

12-26 Man Street Hotel Development

Landscape and Visual Effects Assessment

For an application made under the Covid-19 Recovery (Fast-Track Consenting) Act 2020

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* Cover image by Woods Bagot

1. INTRODUCTION

- 1.1 Reset Urban Design have been engaged by The Queenstown Hotel NZ Limited Partnership to undertake a Landscape and Visual Effects Assessment for the proposed 12-26 Man Street development in Queenstown (“the Site”). This report forms part of the documentation for the Fast-track application for the development of 12-26 Man Street (“the Proposal”), which seeks to implement a hotel complex comprising between 175 to 185 guest rooms and associated hotel facilities in six interlinked wings between 4 to 6 storeys on the top of an existing car parking building.
- 1.2 The following assessment is based on the architectural drawings by Woods Bagot (December 2022), Landscape Design by Reset Urban Design (December 2022) and the visual impact photo-simulations prepared by Woods Bagot. This Assessment of Landscape and Visual Effects is to be read in conjunction with the AEE by Southern Planning Group (December 2022), Urban Design Assessment by Reset Urban Design, and full set of expert reports prepared as part of the Fast-track application for the 12-26 Man Street development.
- 1.3 This report describes the outcomes of the assessment of effects in order to provide an understanding of the existing landscape and how the Proposal may potentially affect that landscape, its character and visual amenity.

2. METHODOLOGY

- 2.1 Following best practice and the New Zealand Institute of Landscape Architects guide (*Te Tangi a Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines’ Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022*), for the preparation of this Assessment of Landscape and Visual Effects, the following steps were undertaken:
- Background research and documentation of site location and context, including statutory context
 - Site investigations and photographic recording (undertaken in June 2022)
 - Identification and analysis of existing landscape and urban values including bio-physical values, cultural values, and visual amenity values where appropriate
 - Identification of the visual catchment and viewing audience of the Site
 - Review of architecture drawing iterations to assess the possible landscape and visual impacts of the Proposal
 - Analysis of representative viewpoints, looking at visual changes that are likely to occur as a result of the Proposal and assessing the overall sensitivity of viewpoints to visual change
- 2.2 In assessing the extent of effects, this report uses the seven-point scale recommended by NZILA. The scale of effects is very low, low, low-moderate, moderate, moderate-high, high and very high. The effects ratings and definitions are provided within Appendix 1.
- 2.3 Viewpoints were selected to represent a range of views. These locations were selected from a desktop study, followed by location visits to confirm suitability. The viewpoints provide a range of distances, from immediate to mid-ground, and cover a range of viewing orientations. Viewpoint locations have been plotted as accurately as possible from aerial imagery / GPS coordinates (Refer Appendix 2).

3. SURROUNDING CONTEXT

Location

- 3.1 The Site is situated on the north western edge of Queenstown Central, approximately 7.8km from Queenstown Airport.



Figure 1 - Site location

- 3.2 The northwest edge of Queenstown Central comprises of a mix of commercial and residential properties. Commercial premises occur closer to Queenstown Bay and its associated waterfront, a block of residential properties sits between Man St and Isle Street, commercial premises continue to the northwest to the base of Ben Lomond Scenic Reserve.
- 3.3 State Highway 6A runs through the town centre connecting to Frankton in the northeast. Beach Road and Lake Esplanade link to Glenorchy-Queenstown Road to the southwest.
- 3.4 The Queenstown Airport is centrally located to Frankton and the broader Queenstown area, and services both domestic and international flights.
- 3.5 Queenstown Town Centre lies at the base of Ben Lomond and Queenstown Hill adjacent to Queenstown Bay properties within the area receive views upward to the surrounding Mountains and varying views of Lake Wakatipu, Queenstown Bay and Queenstown Gardens.

Landform + Features

- 3.6 The Site sits halfway along Man St at an elevation of 327m, approximately 17m above Lake Wakatipu.

- 3.7 The base of Ben Lomond lies 270m to the northwest of the Site, the summit of Ben Lomond lies approximately 4km from the town centre, reaching a height of 1,748m. Bowen Peak and Bob's Peak are connected to Ben Lomond. Bob's Peak a dominant feature of Queenstown and can be accessed via the Skyline Gondola and offers activities of Luge racing, Bungy jumping, mountain biking along with hospitality of the Stratosfare restaurant and bar. The base of Ben Lomond is cloaked in Douglas Fir trees, Mountain Beech forests occur within the valleys.
- 3.8 The town has been built around Queenstown Bay, which is a small inlet that sits to the southwest of the Queenstown Hill. The bay is contained to the south by the vegetated peninsula where Queenstown Gardens are located, a gentle sloped river stone foreshore provides access to Lake Wakatipu, the western edge of the bay is comprised of a series of wharfs and commercial premises.
- 3.9 The Queenstown town centre is focused on Lake Wakatipu, generous public space along partially reclaimed land provides universal pedestrian connection to all commercial premises.

Cultural Values

- 3.10 Whakatipu, along with other areas of inland Otago, were important to southern Māori as a source of items such as tuna (eels), manu (birds), it kōuka (cabbage tree), mountain daisy (used for cloaks) and taramea (spaniarda grass) from which a fragrant oil was extracted. Important settlement sites were at Tāhuna (Queenstown), Te Kirikiri (Frankton) and at Puahuru (junction of Kawarau and Shotover rivers).

Landuse + Character

- 3.11 The residential area of Queenstown Central is populated with a mix of residential and commercial properties. Residential properties in the area vary from historic one-two storey bungalows and cottages to homes from the 60s-80s, and more recently built contemporary two-storey homes on the western portion of Man St.
- 3.12 Multi-storeyed apartments blocks and hotels occur along Man, Shotover and Beach Streets, with the large Crown Plaza and Sofitel hotels to the southwest and northeast of the Site respectively.
- 3.13 Queenstown Town Centre lies to the southeast of the Site and is comprised of one to three storey buildings of mixed uses including hospitality, offices, public service, retail, and residential apartments. A scattering of historic stone buildings are found throughout the town centre.
- 3.14 Queenstown Recreation Reserve sits to the northeast of the town centre providing a large open field for public use and is home to the Wakatipu Rugby Club. The Queenstown Memorial centre, Squash court, Wakatipu Rugby Club and Queenstown Lakes District Library all lie to the southeast of the field.

- 3.15 Most commercial and light industrial development occurs off Gorge Road to the north of Queenstown and includes panel beaters, mechanics, Ski and Mountain Bike Hire, storage units and trade warehouses. Accommodation and apartments are transforming parts of the industrial area.

Connections + Activities

- 3.16 Queenstown town centre is accessed by State Highway 6A (Stanley Street) extension from Frankton, Gorge Road to the North connects Arthur's Point and Arrowtown beyond, the Glenorchy – Queenstown Road links to Glenorchy from the west.
- 3.17 State Highway 6A (Shotover Street) runs in a northeast direction through the town centre before hooking southeast along Stanley Street; Camp Street and Duke Street link SH6A to Man Street. Pedestrian connections from Man St to the town centre are provided via public staircases at the ends of Hay St and Brecon St, and additional access is provided through the Man Street Carpark (the Site).
- 3.18 James Clouston Memorial Park is located on the corner of Man St and Hay St and backs on to the Queenstown Holiday Park. The Queenstown Holiday Park is part of a submission for a large multi-storey multi building development.

4. SITE DESCRIPTION

Location + Layout

- 4.1 The Site (12-26 Man Street) sits halfway along Man St on the southern side of the street above Shotover Street; one block back from the Queenstown waterfront. The Site is rectangular and has a total area of 3961m² with a dimension of approximately 100m along the long boundaries/Man Street Frontage and 39.8m in depth in the northwest-southeast direction. The entirety of the Site is occupied by a commercial carpark.
- 4.2 The Man St Carpark lies level with Man St (327m) in the northeastern corner providing access to the building, the lift shaft and staircase are the only built form above street level. Man Street rises to the southwest where it sits approximately 6.2m above the flat carpark roof. 1.8m high chain link fences and timber hoardings restrict access to the rooftop and provide fall from height safety to pedestrians.

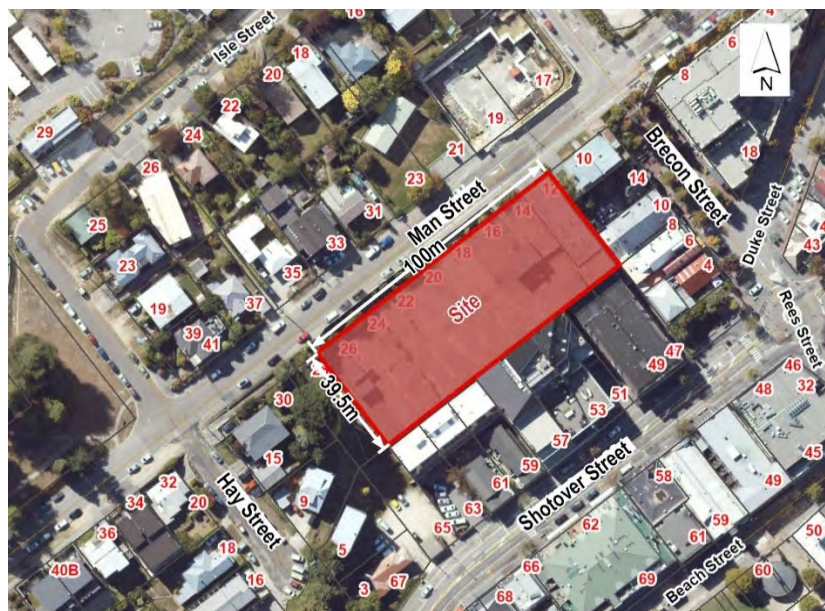


Figure 2 - Site Context (site highlighted in red)

- 4.3 The urban block that the site sits on is bounded by Shotover Street to the south, Brecon Street to the east, Man Street to the north and Hay Street to the west. Because of the significant level change (average 15m) between Shotover Street and Man Street, the developments within the block are generally laid out on two separate levels with buildings fronting either street respectively. A large upper portion of Brecon Street between Shotover Street and Man Street solely services as a pedestrian route directly connecting the town centre with the Skyline gondola. Secondary and after-hours pedestrian access from the carpark is provided to Shotover Street through the Forsyth Bar House (57 Shotover Street).

Landform + Features

- 4.4 The Site sits on the southern side of Man Street and is currently occupied by a commercial carpark which creates a flat platform from the northeastern corner. The Site's original topography drops steeply from Man St to Shotover St to the southeast. The neighbouring site of 28 Man St provides insight to the original topography.

- 4.5 The long northwest boundary runs parallel to Man St, where a pedestrian pathway and vehicular entry/exit are situated in the northern corner. The remaining northwestern boundary to the southwestern corner is separated from Man St due to the natural topography, and the 4.5m wide vegetated strip that rises steeply to the footpath and existing chain-link fence and hoarding.
- 4.6 The northeastern side of the site adjoins 10 Man St at street level and 10, 12, and 14 Brecon St which sit below, all buildings are two-level commercial premises.
- 4.7 The southeastern boundary adjoins 47-63 Shotover Road a mix of apartments, accommodation, and mixed-use developments that largely sit below the carpark. The building at 53C stands three levels above the carpark roof.
- 4.8 There is very little vegetation on the Site other than some minor native planting of Phormium and Carex species at the carpark entrance. There is no vegetation of note within the existing Site.

