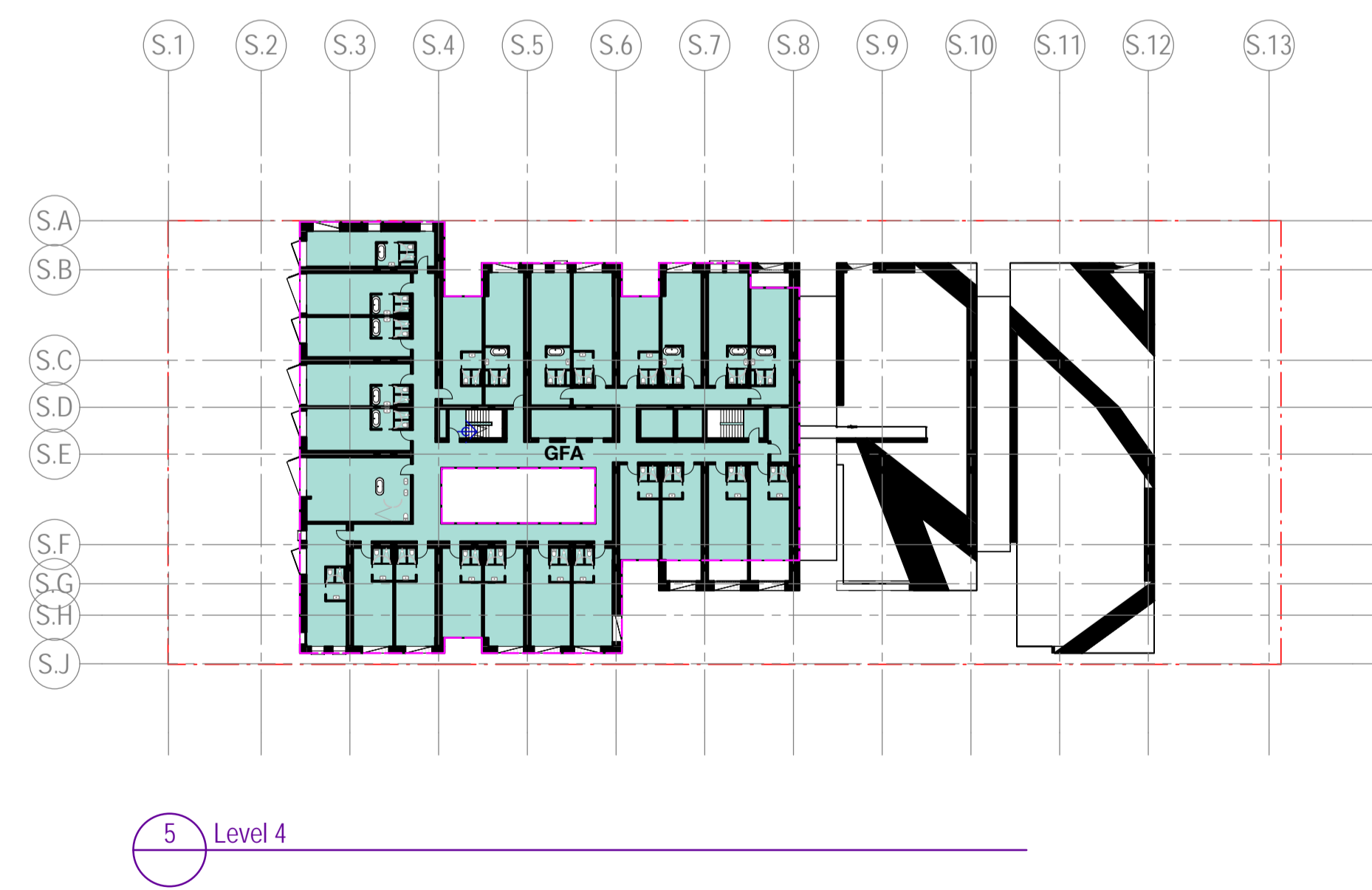
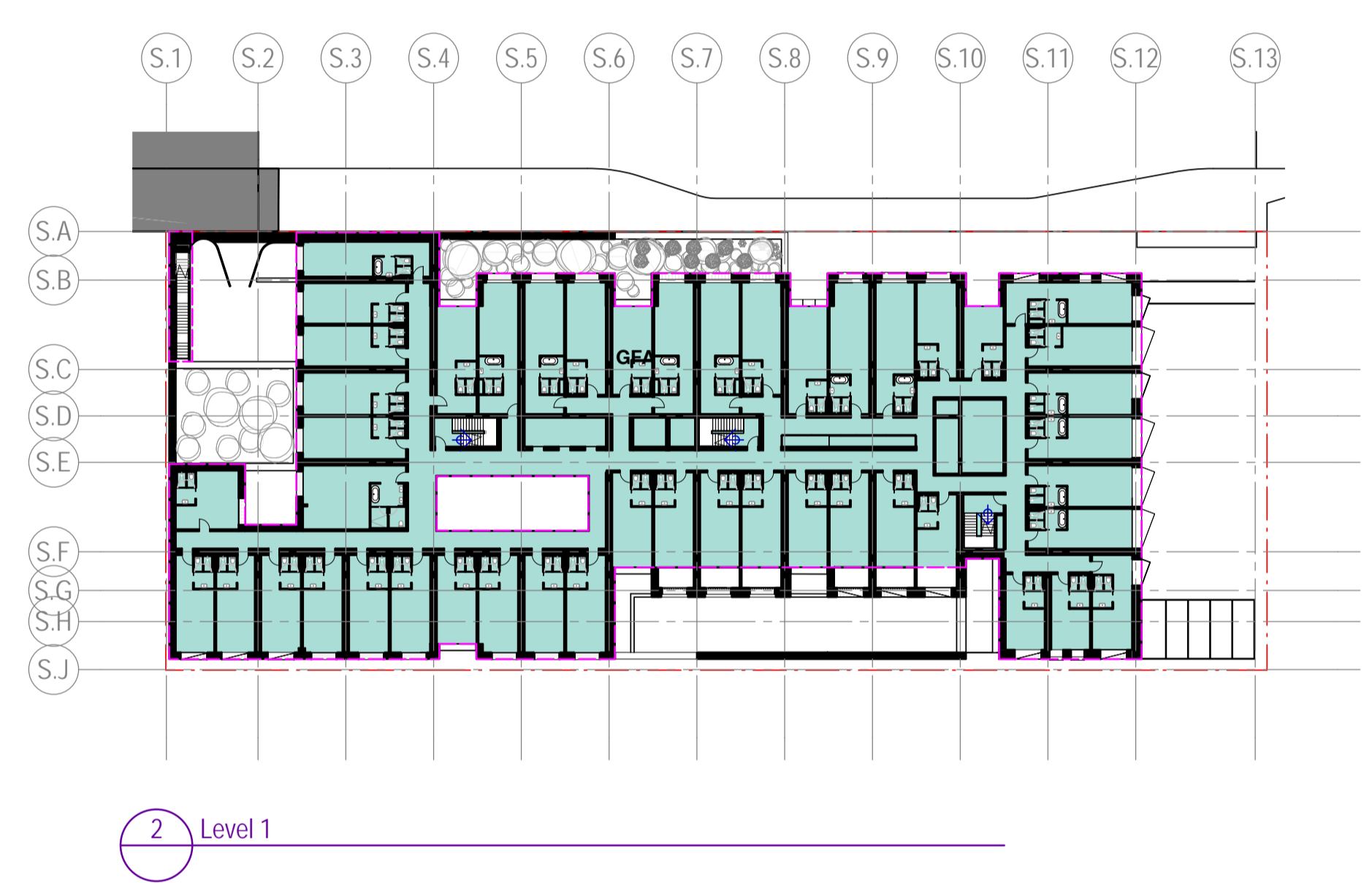
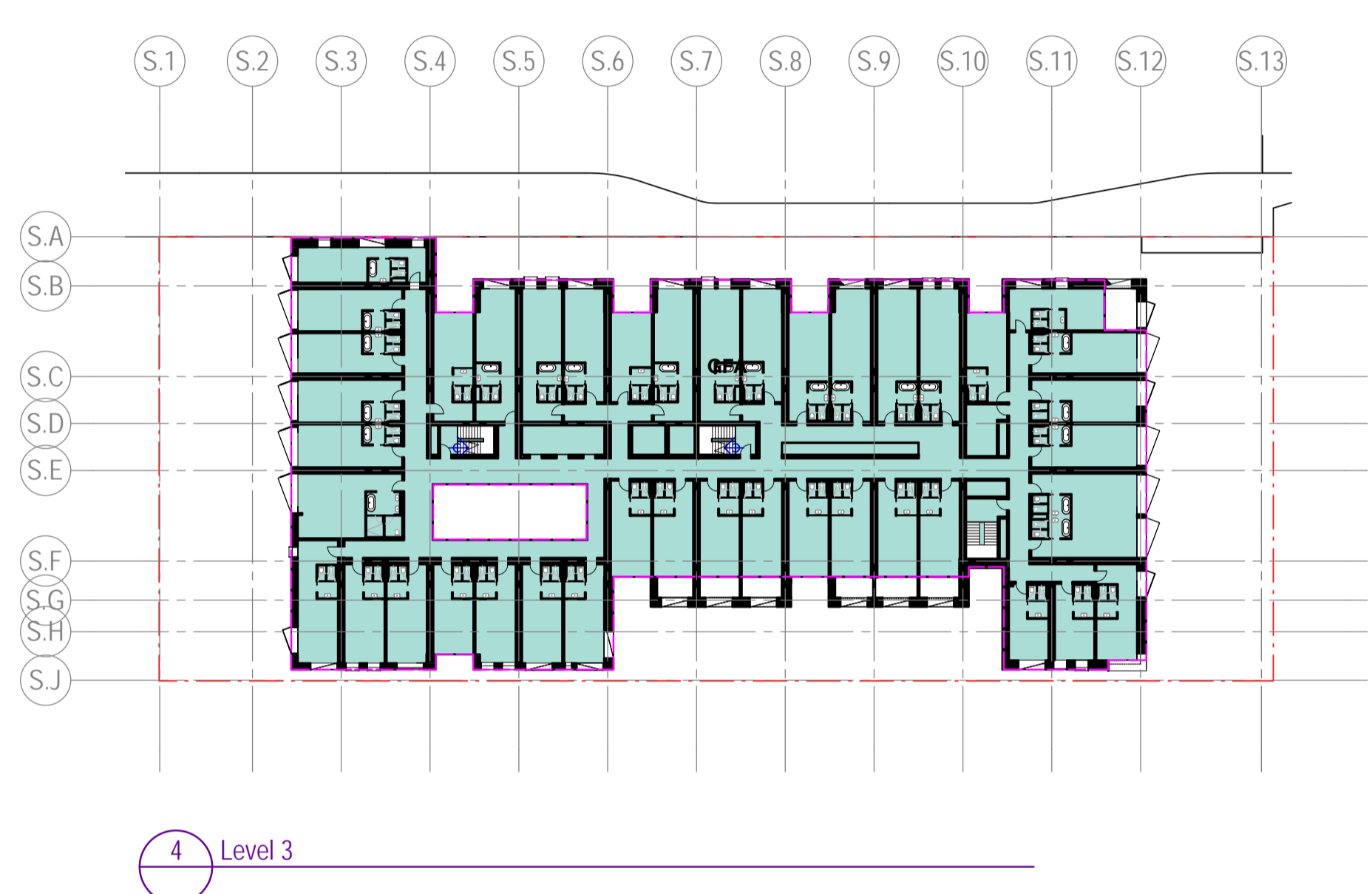