View Shafts

- 4.9 The Site sits level and below the street to the south and receives expansive views to the Remarkables in the east over Queenstown, Lake Wakatipu, Cecil Peak to the south and west towards Ben Lomond.
- 4.10 Views into the site are largely from homes and public roads surrounding the Site, some roads within the town centre and from Queenstown Hill. The Site itself is largely contained from the southwest where neighbouring properties and existing development block wider views.
- 4.11 Residents on the northern side of Man St currently have unimpeded views over the present vacant state of the Site. The Proposal will encumber existing views, however, it is important to note that any buildings on the Site that comply with the applicable height limits will also alter the existing views.
- 4.12 Elevated views from within the Site will overlook the mountains and hills in all directions. Southeast and southwest facing premises will receive the most expansive views over Lake Wakatipu and beyond.

Cultural Values

- 4.13 The Site is located within a Wāhi Tūpuna area under the Proposed District Plan (PDP).

5. RELEVANT STATUTORY CONTEXT

- 5.1 A full description of the relevant statutory context for considering the proposal is set out in the Assessment of Environmental Effects report, prepared by Southern Planning Group.
- 5.2 The following is a summary of the relevant provisions that have informed this assessment, in terms of landscape and visual effect considerations. Relevant Documents include:
- Resource management Act 1991(RMA)
 - Proposed District Plan - Queenstown Lakes District Plan

Resource Management Act 1991 (RMA)

- 5.3 Part 2 of the Resource Management Act 1991 (RMA) sets out the purpose and principles of the RMA. The purpose is to “promote the sustainable management of natural and physical resources”.
- 5.4 Section 6 of the RMA outlines matters of national importance. There are no Outstanding Natural Landscapes (ONL), Outstanding Natural Features (ONF), Outstanding Natural Character (ONC), or High Natural Character (HNC) overlays on the Site. The nearby Mountains/Mountains have ONF overlays and are significant to this assessment in terms of viewshafts and visibility.
- 5.5 Section 7 of the RMA outlines other matters such as cultural importance, use and development of resources, quality environments, and amenity values. In particular, matters relating to quality environments and amenity values are relevant to this assessment and are to be taken into account.

Queenstown Lakes District Plan

- 5.6 The site is located within the Queenstown Town Centre (QTC) zone as identified in the Proposed District Plan Decisions Version (PDP), to northwest of the Town Centre. (*Refer to the zoning map below*).



Figure 3 - Queenstown District Plan Zoning Map (Site outlined in red)

- 5.7 The Queenstown Town Centre zone aims to “*provide a focus for community life, retail, entertainment, business and services*” and serve the needs of both residents and visitors. The overarching objectives and policies focus on enhancing the town centre role by enabling intensification through higher building coverage and additional building height, requiring developments to achieve high quality urban design outcomes and contributing to the street amenity, public environment and historic heritage values, ensuring a reasonable level of residential amenity is maintained, enhancing the provision of safe and easily accessible pedestrian linkages, and incorporating integrated management of the waterfront area.
- 5.8 The site is not subject to the Special Character Area of the Town Centre Zone.
- 5.9 The surrounding area of the site also falls within the QTC zone with a large portion of land on the upper slopes rezoned from High Density Residential to QTC under Plan Change 50. There are varied height provisions throughout the surrounding areas due to undulating landform, the complexity of the town centre activities and the maintenance of existing amenity values. Essentially, the anticipated built environment in the vicinity of Man Street enabled by the District Plan generally contains 3 to 4-storey up to 12m high buildings. Taller and larger built elements to the street frontages are envisaged by the planning context as full coverage of the site area is generally allowed in the QTC zone except that fall within the Town Centre Transition Sub-Zone.
- 5.10 Queenstown Town Centre zone – *Objective 12.2.1* - A Town Centre that remains relevant to residents and visitors alike and continues to be the District’s principal mixed use centre of retail, commercial, administrative, entertainment, cultural, and tourism activity.
- 5.11 Policies 12.2.1.1 *Enable intensification within the Town Centre through: (a) enabling sites to be entirely covered with built form other than in the Town Centre Transition Sub-Zone and in relation to comprehensive developments provided identified pedestrian links are retained; and (b) enabling additional building height in some areas provided such intensification is undertaken in accordance with best practice urban design principles and the effects on key public amenity and character attributes are avoided or satisfactorily mitigated.*
- 5.12 Objective 12.2.2 - Development that achieves high quality urban design outcomes and contributes to the town’s character, heritage values and sense of place.
- 5.13 Policies 12.2.2.2 - Require development to: maintain the human scale of the Town Centre as experienced from street level through building articulation and detailing of the façade, which incorporates elements which break down building mass into smaller units which are recognisably connected to the viewer; and contribute to the quality of streets and other public spaces and people’s enjoyment of those places; and positively respond to the Town Centre’s character and contribute to the town’s ‘sense of place’.
- 5.14 Policy 12.2.2.3 - Control the height and mass of buildings in order to: provide a reasonable degree of certainty in terms of the potential building height and mass; or retain and provide opportunities to frame important view shafts to the surrounding landscape;

- 5.15 Policy 12.2.2.5 - In respect of buildings that exceed the non-complying height standards: (i). Allow buildings other than those on jetties and wharves to exceed the maximum height standards in the following instances: where the proposed design is an example of design excellence; and where there is an adverse effect on the public environment from the increase in height, the proposed development provides an urban design outcome that has a net benefit to the public environment; For the purpose of this policy, urban design outcomes that are beneficial to the public environment include, as appropriate: (e) provision of a new or retention of an existing uncovered pedestrian link or lane; (g) provision of high quality, (h) safe public open space; retention of a view shaft to an identified landscape feature; (j) the creation of landmark buildings on key block corners and key view terminations.
- ii. Recognise that the efficient utilisation of land that would otherwise be underdeveloped or developed to a lesser design quality may enable excellent design outcomes.
- 5.16 Policy 12.2.2.7 Acknowledge and celebrate our cultural heritage, including incorporating reference to tangata whenua values, in the design of public spaces, where appropriate.
- 5.17 Objective 12.2.3 – An increasingly vibrant Town Centre that continues to prosper while maintaining a reasonable level of residential amenity within and beyond the Town Centre Zone.
- 5.18 Rules - Activities 12.4.3 applies to visitor accommodation – *(a) Control is reserved to: the location, provision, and screening of access and parking, traffic generation, and travel demand management, with a view to maintaining the safety and efficiency of the roading network, and minimising private vehicle movements to/from the accommodation; ensuring that where onsite parking is provided it is located or screened such that it does not adversely affect the streetscape or pedestrian amenity; and promoting the provision of safe and efficient loading zones for buses; (b) landscaping; (c) the location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses; and (d) where the site adjoins a residential zone: i. noise generation and methods of mitigation; ii. hours of operation, in respect of ancillary activities*
- 5.19 Rules – Activities 12.4.7 - All buildings in the QTCZ require a restricted discretionary activity consent pursuant to Rule 12.4.7, with the following matters of discretion (where applicable) applying: *(a) external appearance, including materials and colours; (b) signage platforms; (c) lighting; (d) the impact of the building on the streetscape, heritage values, compatibility with adjoining buildings, the relationship to adjoining verandas; (e) the contribution the building makes to the safety of the Town Centre through adherence to CPTED principles; (f) the contribution the building makes to pedestrian flows and linkages and to enabling the unobstructed kerbside movement of high-sided vehicles where applicable; (g) the provision of active street frontages and, where relevant, outdoor dining/patronage opportunities;*

5.20 As the site is defined as a ‘comprehensive development’, pursuant to Rule 12.2.1.1, the maximum building coverage is 75%, with the following matters of discretion applying: (a) the adequate provision of cycle, vehicle, and pedestrian links and lanes, open spaces, outdoor dining opportunities; (b) the adequate provision of storage and loading/ servicing areas; (c) the provision of open space within the site, for outdoor dining or other purposes; (d) the site layout and location of buildings, public access to the buildings, and landscaping, particularly in relation to how the layout of buildings and open space interfaces with the street edge and any adjoining public places and how it protects and provides for view shafts, taking into account the need for active street frontages, compatibility with the character and scale of nearby residential zones, listed heritage items, and heritage precincts, and the amenity and safety of adjoining public spaces and designated sites, including shading and wind effects.

5.21 Of particular relevance to the site, Rule 12.5.9.4 sets out the height provisions within the site that is subject to Height Precinct 7(Man Street), these are:

In Height Precinct 7 (Man Street):

- in Area A shown on the Height Precinct Map, the maximum height shall be 11m above RL 327.1 masl.*
- in Area B the maximum height shall be 14m above RL 327.1 masl;*
- in Viewshaft C the maximum height shall be RL 327.1 masl (i.e. no building is permitted above the existing structure);*
- in Viewshaft D, the maximum height shall be 3 m above RL 327.6masl.*

(Refer to Height Precinct Plan below)

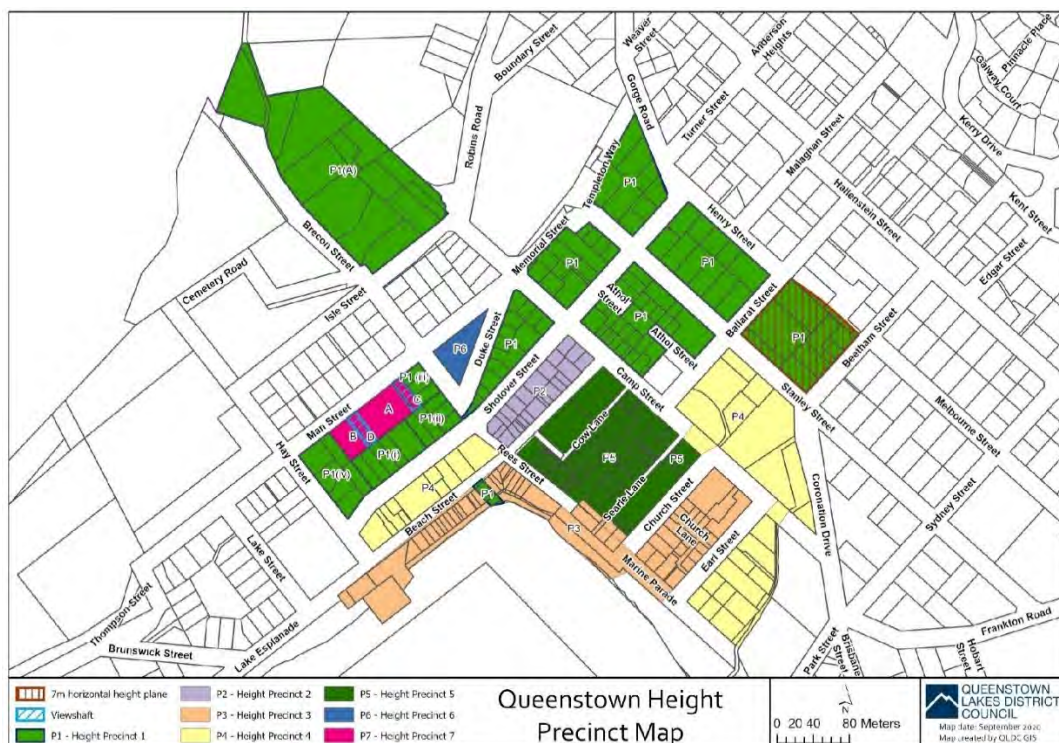


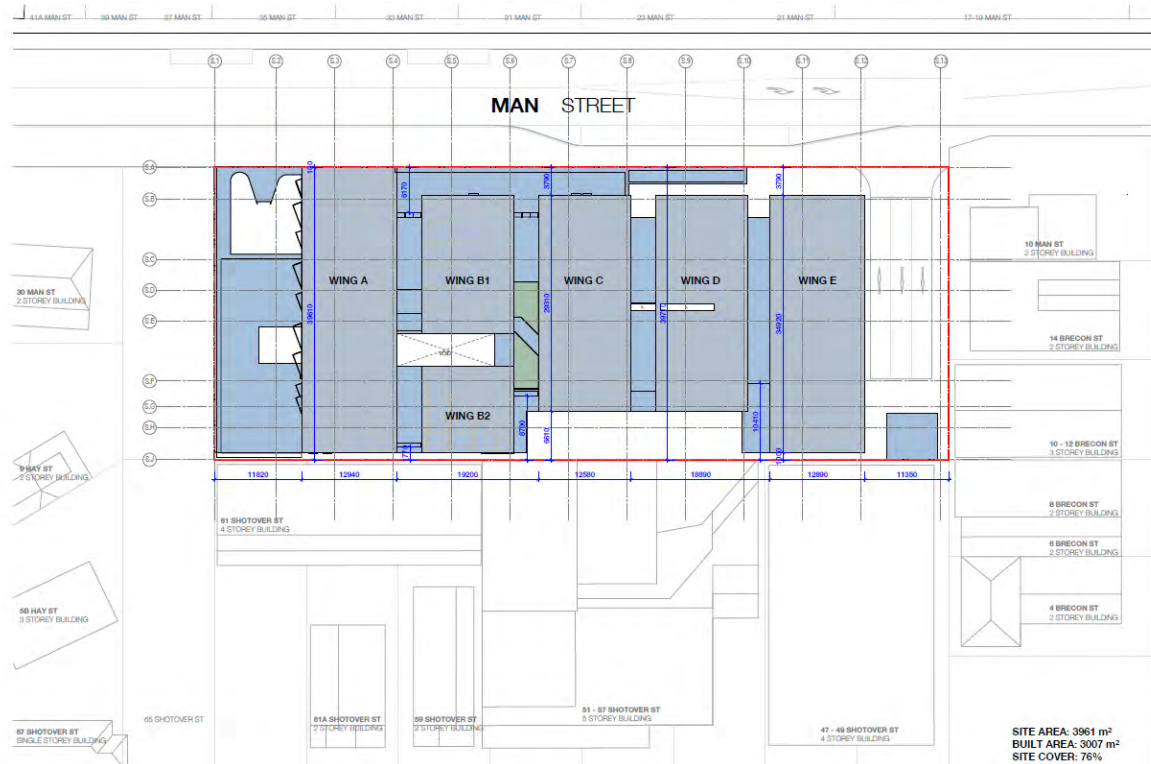
Figure 4 - Queenstown Town Centre Height Precinct Map – Site in P7 (Source: Chapter12 of PDP)

- 5.22 The Site is subject to the Height Precinct 7 and two viewshafts overlays (viewshaft C & D). Viewshaft C sits above the current carpark entrance to the east of the Site, it is approximately 11.6m wide; no built form is allowed with the viewshaft. Viewshaft D lies in the western portion of the site approximately 26m from the southwestern boundary, it is approximately 12.5m wide. Viewshaft D allows a permitted building height of 3m above RL 327.6m.
- 5.23 As a planning device Viewshafts are usually set to maintain a visual access to a specific landscape feature, though this is not the case for this site, as there are no specific significant, culturally and historically important or exclusive views and important landscape or ecological features that are specifically provided/protected within Viewshaft C and Viewshaft D.
- 5.24 For a comprehensive understanding of the intention of the PDP proposed viewshafts and the potential built form around these viewshafts, we have reviewed the relevant hearing document¹ around which the final height provisions are formed. It is our understanding that the viewshafts serve numerous purposes and are an important determinant of effectively breaking up the site into discrete components.

¹ QLDC Hearing of Submissions on Proposed District Plan Report 11- Report and Recommendations of Independent Commissioners Regarding Chapter 12, Chapter 13, Chapter 14, Chapter 15, Chapter 16 and Chapter 17

6. DESCRIPTION OF THE PROPOSAL

- 6.1 A four to six-storey hotel is proposed for the Site over an existing carpark building. The proposed hotel will provide between 175 to 185 guest rooms together with ancillary facilities including a restaurant, a bar, a gym, and a spa.



Built Form

- 6.2 The proposed hotel complex is made up of six interconnected wings that rise from 4-levels to 6-levels above the existing car park podium following the rise of Man St to the west. The eastern wings E & D are 4-levels high; the central wing C is 5-levels and the western wings B1, B2 & A are to be 6-levels high. The hotel will be 3 storeys through the 11m height limit and 2 levels through the 14m height limit.
- 6.3 The Proposal is comprised of the six wings linked by glass corridors (3-3.35 m wide) which successfully create the illusion of five 'individual' buildings. The building is modulated with a series of articulated forms, most notably the crenulated roof forms that mimic the surrounding alpine environment. Selected roof corners are pulled skyward concealing penthouse units and an external spa terrace creating dramatic rooflines.
- 6.4 The northeastern and southwestern ends of the Site meet Man Street at the existing footpath level providing separation to the hotel from neighbouring sites and potential future development.

- 6.5 The northeastern block of the site contains the existing vehicular entrance to the carpark building, which is to be retained and improved through new materiality and overhead wires for plants to climb, creating a green canopy. A lightweight (3m high) pergola structure is proposed in the eastern corner for an outdoor roof terrace, a raised planter provides a green buffer from the terrace to Man St and the carpark ramp entrance.
- 6.6 The southwestern block of the Proposal provides a publicly accessible viewing platform at the street edge, multi-level rooftop gardens, fire egress on the property boundary, and provision for publicly viewable artwork.
- 6.7 The hotel can be accessed via the Man St pedestrian entrance, and the carpark building lifts, which also connect to Shotover Street through the existing pedestrian entrance to the Forsyth Barr building. Wing E presents the main pedestrian entrance to Man Street and is identified by the ground floor roof extension to the street providing direct access to the ground floor hotel lobby.
- 6.8 The arrangement of the wings has created a series of internal gardens that will provide visitors with visual amenity from private units and communal spaces like the restaurant and gym. Rooftop gardens face onto Man St integrate the solid brick base of the Proposal to the Site by providing a softness to the street.
- 6.9 The varying roof pitches portray the surrounding alpine environment and provides interest to the building while reinforcing the façade separation.

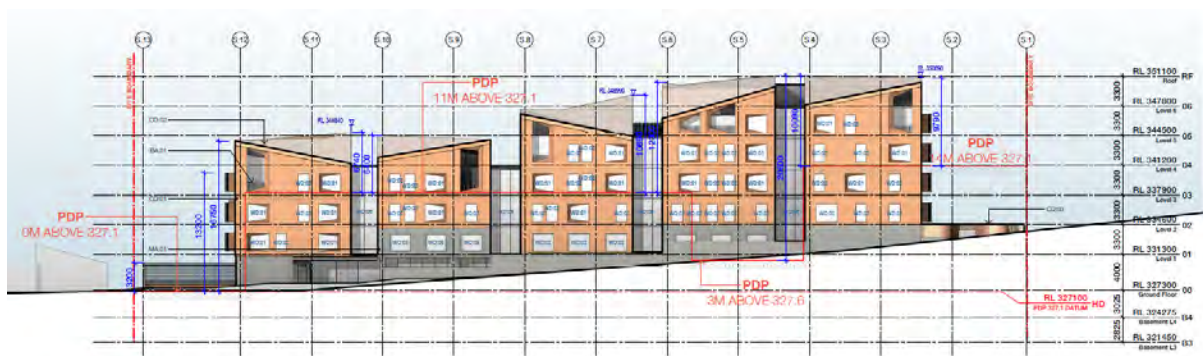


Figure 6 - Northern elevation demonstrates the 'broken' form of the building (Woods Bagot)

Façade

- 6.10 The key strategy for façade treatment is to break up the primary building form, create variation in roofline and building height, provide emphasis on vertical elements and soften the corners of the apartment building.
- 6.11 The upper corners of the Proposal feature open-form balconies which provide visual depth and help reduce the perceived building bulk.
- 6.12 Protruding window frames angle out of the building and are utilised along the eastern and western facades to restrict views into the units from Man Street and maximise views over Queenstown. The window frames jut sharply outwards creating a unique feature to the building, which reduces façade dominance. (shadows)

- 6.13 The Proposal is treated in a combination of GRC cladding and brick, with large glass facades separating the wings, angular window frames and folds within the façade provide interest.
- 6.14 Brick is utilised on the ground level and level 1 to give grounding to the building, the thin brick mimics the historic use of local schist in cribs and houses within the region. Roof top gardens from level 1 create a softness to the base and provide a transition to the warmer copper colour GFC façade.

Courtyards / Gardens

- 6.15 Four internal gardens and one terrace garden are located on the Ground floor. A garden is provided adjacent to the main pedestrian entrance to the building providing some softness and interest to the entrance and the lobby/lounge area. The garden creates a connection from the interior to the exterior. The garden portrays an alpine stream edge, through the use of a water feature with alpine rocks and endemic plant species, creating a direct connection to the Queenstown alpine environment.
- 6.16 The largest internal courtyard is located on the southern boundary where wings C and D are setback from the boundary 7.16m, a 214m² garden area is provided. The garden is a main feature within the building and is bordered by the bar, restaurant and the private dining room on the ground floor. The garden screens the large blank wall that buffers 57 Shotover Street and creates a green outlook for the units of wings C, D, E and F above. The restaurant garden represents a montane woodland setting and includes established Beech trees, low fern and moss under storey and large sub-alpine rocks.
- 6.17 An internal garden is provided between wing A and Wing B1-B2, the garden is a central feature to the surrounding circulation area of the ground floor to level five, there is no roof over the garden space. This garden area becomes a fernery with low level ferns to tall tree ferns utilising the protected internal area.
- 6.18 The smallest ground floor garden sits just to the west of Wing A between two ground floor units (Room 0010 and Room 0011) to provide natural light to the rooms, the garden also lies between Room 1010 and 1011 on level 1. This garden area will be populated with a couple of tree ferns for scale and screening whilst retaining natural light to the rooms, low ferns are utilised at ground level among rocks providing a lush outlook.
- 6.19 A large square garden is situated on the ground floor in the western corner of the building outside the gym and is largely open air above, with the small public lookout the only encumbrance. The garden provides an area for tranquil outlook and interaction for guests from the gym. A mix of beech forest floor and fernery is represented in this area through plant and tree selection, tree ferns are located along the northern wall due to the reduced sunlight. A shallow pond sits central to the garden with large rocks and underplanting surrounding.
- 6.20 A raised planter extends from the eastern terrace over the vehicular entrance to the carpark building, high country planting fills the planter creating a verdant green buffer to the terrace from Man Street. High tensile wires are set above the carpark entrance ramp from the northeastern façade to posts on the boundary wall for climbing species to create a green canopy and additional screening to the outdoor terrace.