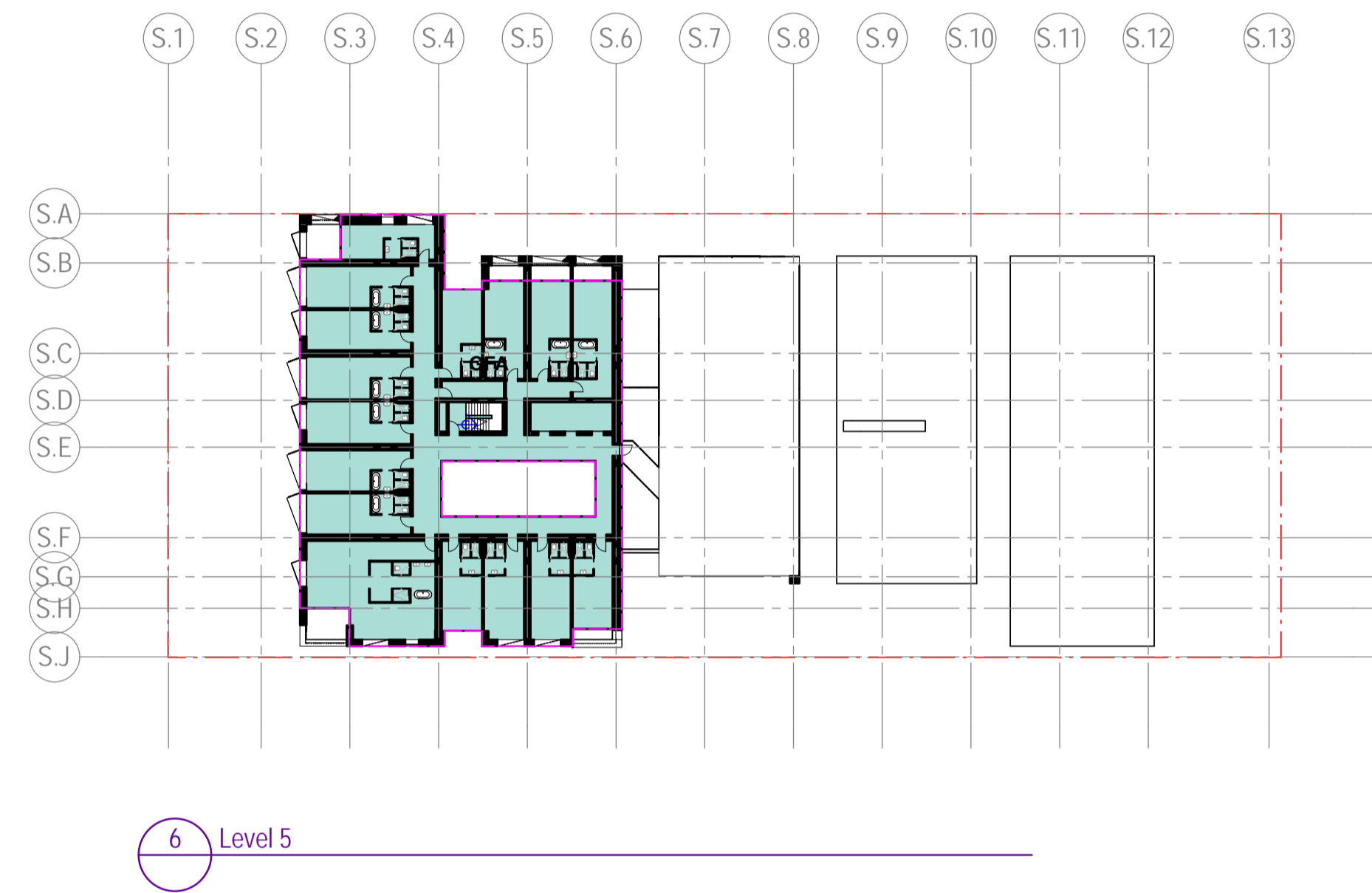