- 6.21 A series of green roofs are scattered across level 1, a long green roof fronts Man street on the Northwestern boundary, a large square green roof sits central to the western terraces, some small green roofs buffer the restaurant garden on the southeastern boundary.
- 6.22 The Man Street green roof extends from wings B1 and C to the northwestern boundary, providing a green outlook for rooms 1018-1025. A high-country planting palette is utilised for this green roof, which will provide a softness to the buildings brick base along with associated screening to the level 1 units.
- 6.23 The western green roof on level 1 is part of a series of gardens that receive both public viewers from the lookout and private views from occupants of Wing A. This garden sits as part of a montane stream edge sitting between mid-alpine tussock on the level above and montane forest floor the level below.
- 6.24 The small green roofs surrounding the restaurant garden extend from the recessed building edge providing a soft green edge to rooms 1001, 1047, and 1039. The gardens portray local high country planting through species selection creating a soft detail to the hard building edge.
- 6.25 A mid-alpine tussock environment is depicted on the level 2 rooftop garden in the western terrace. Large rocks, gravel, native tussocks and scrub species are utilised to replicate a mid-alpine environment, that connects to and accentuates the surrounding landscape. The garden provides an outlook to the guests of Wing A and Man St outlook users who can experience the connection to the adjoining rooftop gardens.
- 6.26 A spa terrace is located on Level 5 of wing C where low planting of tussocks and shrubs is proposed to portray the local mid-alpine environment, the garden builds on the experience of the elevated exterior space and its expansive views.



Figure 7 - Landscape Planting Plan (Reset Urban Design)

7. ASSESSMENT OF LANDSCAPE EFFECTS

Landscape Attributes Assessment

- 7.1 Effects on landscape attributes take into consideration physical effects to the land resource and considers the susceptibility of the landscape to change.
- 7.2 An existing multi-level commercial carpark building remains within the Site and will provide the base for the Proposal to be built upon. The Site is largely void of vegetation apart from two small patches of amenity planting either side of the carpark entrance ramp.
- 7.3 The Site sits on the southern side of Man Street halfway along the street with views over Lake Wakatipu and surrounding mountains. The existing landscape has been highly modified through the construction of the carpark building, chain-link fencing and plywood hoarding remain along the Man Street footpath edge. Man Street rises from the east to the west of the Site, with the carpark entrance to the east level with Man St at +RL327.1, and the rooftop of the carpark approximately 6m below the street edge in the west.
- 7.4 The Site does not incur any Outstanding Natural Landscape overlays. Therefore, it is considered that the quality of the current landscape attributes of the Site are low, and the landscape sensitivity to change is low-moderate.
- 7.5 The proposal seeks to utilise the existing commercial car park building for the base of the development which minimises the need for excavation or further modification of the Site.
- 7.6 As such, it is considered the Proposal will have **Very Low** adverse landscape effects on the landscape attributes of the Site.

Landscape Values Assessment

- 7.7 Landscape values relate to people's aesthetic perception of the biophysical environment, including considerations such as naturalness, vividness, coherence, memorability, and rarity.
- 7.8 The Site is not identified as having any national or regional landscape significance, and no adverse effects on ecosystem services or areas of high natural value are expected.
- 7.9 The landscape values associated with the Site itself are low-moderate due to the modified existing landscape, surrounding mixed commercial and residential built form, and extensive views from the Site. An existing commercial car park is to be retained on the Site and there is no vegetation of note. As such, the Site's sensitivity to change is low.
- 7.10 While there will be highly noticeable changes to the landscape due to the scale of the Proposal, the changes will result in a high-quality built environment that addresses all boundaries through building modulation and façade articulation. The setback street frontage, garden use and building modulation reduces the Proposal's impact to Man Street and welcomes guests through the defined pedestrian entrance.
- 7.11 As such, it is considered that the Proposal will have **Low** adverse effects on the landscape values of the Site.

Landscape Character Assessment

- 7.12 Landscape character is derived from a combination of landform, land cover and land use (including cultural elements) which gives an area its identity.
- 7.13 Within the wider context, the surrounding mountains, hills, and Lake Wakatipu are prominent with considerable presence and are the focus of many local views. The lower slopes of Ben Lomond are covered in a mix of residential dwellings, visitor accommodation and commercial use that vary in size and architectural style.
- 7.14 The Proposal seeks to introduce a 4 to 6-storey development atop an existing carpark building to the site. Although the Proposal seeks to break the building height limits of 11m and 14m for the Site
- 7.15 It is important to consider that future intensified development is anticipated within the PDP and ODP Queenstown Town Centre area adjacent to the site.



Figure 8 - Existing Site condition facing west, Man Street plywood hoarding is evident.

- 7.16 The Site is characterised by the existing commercial carpark that will be retained and create the base for the Proposal. The rooftop of the carpark building is flat and meets Man Street at +RL327.1 where the entirety of the rooftop is visible, chain-link fencing restricts pedestrian movement to the lift shafts. The original steep topography of the Site is still evident along the northern boundary adjoining Man Street, where the western corner of the rooftop sits approximately 6m below the footpath. There are little or no natural features occurring on the Site.
- 7.17 Specifically, the Site has been highly modified with no culturally significant features noted on the Site (within the District Plan).

- 7.18 Considering the above, it is expected that the Proposal will have **Low** adverse effects on the landscape values of the surrounding landscape character.

Future Built Environment

- 7.19 To fully assess the impact of the Proposal on the surrounding environment, it is necessary to also understand the potential permitted built environment of the area. The Proposal sits within the Queenstown Town Centre Zone (Proposed District Plan), adjacent surrounding properties all receive the same zoning overlay. It is anticipated that existing single dwelling lots in the immediate vicinity will be developed in time to a similar scale to the Proposal, due to the proximity to the Queenstown Town Centre.
- 7.20 It is anticipated that there will be increased density and height of the surrounding built environment as allowed for within the zoning of the areas noted above.

Magnitude of Landscape Effects Table

- 7.21 Below is the summary of magnitude of landscape effects:

Assessment Category	Magnitude of Effects
Landscape Attributes	Very Low
Landscape Value	Low
Landscape Character	Low

8. VISUAL CATCHMENT + VIEWING AUDIENCE

Viewing Catchment

- 8.1 The visual catchment is the physical area that would be exposed to the visual changes associated with the Proposal.
- 8.2 The visual catchment of the Site is defined by the central position on the northwestern edge of the Queenstown Town Centre. There are direct views to the Proposal from residential and commercial properties, public roads, and public open spaces around Queenstown central to the Proposal. Mid-ground to distant views of the Proposal are received from elevated viewpoints.
- 8.3 The central location of the Proposal to Queenstown results in viewpoints covering almost 360 degrees of views. Local topography restricts views from the south to the north to direct views. Viewpoints from the north to the south cover direct to mid-ground views. The mountains surrounding Queenstown central restricts views to mid-ground, distant views of the Proposal are likely seen from elevated locations on surrounding mountains, however any views of the development will be insignificant to the magnitude of the local landscape.
- 8.4 Fifteen viewpoint locations were selected, to fairly represent available views of the Proposal, visual impact photo-simulations are included.
- 8.5 Photographic viewpoints have been provided for all viewpoints, viewpoints 1-9, 11-13 include additional visual simulation viewpoints prepared by Woods Bagot.

Viewing Audience

- 8.6 The viewing audience that will likely be exposed to views towards the Proposal will therefore comprise of:
 - Motorists and pedestrians travelling along Man Street, Brecon Street and Shotover Street;
 - Motorists and pedestrians travelling along surrounding local Road(s);
 - Residents and workers in surrounding homes and businesses;
 - Pedestrians using the Earnslaw Park, James Clouston Memorial Park, Queenstown Bay and Queenstown Gardens;
 - Patrons at Queenstown town centre hospitality businesses.

9. ASSESSMENT OF VISUAL EFFECTS

- 9.1 Fifteen representative viewpoints are used to identify and assess potential effects the development has on the visual amenity of the surrounding areas. It is worth noting that even though there may be a visual change to a particular view, that changed visual landscape may not necessarily have a negative outcome, particularly where development is anticipated on the Site

- 9.2 Potential view locations were investigated during the preparation of this assessment. Based on this investigation, thirteen key representative viewpoints have been selected within the visual catchment area on the basis of viewer types, frequency, distance, and views from publicly accessible locations. Refer to Appendix 2 for map of viewpoint locations and photographic viewpoints.
- 9.3 The viewpoints were selected as locations that capture and fairly represent the range of public and private views towards the Proposal. The viewpoints fall into two categories representing the visual catchment:
- Mid-ground Views (between 0.5km and 2km from the Site)
 - Immediate Views (up to 0.5km from the Site)
- 9.4 Twelve visual simulations have been provided (VP1-9, VP11-13), depicting the visual changes of the Proposal as viewed from key representative viewpoints. These visual simulations are a useful tool in assessing the visual effects of the proposal. The permitted height lines of the Site have been marked with red lines in the second simulation of each VP.

Mid-ground Views

- 9.5 VP10 – Queenstown Primary School

Location: 36 Robins Road

Distance to Site: 548m Approx.

Viewing Direction: Southwest

Quality of View: Low-Moderate

Existing Values: Low-Moderate – Road and primary school in the foreground, existing residential and commercial buildings in the mid-ground, Site central to existing residential bulk, Cecil Peak lies in the background

Viewing Audience: Pedestrians and motorists on Robins Road heading to the town centre, customers of Bella Vista Queenstown, students, and staff of Queenstown Primary School.

Sensitivity: Low – Site is central to existing built form of Queenstown Central; largely transient viewers.

Viewpoint 10 views the Proposal in a Southwest direction outside the Queenstown Primary School grounds. Pedestrians, motorists, school students and staff, and customers of the Bella Vista Queenstown are represented by this viewpoint. It is anticipated the roofline of the Proposal will sit central to the image obscured by existing vegetation and development.

Effects Assessment:

- The proposal sits in the mid-ground of this view behind existing trees and built form.
- The Proposal would be barely visible from this location, views to mountains in the background remain.
- It is anticipated properties in front of the Proposal that fall under the QTC zoning will be developed raising the built height of the area and screening the development.
- Viewing audience is low, and mostly transient.

- With the above factors considered, the overall adverse effect to the viewing audience is **Very Low**.

9.6 VP 11 – 38 Kerry Drive

Location: 38 Kerry Drive

Distance to Site: 747m Approx.

Viewing Direction: Southwest

Quality of View: High

Existing Values: Moderate-High – Elevated views of Lake Wakapitu, Cecil Peak, Ben Lomond, and Queenstown central; mixed density of residential and commercial properties of Queenstown Central evident

Viewing Audience: pedestrians, motorists travelling along Kerry Drive, residents of Kerry Drive

Sensitivity: Low - due to existing built form of Queenstown Central; view focus and attention primarily on the vast landscape.

Viewpoint 11 shows the viewing perspective looking in a southwest direction on Kerry Drive over Queenstown Central experienced by residents, pedestrians, and motorists. The Proposal is seen central to the view where it stands above the existing residential and commercial properties on the edge of the Queenstown Town Centre. The extensive views received from Kerry Drive reduce the Proposal to a minor addition to Queenstown Town Centre.

Effects Assessment:

- The entirety of the eastern façade and building roofline is visible from this view,
- The combination of a brick base and coloured GRC panelling reduces the bulk of the eastern façade
- Building modulation and roof articulation portrays a series of buildings along Man Street, significantly reducing building mass
- The Proposal stands 3-4 levels above the existing neighbouring properties, it is important to note that surrounding properties within the QTC where Policy 12.2.1.1(b) enables... *additional building height in some areas provided such intensification is undertaken in accordance with best practice urban design principles and the effects on key public amenity and character attributes are avoided or satisfactorily mitigated*, that the Proposal adheres to, which may result in developments of a similar scale.
- The extensive views received from Kerry Drive reduce the Proposal to a minor addition to Queenstown Town Centre.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low**.