SITE AREA: 3961 m²
BUILT AREA: 2974 m²
SITE COVER: 75%


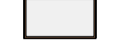

HOTEL												
L	F/F	RL	HOTEL ROOMS	GBA	GFA	ROOM AREA	CIRCULATION	CORE	SERVICES/BOH	LOBBY	AMENITIES	RESTAURANT/BAR
5	3.3	344.50	16	970	910	663	153	43	11		88	
4	3.3	341.20	25	1,407	1,376	1,009	213	70	22			
3	3.3	337.90	43	2,356	2,291	1,715	342	100	30			
2	3.3	334.60	43	2,372	2,311	1,742	341	100	23			
1	3.3	331.30	47	2,518	2,495	1,847	378	105	44			
G	4	327.30	11	3,234	2,972	427	305	211	671	260	134	624
sub total			185	12857	12355	7403	1732	629	130	260	222	624

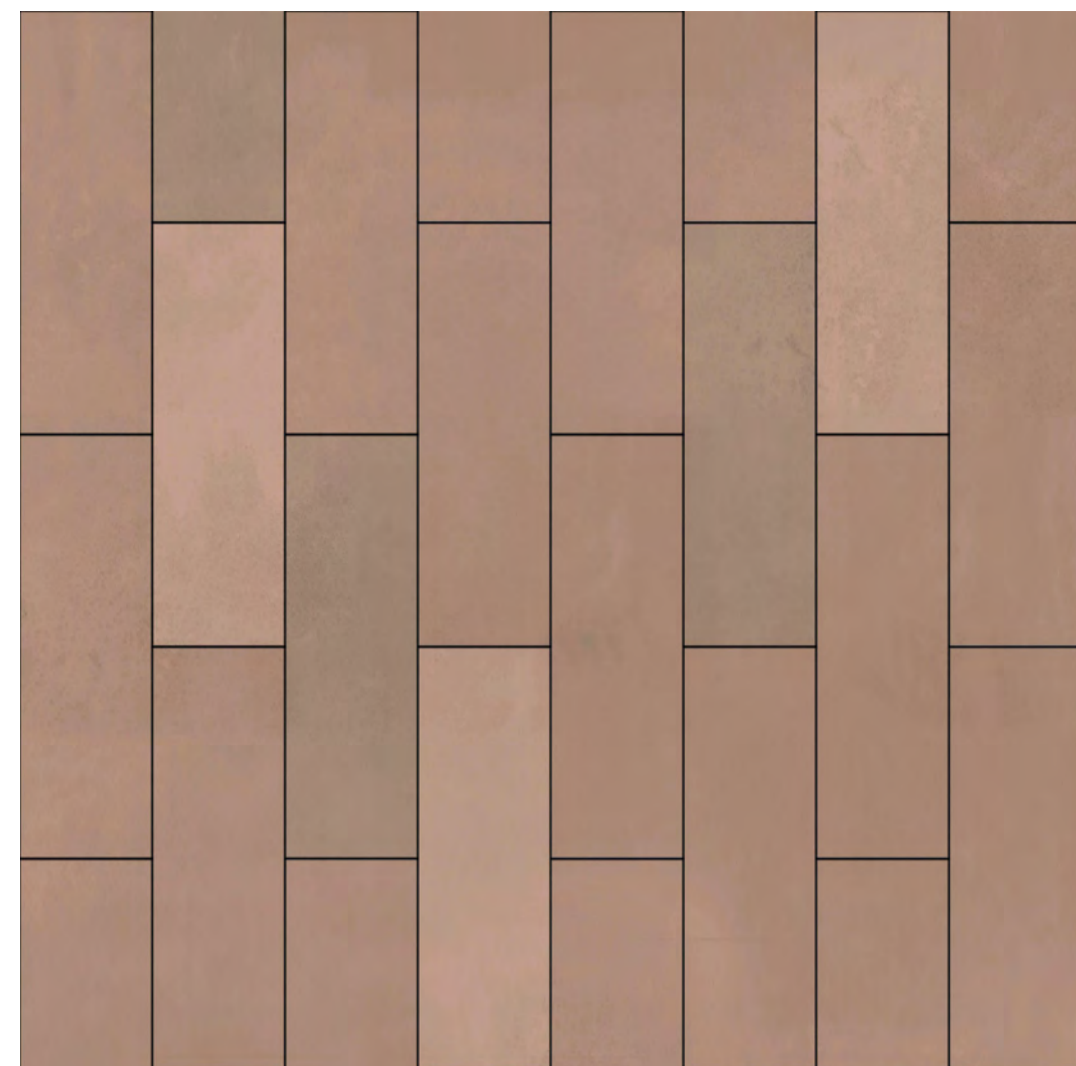
BASEMENT												
L	F/F	RL	GBA	GFA	ROOM AREA	CIRCULATION	CORE	SERVICES/BOH	LOBBY	AMENITIES	RESTAURANT/BAR	
B4	3.025	324.275	3930				145	522	115	136		
sub total			3930				145	522	115	136		

TOTAL	GBA	GFA	ROOM AREA	CIRCULATION	CORE	SERVICES/BOH	LOBBY	AMENITIES	RESTAURANT/BAR
	16,787	12,355	7,403	1,732	774	1,323	375	358	624



LEGEND

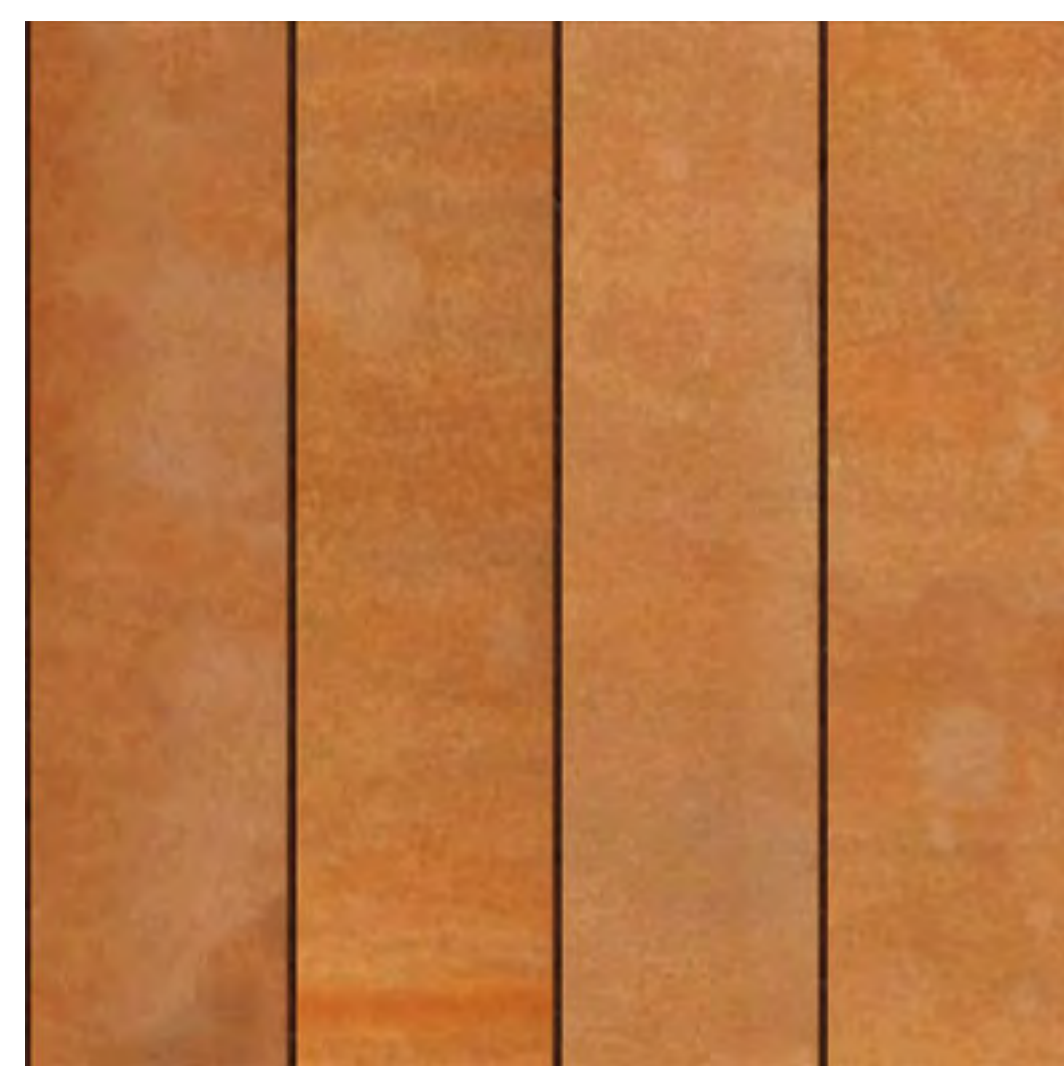
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-  CD:02 - BRONZE COLOURED METAL ROOF CLADDING
-  CD:03 - BRONZE COLOURED METAL CLADDING
-  BA:01 - METAL BALUSTRADE, DARK BRONZE
-  MA:01 - MASONRY
-  WD:01 - CLEAR GLAZED WINDOW (W/ RECESSED ANGLED BRONZE COLOURED FRAME)
-  WD:02 - CLEAR GLAZED WINDOW (W/ EXTRUDED BRONZE COLOURED FRAME)
-  WD:03 - CLEAR GLAZED WINDOW (W/ ANGLED BRONZE COLOURED FRAME)
-  WD:04 - CLEAR GLAZED WINDOW (W/ ANGLED BRONZE COLOURED FRAME & VERTICAL SCREEN)
-  WD:05 - CLEAR GLAZED WINDOW (W/ BRICK FRAME)
-  WD:06 - FULL HEIGHT CLEAR GLAZED WINDOW (W/ EXTRUDED BRONZE COLOURED FRAME)
-  WD:07 - FULL HEIGHT GLAZED DOORS