9.7 VP12 – 28 Stanley Street (SH6A)

Location: 28 Stanley Street (St Andrews Presbyterian Church)

Distance to Site: 500m Approx.

Viewing Direction: West

Quality of View: Low-Moderate

Existing Values: Low-Moderate – Outside St Andrews Presbyterian Church, existing vegetation in the foreground, Queenstown Town centre in the mid-ground with a mix of commercial and residential premises, the base of Ben Lomond sits at the backdrop to the town centre.

Viewing Audience: Pedestrians, motorists travelling Northwest along Stanley Street.

Sensitivity: Low - due to existing vegetation screening a portion of the site, distance to development; transient viewers.

Viewpoint 12 illustrates the viewing perspective looking in a westerly direction from 28 Stanley Street. Pedestrians and motorists will be able to view the proposal from this viewpoint, the uncommon viewing angle reduces the number of affected viewers. Motorists and pedestrians would likely be focusing on the road. Ben Lomond provides a dominant backdrop that would likely take the viewers focus. The Proposal stands above the existing neighbouring buildings, the four-level eastern wing E is seen in its entirety from this view.

Effects Assessment:

- There are a small number of viewers – with most views being transient comprising of pedestrians and motorists
- The Proposal will be seen above neighbouring properties among the Queenstown Town Centre
- The road leading up to the traffic lights and pedestrian crossing are the main focus of potential viewers
- Ben Lomond provides a substantial backdrop to the residential and commercial areas of Queenstown Town Centre including the development.
- The roof pitches, varied façade treatments and warm colours successfully reduce reflectivity and overall bulk of the development
- With the above factors considered, the overall adverse effect to the viewing audience is **Very Low**

9.8 VP13 –Queenstown Gardens (Harbour View Walk)

Location: Harbour View Walk

Distance to Site: 615m approx.

Viewing Direction: North

Quality of View: Moderate-High

Existing Values: Moderate – Queenstown Bay in the foreground, lakefront wharves and commercial buildings in the mid-ground, Ben Lomond backdrop.

Viewing Audience: Pedestrians using the Harbour View walk around Queenstown Gardens.

Sensitivity: Low-Moderate - due to distance to development; expanse of view and focal points within view; view focus and attention primarily on Queenstown Bay and Ben Lomond.

Viewpoint 13 captures the viewing perspective looking in a northerly direction from the Harbour View Walk within the Queenstown Gardens. It is a representative viewpoint of users of Queenstown Gardens on the lake edge. The wharves and commercial buildings of Queenstown Bay sit central to the view, the Proposal sits behind commercial and residential buildings of Queenstown Central. Ben Lomond towers behind the Proposal and the existing development within Queenstown Central. The Proposal sits on the edge of Queenstown Town Centre where it would integrate comfortably to the existing environment.

Effects Assessment:

- The Proposal will be seen at a distance across Queenstown Bay. Ben Lomond is a key feature of the view and draws focus from away from Queenstown Town Centre and the Proposal.
- There are only a small number of viewers – with all views being transient (pedestrians, cyclists)
- The Proposal sits at the foothill of Ben Lomond and is seen as part of the Queenstown Town Centre density. The building articulation and modulation reduces the mass of the Proposal by separating the building into 5 recognisable forms.
- The Proposal sits comfortably in the rising topography as the height of the building follows the contour of Man Street. The use of warm bronze/copper tones allow the Proposal to blend into the local environment, minimising the visual impact from this location.
- From this viewpoint the Proposal will be seen at a distance and forms a portion of a much wider scene dominated by the surrounding Mountains. Furthermore, varied façade treatments and colours successfully reduce reflectivity and overall bulk of the development
- With the above factors considered, the overall adverse effect to the viewing audience is **Very Low**

Immediate Views

9.9 VP1 – Corner Brecon and Man Street

Location: 15 Man Street

Distance to Site: 58m

Viewing Direction: South

Quality of View: Low

Existing Values: Low – Local road with a mix of commercial and residential property, construction of mixed used development underway in the foreground, Walter Peak in the background.

Viewing Audience: Pedestrians and motorists heading south along Man Street, existing residents, and staff on Man Street.

Sensitivity: Moderate - due to existing street character, distance to the Site; background views to Walter Peak

Viewpoint 1 views the Proposal in a Southern direction from the corner of Man Street and Brecon Street the view is directed up the road to the Site. The Proposal will be prominent to this view with the eastern and northern facades of the Proposal viewed directly.

Effects Assessment:

- The eastern façade is viewed directly; the extent of the northern façade is also evident. The viewpoint is focused on the Proposal from the corner of Man and Brecon Streets.

- The eastern façade stands 4-levels above Man Street. Levels 1-3 are clad in GRC panels of varying bronze and copper tones, the ground level is clad in brick and continues down the vehicular entrance wall, the material variation is successful in reducing the bulk of the building.
- The Proposal blocks existing views to Walter Peak, it is important to note that a development which adheres to the permitted height limits of the Site would also block Walter Peak from this viewpoint.
- Thin grey bricks ground the building base and depicts the natural schist used among local heritage buildings. Dark angular window frames jut out of the eastern facade creating contrast to the panelled wall while capturing the dramatic views of Queenstown.
- Properties surrounding the Proposal fall under the same high-density zoning and are likely to become developments of a similar scale. Developments on these sites will reduce the impact of the Proposal further. The 4-level development Raddison Hotel for visitor accommodation is under construction to the right of the view.
- With the above factors considered, the overall adverse effect to the viewing audience is **Moderate**

9.10 VP2 – Queenstown Memorial Centre

Location: 1 Memorial Street

Distance to Site: 288m Approx.

Viewing Direction: Southwest

Quality of View: Low

Existing Values: Low Moderate – Commercial premises and visitor accommodation line the southern side of the street, the Queenstown Recreation Reserve sits to the north of the view, large trees on the northern side of the street screen existing residential properties.

Viewing Audience: Pedestrians and motorists, patrons of the Queenstown Memorial Centre and associated rugby and badminton clubs

Sensitivity: Low – existing commercial form along street, no permanent viewers.

Viewpoint 2 faces southwest to the Site down Memorial Street and Man Street from the Queenstown Memorial Centre. The Proposal sits central to the view where a portion of the eastern façade is viewed directly, and acute view of the northern façade is also gained from this viewpoint. The view highlights the roofline articulation and building separation. Viewers from the viewpoint location are temporary.

Effects Assessment:

- The introduction of height is evident from this view with the Proposal sitting above the neighbouring properties.
- Although taller than neighbouring developments, the Proposal fits into the existing line of accommodation along the southern edge of the street
- The building modulation and roof articulation is apparent from this view, successfully creating a series of 'buildings' that follow the rising contour of Man Street. Large windows on the eastern façade help reduce the bulk of the built form and enjoy the surrounding scenery.

- Viewers are limited to pedestrian, motorists heading west along Man Street, and patrons of the memorial centre.
- Existing development provides some screening of the eastern façade.
- The base of Ben Lomond can be seen to the right of view
- The architectural design of the building is successful in reducing the visual scale of the building, utilising a combination of vertical elements, roof variation, corner treatments, windows, and the inclusion of finer grain articulation of the façade. Warmer colours and textures are used to soften the building appearance, to reflect the surrounding local character.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low**.

9.11 VP3 – 40 Camp Street (I-Site)

Location: 40 Camp Street

Distance to Site: 188m

Viewing Direction: Southwest

Quality of View: Low - Moderate

Existing Values: Moderate– Busy main street commercial businesses either side of the street, lower slope of Ben Lomond to the right of view behind businesses, Walter Peak in the distance.

Viewing Audience: Pedestrians, staff and customers of businesses, motorists.

Sensitivity: Low - view focus and attention primarily on existing commercial buildings, mountain ranges are seen as background landscape features; acute angle of Proposal

Viewpoint 3 illustrates the viewing perspective looking in a southwest direction from the the corner of Camp Street and Shotover Street outside the I-Site store. The foreground to mid-ground is dominated by 2-3 level commercial premises. The top two to three levels of the Proposal can be seen above the Shotover Street buildings. TThe Remarkables and Lake Viewers are pedestrians, motorists, staff, and customers of the street.

Effects Assessment:

- The Proposal sits behind the existing commercial buildings along Shotover Street, the top three level of Wing A and the top two levels of Wing B are visible from this location.
- The warm copper/bronze tones of the façade allow the building to fade into the background of Ben Lomond.
- The undulating roofline of Wings A and B can provide interest to the Proposal.
- Existing obstructed views of Walter Peak and Ben Lomond remain.
- Shotover Street and its collective businesses remain the focus of the large viewing audience.
- With the above factors considered, the overall adverse effect to the viewing audience is **Very Low**.

9.12 VP4 – Corner Brecon and Rees Street

Location: 31 Rees Street

Distance to Site: 82m

Viewing Direction: West

Quality of View: Low – Moderate

Existing Values: Low - Moderate – Mix of commercial and residential development sits in the foreground to mid-ground of the view, pedestrian stair connection to Man Street to the right of image, Lower tree clad slope of Ben Lomond lies as the backdrop.

Viewing Audience: Customers, staff, pedestrians, and motorists along Brecon and Rees Streets

Sensitivity: Low – Moderate - Existing residential commercial properties surrounding and below Site; short distance to Site.

Viewpoint 4 is taken from the corner of Brecon and Rees Street and directly views the Proposal to the West. The Proposal is seen in the mid-ground among above the commercial and residential development, and below the lower slopes of Ben Lomond. The architectural building modulation and roofline variance are evident.

Effects Assessment:

- The Proposal is central to the view standing above the existing residential and commercial building on the lower lying Brecon Street and Shotover Street. The height of the building rises to the west following the contour of Man Street introducing a new height and density to the existing environment. The existing two storey property of 10 Man Street is seen to the right of the image.
- The eastern view shaft is evident from this view with the ground floor eastern terrace in the forefront of the image where building above the 327.1m level is prohibited to reduce building bulk and provide separation to the neighbouring site.
- Commercial buildings of Queenstown Town Centre provide a dense built-form foreground to the development, which the Proposal continues from.
- Ben Lomond stands above the Proposal as a dominant background.
- The viewing audience is transient limited to pedestrians, staff and customers of commercial premises, and motorists along Brecon, Shotover and Rees Streets
- The Proposals materiality and articulation is evident and successful in integrating the building to the surrounding environment.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low**

9.13 VP5 – Marine Parade (Corner Marine Parade and Church Street)

Location: Corner Marine Parade and Church Street

Distance to Site: 296m

Viewing Direction: Northwest

Quality of View: Moderate

Existing Values: Moderate-High – lakefront shared street and stores in the foreground to mid-ground, lower slopes of Ben Lomond in the background.

Viewing Audience: Pedestrians, and motorists.

Sensitivity: Low-Moderate – Proposal will become part of the existing commercial density, focus primarily on the lakefront and background of Ben Lomond

Viewpoint 5 illustrates the viewing perspective looking in a northwesterly direction from the corner of Marine Parade and Church Street in front of the War Memorial gates. The paved shared street of Marine Parade lies in the foreground providing a pedestrian walkway along the lakefront, commercial stores, and hospitality line the lakefront. The Site is central to the view behind the existing commercial built form of Queenstown Central, Ben Lomond towers above in the Background.