**CD:01 - BRONZE COLOURED CLADDING
(GLASS REINFORCED CONCRETE - GRC)**



**CD:02 - BRONZE COLOURED METAL
ROOF CLADDING**



**CD:03 - BRONZE COLOURED METAL
CLADDING**



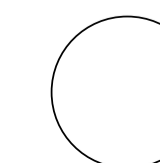
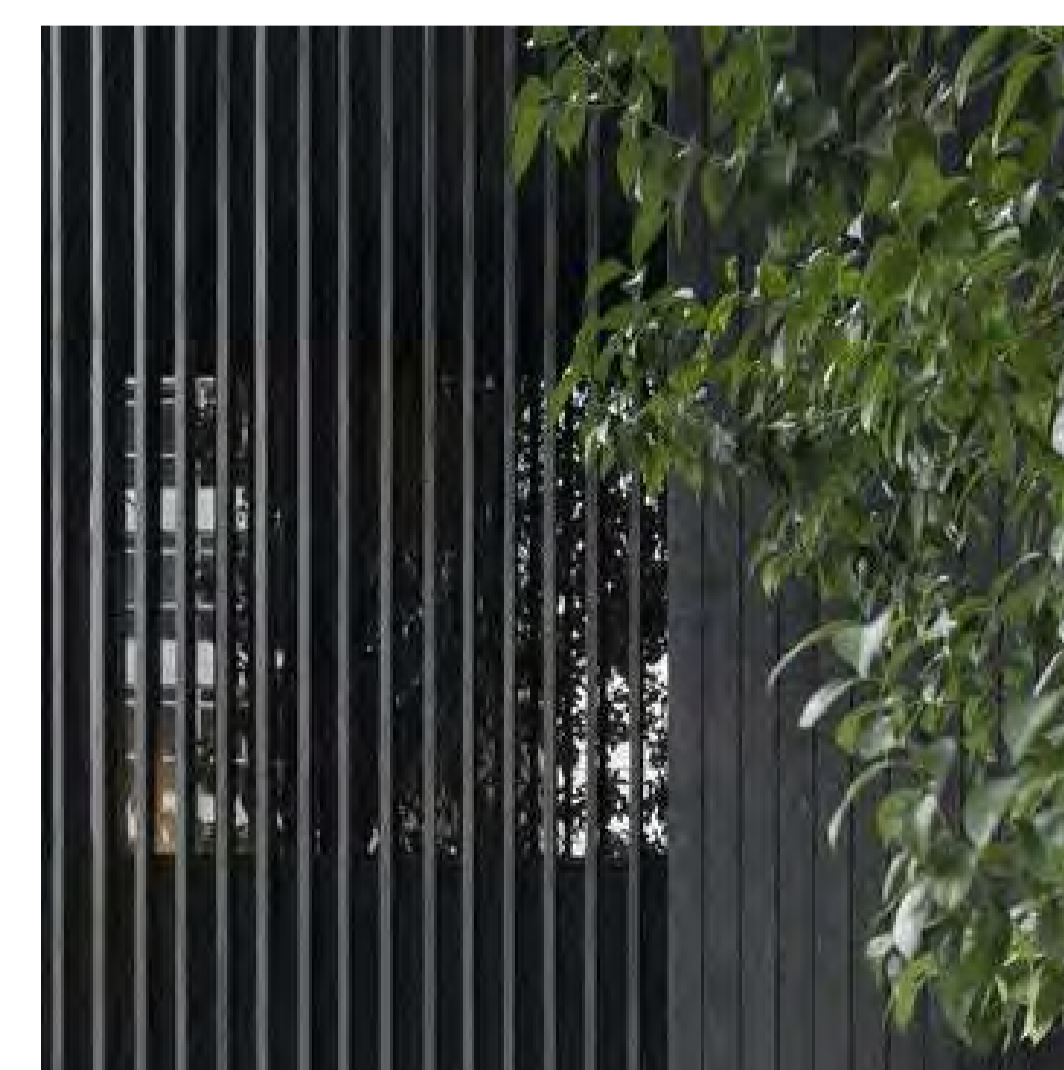
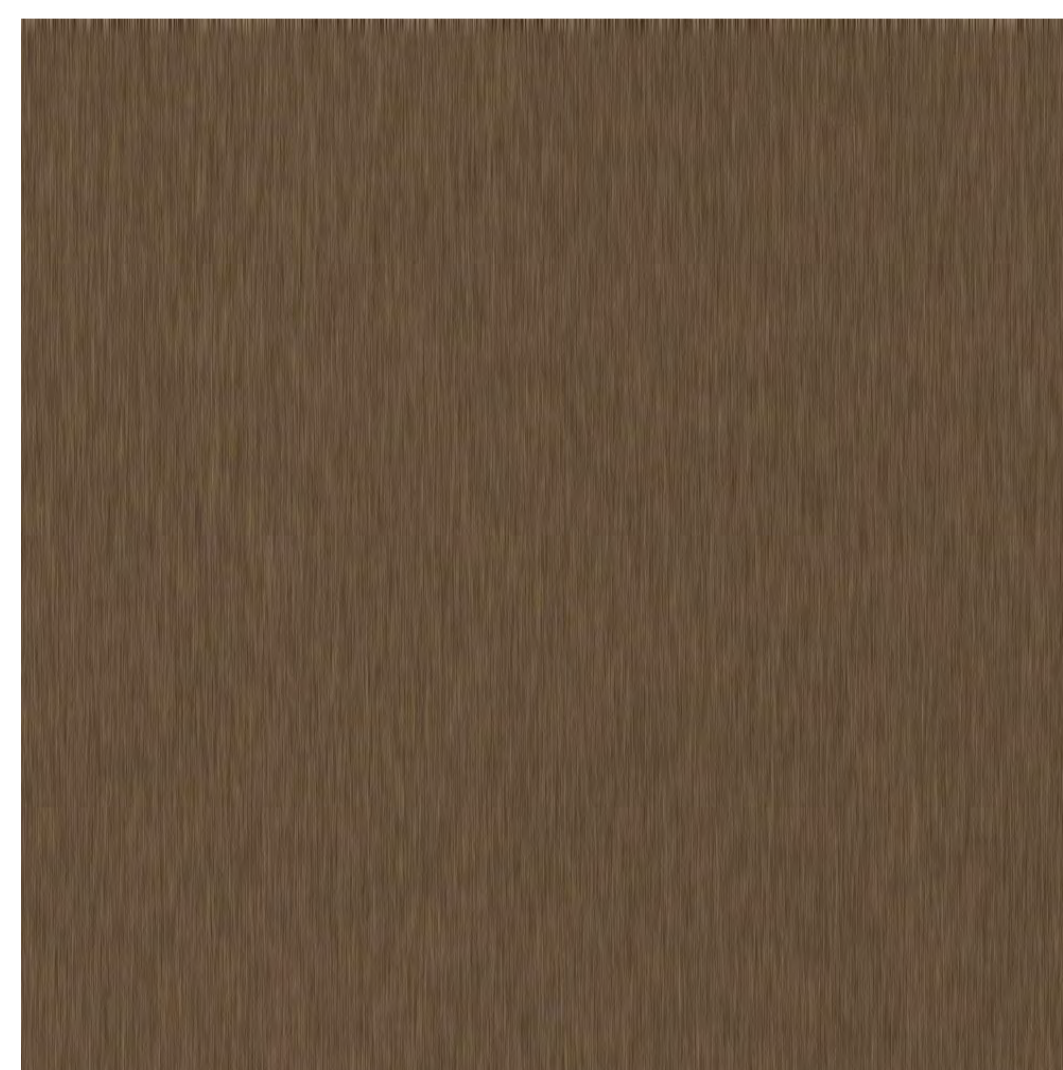
MA:01 - MASONRY