Effects Assessment:

- A large extent of the southern façade is visible as the Proposal stands above existing commercial buildings of Queenstown Central. The modulation of the building and roofline articulation separates the building into five segments reducing visual density and providing interest.
- The Proposal is indicative of the built form allowed under the QTC zoning and indicates the potential development that could occur along Man Street, although the building infringes on the Sites height limit.
- The Proposal sits well within the foreground of Queenstown Bay and the backdrop of Ben Lomond, which are the focal points of this view.
- The warm copper/bronze tones of the GRC façade soften the building and allow it to sit comfortably within the surrounding environment.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low – Moderate**.

9.14 VP6 – Earnslaw Park

Location: Earnslaw Park

Distance to Site: 135m Approx.

Viewing Direction: Northwest

Quality of View: Moderate

Existing Values: Moderate – public park in the foreground, 2-3 level commercial buildings front park, Bob's Peak and Ben Lomond backdrop.

Viewing Audience: Park users, and lakefront pedestrians

Sensitivity: Low- Moderate – Existing residential environment; focus on Bob's Peak and Ben Lomond.

Viewpoint 6 captures the viewing perspective looking in a northwesterly from Earnslaw Park. The viewpoint represents lakefront pedestrians and Earnslaw Park users. The Proposal stands above the 2-3 level commercial buildings on the park edge, and the 6-level development of 57 Shotover Road, half of the southern façade is visible. Bob's Peak and Ben Lomond provide a dramatic backdrop to the Proposal and take the focus of viewers.

Effects Assessment:

- The Proposal is directly visible and stands above the 2-3 level commercial buildings on the park edge, with varying amount of building visible due to the topography of Man Street; 4 levels of Wing A & B, 2 levels of Wing C and 1 level of Wing D visible.
- The modulation of the building is visible from this location, with the floor to ceiling glass sections separating the wings. The warm colours of the façade combined with the large windows help reduce the buildings presence.
- The commercial buildings in the foreground fall under the Queenstown Town Centre zoning, allowing the existing buildings to increase in height, if developed the buildings will screen more of the Proposal.
- The Proposal is indicative of the built form allowed under the QTC zoning and indicates the potential development that could occur along Man Street.
- Ben Lomond towers over the Proposal with Bob's Peak and the Skyline Gondola visible behind.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low-Moderate**.

VP7 – 88 Beach Street

Location: 88 Beach Street

Distance to Site: 148m Approx.

Viewing Direction: North

Quality of View: Low

Existing Values: Low – Existing commercial environment with 6-level Crown Plaza building to the left of view, Lower slope of Queenstown hill to the right of image.

Viewing Audience: Pedestrians

Sensitivity: Low – existing mix of commercial built form in the foreground to mid-ground.

The Proposal is viewed in a northerly direction from viewpoint 7 outside 88 Beach Street. It is a representative viewpoint of pedestrians, and motorists on the southern end of Beach Street. The Proposal sits central to the view between existing commercial buildings in the mid-ground, the building is seen behind the bulky stark white Crown Plaza. The view to the lower slope of Queenstown Hill remains.

Effects Assessment:

- The building slots into the existing built form of the view, the well-articulated southern façade provides a finer grain of detail to the area in contrast with the bulk of the Crowne Plaza. The architectural design of the building compliments the existing environment and becomes a precedent for future developments of similar scale in the area.
- The angular undulating rooflines of the Proposal are a key feature of this view providing interest to a highly commercial outlook. The building modulation successfully creates a series of buildings from this angle, reducing the overall bulk of the Proposal.
- The warm tones of the façade allow the building to sit comfortably within the environment.

- The viewing audience is limited to pedestrians on the southern side of Beach Street.
- With the above factors considered, the overall adverse effect to the viewing audience is **Very Low**.

VP8 – 67 Shotover Street

Location: 67 Shotover Street

Distance to Site: 92m Approx.

Viewing Direction: Northeast

Quality of View: Low - Moderate

Existing Values: Low - Moderate – Existing main street environment with commercial buildings either side, Queenstown Hill stands above the Queenstown Town Centre providing a green backdrop to the view.

Viewing Audience: Pedestrians, motorists, residents of the area

Sensitivity: Moderate – Proximity to Site, additional height from Proposal to the area; high viewing audience.

The Proposal is viewed in a northeast direction from viewpoint 8 outside 67 Shotover Street. It is a representative viewpoint of residents, and motorists travelling northeast along Shotover Road (SH6A). The Proposal is viewed at an acute angle to the left of the view standing above existing residential and commercial buildings along Shotover Street. Queenstown Hill provides a dramatic backdrop to the view.

Effects Assessment:

- The Proposal stands 4-5 levels above the existing built form of Shotover Street, becoming a significant figure to the view. This view highlights the introduced height to the Site and the level difference between Shotover and Man Streets (10m?)
- The materiality of the building is recognisable from this view with the thin brick cladding providing a base to the building, the height of the brick changes between Wing A and Wing B of the southern façade.
- The extended glass façade between wings provide visual separation which effectively reduces the buildings bulk, the separation between Wing A and B is evident from this view.
- The additional height and scale of the building does not detract from views to Queenstown Hill.
- The undulating angular roofline imitates the surrounding mountains and is used to separate the building into five segments.
- The architectural design of the building compliments the existing environment and becomes a precedent for future developments of similar scale in the area.
- The viewing audience is limited to pedestrians, and motorist on Shotover Street.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low-Moderate**.

VP9 – Corner Man Street and Hay Street

Location: Corner Man Street and Hay Street

Distance to Site: 85m Approx.

Viewing Direction: East

Quality of View: Low - Moderate

Existing Values: Low - Moderate – Existing residential and commercial environment in foreground to mid-ground, residential homes and accommodation cover the base of Queenstown Hill in the background, views of Remarkables to the right of view.

Viewing Audience: Pedestrians, motorists, residents of the area

Sensitivity: Low- Moderate – Proximity to Site, additional height from Proposal to the area; low viewing audience.

The Proposal is viewed in an easterly direction from viewpoint 9 on the corner of Man Street and Hay Street outside the James Clouston Memorial Park. It is a representative viewpoint of residents, pedestrians, and motorists travelling northeast on Man Street. The Proposal is viewed directly across Man Street where the development contrasts from the open carpark roof and established trees and residential property of the neighbouring site to the west. The Proposal continues from the existing accommodation of the Sofitel Hotel and Spa Queenstown to the east of the Site.

Effects Assessment:

- From this view the western façade is directly visible although partially screened by the existing trees on the neighbouring site. There is also an acute view of the northern façade along Man St. The Western façade is comprised of a brick base up to one level high, the top three levels are clad in GRC panel with warm copper/bronze tones, angular window frames of varying sizes provide additional visual depths and shadows.
- The building steps down Man Street following the topography of the road, the separation of each wing paired with the undulation roofline creates five distinct 'buildings' along the street frontage.
- The Proposal becomes a prevalent feature of this view among neighbouring properties, due to the introduced height. The Proposal seeks to breach the height-limit however, pushing the height limit is enabled within the PDP QTC zoning rules (*Policies 12.2.1.1* enables a full coverage of site and additional building height in areas where best practice urban design and key public amenity can be achieved). The building provides insight to what the neighbouring properties could achieve if redeveloped.
- The Proposal adds value and an interactive edge to the existing Site through a high-quality multi-level visitor accommodation in place of an 'empty' site. 90% of the existing northern boundary is fenced with a mix of chain-link fencing and plywood hoardings.
- A series of outwards facing roof gardens on the proposed terraces stepping up the Man Street frontage enhances the human-scale character of the street and helps soften the building appearance at the interface with the street.
- The Proposal does not screen any notable views from this location, with existing views to Queenstown Hill and the Remarkables retained.

- The architectural design of the building compliments the existing environment and becomes a precedent for future developments of similar scale in the area.
- The viewing audience is limited to residents, pedestrians, and motorists on Man Street.
- A public lookout is proposed in the western corner of the development indicating the shifted western view corridor, which provides a unique view of the western rooftop gardens, and the Remarkables while achieving a reduction in bulk from the building and separation to the western site.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low**.

VP14 – 35 Man Street

Location: Outside 35 Man Street

Distance to Site: 18m Approx.

Viewing Direction: Southeast

Quality of View: Moderate

Existing Values: Low - Moderate – Existing Site with hoarding and chain-link fence, Queenstown Gardens and Remarkable ridgeline in the background.

Viewing Audience: Pedestrians, residents opposite the Proposal

Sensitivity: Moderate – Proximity to Site, additional height from Proposal to the area; low viewing audience.

The Proposal is viewed in a southeasterly direction from viewpoint 14 on the footpath outside 35 Man Street. It is a representative viewpoint of pedestrians, and residents opposite the Proposal. The Proposal is viewed directly over the street, the development contrasts from the existing hoarding and chain-link fencing, some views to the Remarkables are retained. Residents on the northern side of Man Street in existing one to two storey buildings will be most affected by the development. This viewpoint is aligned with the proposed western view corridor.

Effects Assessment:

- The western view corridor is evident from this view providing substantial separation to the neighbouring site, retaining some views through to the Remarkables and Queenstown Gardens. A lookout is provided for public to experience a unique view over curated gardens to the wider Queenstown environment.
- The northern façade is directly visible and comprised of a brick base that leads to the lookout, the top four levels are clad in GRC panel with a mix of warm copper/bronze tones, angular window frames of varying sizes provide additional visual depths and shadows. The window frames on the western façade visibly protrude from the building providing interest to the façade and unique shadows.
- The building steps down Man Street following the topography of the road, the separation of each wing paired with the undulation roofline creates five distinct 'buildings' along the street frontage.

- Properties on the northern side of Man Street opposite the Proposal (17-41 Man St) receive the greatest visual effects from the proposed height encroachments. Existing properties are largely older residential one to two storey buildings, with the exception of the under-construction hotel at 17 and 19 Man Street.
- Any development adhering to the permitted height limits of the Site would affect existing properties opposite the Site due to the existing one to two level building heights and existing undeveloped nature of the Site.
- The QTC zoning applies to all properties on the northern side of Man Street enabling developments of a similar scale, if developed to their permitted height limits (or above) the upper levels would receive the expansive southern views over lake Wakatipu to the Remarkables.
- The Proposal will result in a select area of pedestrians and residents on the northern side of Man Street between 17 and 41 Man Street losing some existing southern views.
- The shifted western view corridor retains views to the Remarkables from directly across the street whilst providing visual separation and relief from the built. Nonetheless, the Proposal will become a major feature of directly opposite views as the development will be seen as a considerable change to the existing environment.
- With the above factors considered, the overall adverse effect to the viewing audience is **Moderate**.

VP15 – 21 Man Street

Location: Outside 21 Man Street

Distance to Site: 19m Approx.

Viewing Direction: Southeast

Quality of View: Moderate-High

Existing Values: Moderate – Existing vehicular entrance to carpark building with associated signage, Queenstown Gardens and Remarkable ridgeline in the background.

Viewing Audience: Pedestrians, residents opposite the Proposal

Sensitivity: Moderate – Proximity to Site, additional height from Proposal to the area; low viewing audience.