BA:01 - DARK BRONZE



WD:01 - WD:07 - LOW-E IGU, BRONZE FINISH, VERTICAL SCREEN



A

Appendix

A Shadow Study Diagrams



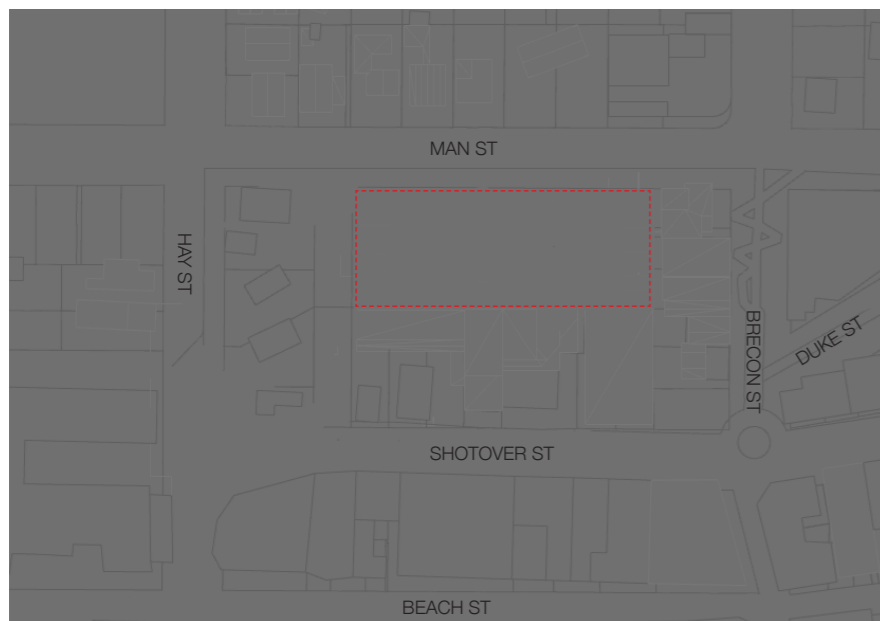
March 21 9am



March 21 12pm



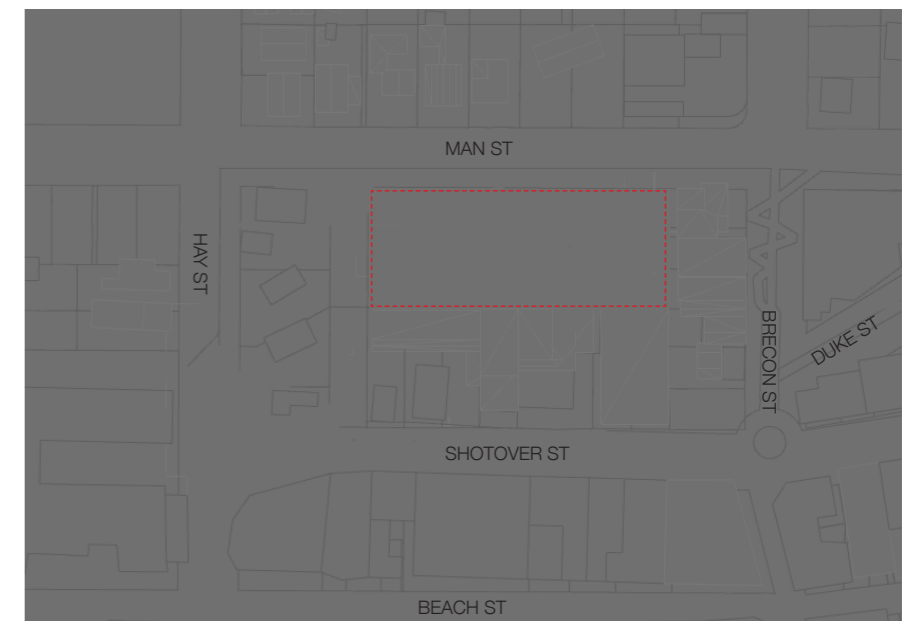
March 21 3pm



June 21 9am



June 21 12pm



June 21 3pm

 Site Boundary  Proposal Shadow  PDP Shadow

A Shadow Study Diagrams



September 21 9am



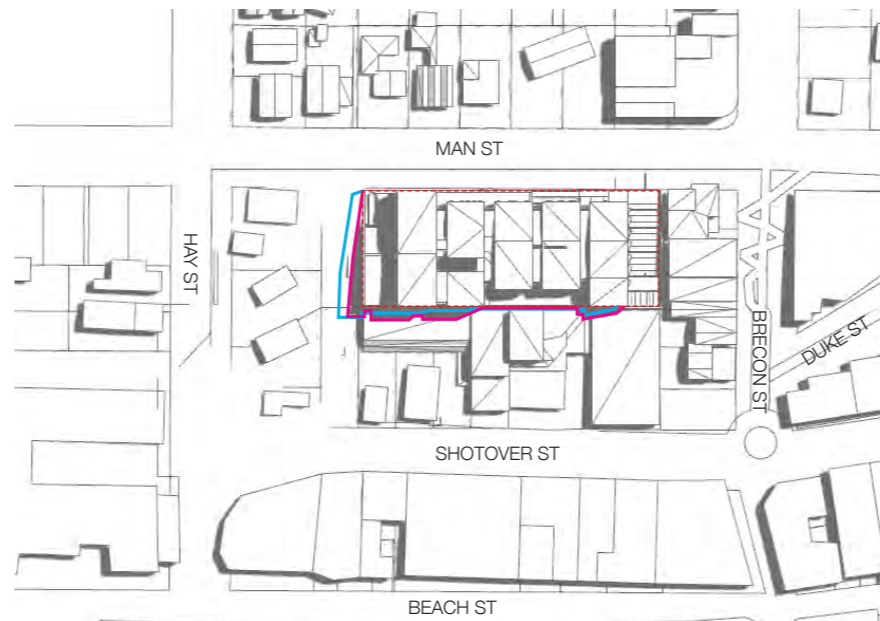
September 21 12pm



September 21 3pm



December 21 9am



December 21 12pm



December 21 3pm

 Site Boundary  Proposal Shadow  PDP Shadow

B Previous Resource Consent Scheme
Submitted 20/12/2018



Aerial - looking south west

B Previous Resource Consent Scheme
Submitted 20/12/2018



View Corridor - looking south