The Proposal is viewed in a southeasterly direction from viewpoint 15 on the footpath outside 21 Man Street. It is a representative viewpoint of pedestrians, and residents opposite the Proposal. The Proposal is viewed directly across the street, the Proposal adds a new built form to the Site in contrast with the largely flat car park roof. Views to the Remarkables over the vehicular entrance are retained.

Effects Assessment:

- The viewpoint aligns with the eastern view corridor viewing over the existing vehicular entrance to the commercial carpark. Lightweight elements of a pergola and steel wires for climbing plants are an addition to the existing view providing some privacy to the hotels terrace and a soft vegetated entrance to the carpark

building. Views to the Remarkables are retained, some views of the Queenstown Gardens tree line are lost.

- Like the western façade, angular window frames extend from the eastern face providing interest to the façade, paired with the mix of warm tones from the GRC panels the extent of the façade is successfully reduced.
- Properties on the northern side of Man Street opposite the Proposal (17-41 Man St) receive the greatest visual effects from the proposed height encroachments. Existing properties are largely older residential one to two storey buildings, with the exception of the under-construction hotel at 17 and 19 Man Street.
- Any development adhering to the permitted height limits of the Site would affect existing properties opposite the Site due to the existing one to two level building heights and existing undeveloped nature of the Site.
- The QTC zoning applies to all properties on the northern side of Man Street enabling developments of a similar scale, if developed to their permitted height limits (or above) the upper levels would receive the expansive southern views over lake Wakatipu to the Remarkables.
- The Proposal will result in a select area of pedestrians and residents on the northern side of Man Street between 17 and 41 Man Street losing some existing southern views.
- The eastern view corridor provides visual separation and relief from the built form along the eastern edge and retains views to the Remarkables. Nonetheless, the Proposal will become a major feature of directly opposite views as the development will be seen as a considerable change to the existing environment.
- With the above factors considered, the overall adverse effect to the viewing audience is **Moderate**.

9.15 Below is the summary of magnitude of visual effects:

VP #	Quality of View	Existing Value	Sensitivity	Visual Effects
1	Low	Low	Low	Moderate
2	Low	Low-Moderate	Low	Low
3	Low-Moderate	Moderate	Low	Very Low
4	Low-Moderate	Low-Moderate	Low-Moderate	Low
5	Moderate	Moderate-High	Low-Moderate	Low-Moderate
6	Moderate	Moderate	Low-Moderate	Low-Moderate
7	Low	Low	Low	Very Low
8	Low-Moderate	Low-Moderate	Moderate	Low-Moderate
9	Low-Moderate	Low-Moderate	Low-Moderate	Low
10	Low-Moderate	Low-Moderate	Low	Very Low
11	Low-Moderate	Low-Moderate	Moderate	Moderate
12	Low-Moderate	Low-Moderate	Low	Very Low
13	Moderate-High	Moderate	Low-Moderate	Very Low
14	Moderate	Low-Moderate	Moderate	Moderate
15	Moderate-High	Moderate	Moderate	Moderate

10. STATUTORY ASSESSMENT SUMMARY

- 10.1 A full explanation of the planning provisions is provided in the AEE by Southern Planning Group that accompanies the resource consent application. A summary of the planning provisions relevant to landscape and natural character values is provided within.
- 10.2 Based on the statutory provisions the proposal is aimed at providing a four to six-storey visitor accommodation development atop an existing commercial car park building that positively contributes to the visitor accommodation capacity of the area and ensures a high quality and architecturally designed built environment of high visual quality.

Assessment Framework

- 10.3 Based on the provisions set out earlier in this report, there are some issues that need to be considered in terms of the evaluation of effects from the proposed Man Street development. These include:
- maintain the human scale of the Town
 - contribute to the quality of streets and other public spaces and people's enjoyment of those places
 - positively respond to the Town Centre's character and contribute to the town's 'sense of place'
 - where there is an adverse effect on the public environment from the increase in height, the proposed development provides an urban design outcome that has a net benefit to the public environment
- 10.4 The proposed building breaks the maximum height limits of 11m and 14m above 327.1 by 3 to 2 levels respectively set for the Site under the Queenstown Town Centre zone, the Proposal also seeks to shift the site specific central viewshaft D to the western edge of the Site.
- 10.5 High quality treatment of the building facades and materials aim to help mitigate the visual impact of the development. Roofline variation and facade treatment of the building contribute to the visual interest of the Proposal and ensures the interface with the surrounding area is suitable to the local context.

11. SUMMARY OF EFFECTS

- 11.1 This report and assessment of effects was carried out with reference to the Proposed Queenstown Lakes District Plan. The effects of the Proposal were assessed in relation to two interrelated assessment categories; Landscape Effects (attributes, value, and character); and Visual Amenity.
- 11.2 The proposed new development introduces a significant increase in building height and more intensive development onto the site than what is existing on the Site. However, it is likely the Queenstown Town Centre Zone will receive more intensified development as the PDP enables greater height if a quality urban design outcome is achieved.
- 11.3 It is considered that the proposed development is appropriately located along Man Street within the Queenstown Town Centre zone. The height of the proposal will be larger than existing built form in the immediate area, as it will be one of the first developments under the new zoning overlay; the four storeyed Raddison Hotel at 17-19 Man Street is currently under construction and will be the first new hotel on the street. A quality, highly articulated architectural outcome is proposed, with fine-grain materials and a warm colour palette which will reduce reflectivity and visual impact. Proposed planting at ground level and on first level roof gardens will provide further integration into the surrounding neighbourhood.
- 11.4 The Site sits within the Queenstown Town Centre Zone and is a highly modified landscape with no noted significant natural features or values, and low quality of landscape attributes. The Proposal utilises the Site's inherent values of location and topography by transforming the existing rooftop of the Man Street Carpark to a luxury hotel. Street level activation achieved through the public look out and main pedestrian entrance contrasts from the inactive street edge of existing hoarded chain-link fences along the northern boundary. A high-quality proposed building and landscape design, along with appropriate species selection for planting, ensures a good outcome that minimises effects to the value of the site.
- 11.5 The design successfully recesses the development within the surrounding context with the selection of warm bronze tones mixed with a solid brick base. This finer grain detail, along with roofline variation and overall articulated form, successfully reduces visual impact and breaks up the mass of the building into five segments while providing an appropriate interface with the pedestrian scale.
- 11.6 Distant views of the Proposal were not included in the photographic viewpoints, as the proposal would be insignificant in the surrounding wider alpine environment of Queenstown, where Lake Wakatipu and the surrounding mountains are the focus.
- 11.7 Mid-ground views of the Proposal are captured by VP10-13 from the north to south, the existing built form and topography restricts views from the west. The sensitivity of these views is low due to the transient viewership, the proposals' location within the town centre, and the focal points of the surrounding Queenstown alpine landscape as backdrops to the views.

- 11.8 Local streets and public spaces receive immediate views of the Proposal and will encounter the greatest visual effects which are generally assessed as having a low to moderate impact as the development introduces a larger built form to the existing neighbourhood. The articulation, materiality, warm colour tones, and finer-grain detail of the building allow the Proposal to sit comfortably within the Queenstown Town Centre zone restricting visual effects to Moderate.
- 11.9 Collectively, it is concluded that even though the Proposal will create a moderate-high level of initial change, the Site can accommodate the proposed development without significantly diminishing the existing low landscape values. The character of the landscape will be impacted by the proposed development, but it is anticipated that future development within the area will reduce the overall impact of the proposal.
- 11.10 It is considered that as the level of sensitivity of the site to visual change is generally very low to moderate, the mitigation measures of the design applied to the development are effective at reducing impacts and the overall adverse effects of the proposal on the landscape and visual amenity are considered an acceptable change within the surrounding environment.
- 11.11 Combining both the landscape and visual effects of the development it is concluded that the overall effects will be **Low-Moderate**.

A handwritten signature in black ink, appearing to be 'Garth Falconer', with a stylized, cursive script.

Garth Falconer

APPENDIX 1: ASSESSMENT METHODOLOGY

The landscape and visual effects assessment is used to identify and assess the likely significance of potential effects a development has on the landscape, as well as assesses the impact on visual amenity for the affected neighbours and general public. While adverse effects are generally the focus of these reports, positive effects are also worth considering. The RMA notes that particular regard is required for the maintenance and enhancement of amenity values and quality of the environment².

This assessment considers the effects in terms of two interrelated assessment categories:

- Landscape Effects – The assessment of landscape effects is concerned with the change to the physical landscape that may alter its value or character.
- Visual Amenity - The assessment of visual effects is concerned with the effects of change and development on the views available to people and their visual amenity.³

In addition, the Proposal has been assessed in terms of cumulative effects of the Proposal combined with existing developments, in accordance with the Resource Management Act 1991.

In assessing the extent of effects, this report uses the seven-point scale recommended by Tuia Pito Ora/NZILA Te Tangi a Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines’ Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022. The scale of effects is very low, low, low-moderate, moderate, moderate-high, high, very high. An explanation is provided below for each assessment category.

Landscape Effects (Attributes, Values + Character)

Landscape effects are based on potential effects to the physical landscape, which may change its value or character.

Effects on landscape attributes take into consideration physical effects to the land resource and considers the susceptibility of the landscape to change. Landscape values relate to people’s aesthetic perception of the biophysical environment, including considerations such as naturalness, vividness, coherence, memorability, and rarity. Landscape character is derived from a combination of landform, land cover and land use (including cultural elements) which gives an area its identity.

The susceptibility to change takes into account the attributes of the receiving environment and the characteristics of the proposed development, while considering the ability of the landscape to accommodate the change without adverse effects.

The assessment of effects on the landscape attributes, value and character of the Site has considered the likely nature and scale of change to the landscape, waterways and vegetation and any landscape features, as well as the zoning of the land and its associated anticipated level of development. The below Scale of Effects has been used for assessing the magnitude of effects on the landscape:

² Section 7(c) and 7(f) - Resource Management Act 1991

³ Information requirements for the assessment of Landscape and Visual Effects (Auckland Council, Sept 2017)

Very High	Loss of key feature/attributes, or significant change affecting the overall landscape character which cannot be mitigated
High	Fundamental alteration to key feature/attributes, character largely changed (with little ability to mitigate effects)
Moderate-High	Alteration to several key feature/attributes with a considerable change to character and composition
Moderate	Noticeable alteration to key feature/attributes and character (partially changed)
Low-Moderate	Minor change to landscape or underlying character, with no noticeable change to key feature/attributes (i.e. similar to before)
Low	Slight change, with no change to any key feature/attributes and change barely distinguishable
Very Low	No discernible change

Visual Amenity Effects

Visual effects are changes to specific views which may change the visual amenity experienced by people.

Visual effects are a subset of landscape effects. They are consequences of change on landscape values as experienced in views. They are one technique to understand landscape effects.

Definition of amenity values, as noted within the RMA: *“means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”*⁴

The assessment of effects on visual amenity considers the magnitude of change which will result from views of a proposed development, taking into account the size or scale of the effects, the geographical extent of views and the duration of the visual change. Other contributing factors include existing value of the view, sensitivity of the view to change, size of the viewing audience, proximity to Site, and type of view or outlook. This may distinguish between temporary and permanent effects where relevant.

For this assessment, a selection of viewpoint locations have been selected within the visual catchment area, on the basis of viewer types, frequency, distance and views from publicly accessible locations, to fairly represent the viewing audience. Preparation of visual simulations assist this process, with a selection of viewpoints prepared as visual simulations (by Ignite Architects). The remainder of the viewpoints are provided as Photographic Viewpoints.

⁴ Section 2(1) - Resource Management Act 1991

The below Scale of Effects has been used to determine the magnitude of change to visual amenity. This scale is based on best practice examples, and uses the Tuia Pito Ora NZILA seven-point scale.

Very High	The project may dominate / obscure views to an extreme degree that completely changes the character of an area OR result in an extreme change from existing views, for a large viewing audience
High	The project is a dominant feature of the scene and would be a focus of views for a large viewing audience OR result in major changes to existing views
Moderate-High	The project is likely to be a prominent element of view and immediately apparent for a large number of people OR form the key focus of view
Moderate	The project is likely to form a visible and recognisable new element within the overall scene OR form a prominent feature, but with minimum alterations to the characteristics of the receiving landscape
Low-Moderate	The project is likely to be either a limited component of a wider scene OR make little difference to the overall scene and characteristics of a landscape (i.e. may be missed by a casual observer)
Low	The project will form a very limited component of the wider scene and be absorbed into the receiving landscape OR be viewed from a considerable distance
Very Low	The project will not be identifiable within the available views

Where high results are noted, significant mitigation is required, and/or redesign of parts of the Proposal. Where a very high effect is created, the effects would be unacceptable in landscape and visual terms.

APPENDIX 2: VIEWPOINTS MAP AND PHOTOGRAPHIC VIEWPOINTS

14-16 MAN STREET HOTEL

QUEENSTOWN

Appendix 2 - Viewpoint Map + Photographic Viewpoints

14.12.2022

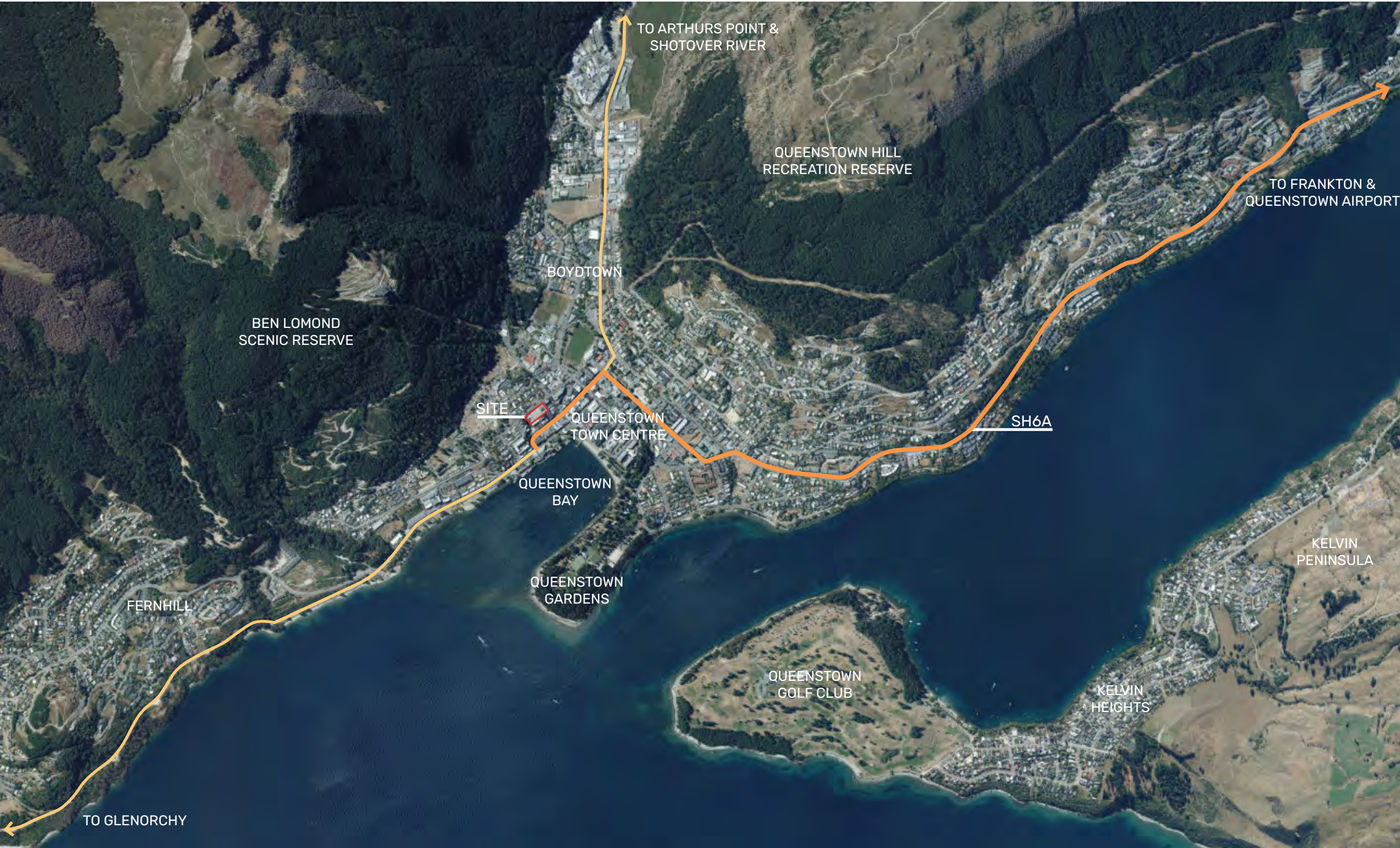
Queenstown Hotel (NZ) Limited Partnership



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11-13	VIEWPOINT 3 - 40 CAMP ST
14-16	VIEWPOINT 4 - CORNER BRECON + REES ST
17-19	VIEWPOINT 5 - MARINE PARADE
20-22	VIEWPOINT 6 - EARNSLAW PARK
23-25	VIEWPOINT 7 - 88 BEACH ST
26-28	VIEWPOINT 8 - 93 BEACH ST
29-31	VIEWPOINT 9 - CORNER MAN + HAY ST
32	VIEWPOINT 10 - QUEENSTOWN PRIMARY SCHOOL
33-35	VIEWPOINT 11 - 38 KERRY DRIVE
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CONTEXT PLAN



SCALE: NTS

LEGEND
SITE



VIEWPOINT PLAN



SCALE: NTS

LEGEND

— SITE

VIEWPOINT LOCATION





Original photo - Taken 13.10.2022 9:49am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

Latitude	Longitude	Level
-45.030929	168.658439	326.7m



Proposal - Taken 13.10.2022 9:49am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

Latitude	Longitude	Level
-45.030929	168.658439	326.7m



Proposal with PDP height line - Taken 13.10.2022 9:49am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

— PDP Line

Latitude	Longitude	Level
-45.030929	168.658439	326.7m



Original photo - Taken 13.10.2022 9:58am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

Latitude	Longitude	Level
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Proposal - Taken 13.10.2022 9:58am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

Latitude	Longitude	Level
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Proposal with PDP height line - Taken 13.10.2022 9:58am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

— PDP Line

Latitude	Longitude	Level
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Original photo - Taken 13.10.2022 10:03am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

Latitude	Longitude	Level
-45.030956	168.660367	320.9m



Proposal - Taken 13.10.2022 10:03am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

Latitude	Longitude	Level
-45.030956	168.660367	320.9m



Proposal with PDP height line - Taken 13.10.2022 10:03am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

— PDP Line

Latitude	Longitude	Level
-45.030956	168.660367	320.9m



Original photo - Taken 13.10.2022 10:09am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 35mm

Latitude	Longitude	Level
-45.031706	168.659272	318.1m



Proposal - Taken 13.10.2022 10:09am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 35mm

Latitude	Longitude	Level
-45.031706	168.659272	318.1m



Proposal with PDP height line - Taken 13.10.2022 10:09am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 35mm

— PDP Line

Latitude	Longitude	Level
-45.031706	168.659272	318.1m



Original photo - Taken 13.10.2022 10:17am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

Latitude	Longitude	Level
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Proposal - Taken 13.10.2022 10:17am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

Latitude	Longitude	Level
-45.033313	168.661080	313.6m



Proposal with PDP height line - Taken 13.10.2022 10:17am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

— PDP Line

Latitude	Longitude	Level
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Original photo - Taken 13.10.2022 11:38am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 35mm

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Proposal - Taken 13.10.2022 11:38am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 35mm

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Proposal with PDP height line - Taken 13.10.2022 11:38am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 35mm

— PDP Line

Latitude	Longitude	Level
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Proposal - Taken 13.10.2022 11:44am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 35mm

Latitude	Longitude	Level
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Proposal with PDP height line - Taken 13.10.2022 11:44am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 35mm — PDP Line

Latitude	Longitude	Level
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Latitude	Longitude	Level
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Proposal - Taken 13.10.2022 11:48am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

Latitude	Longitude	Level
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Proposal with PDP height line - Taken 13.10.2022 11:48am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

— PDP Line

Latitude	Longitude	Level
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Proposal with PDP height line - Taken 13.10.2022 11:55am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

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Proposal - Taken 13.10.2022 12:26pm, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

Latitude	Longitude	Level
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Proposal with PDP height line - Taken 13.10.2022 12:26pm, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

— PDP Line

Latitude	Longitude	Level
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Proposal - Taken 13.10.2022 12:34pm, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

Latitude	Longitude	Level
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Proposal with PDP height line - Taken 13.10.2022 12:34pm, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm — PDP Line

Latitude	Longitude	Level
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Original photo - Taken 13.10.2022 10:39am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

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Proposal - Taken 13.10.2022 10:39am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

Latitude	Longitude	Level
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Proposal with PDP height line - Taken 13.10.2022 10:39am, Canon EOS RP, RF 24-105mm f/4-7.1 IS STM, 50mm

— PDP Line

Latitude	Longitude	Level
-45.037157	168.658725	312.7m



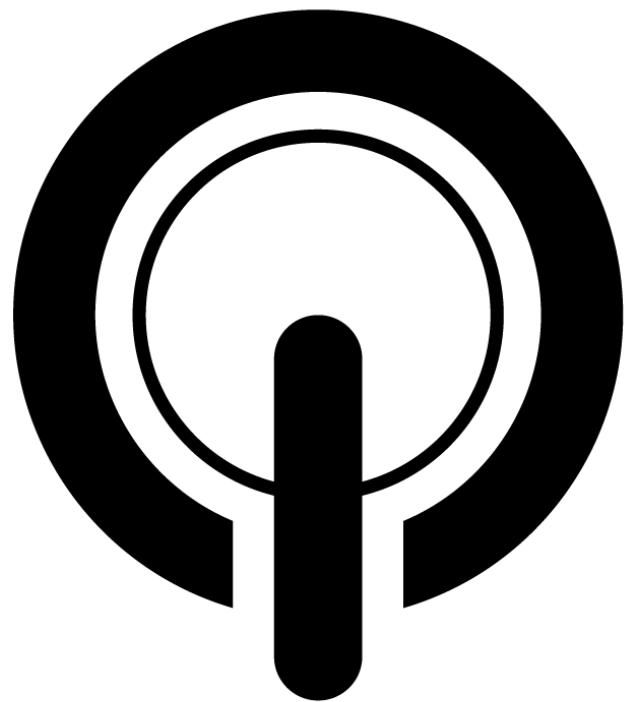
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Original Photo – Taken 11.12.2022 3:21pm, Apple iPhone 11, f/1.8, 35mm

Latitude	Longitude	Level
-45.031291	168.657797	327.1m



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APPENDIX 3: VISUAL SIMULATION METHODOLOGY STATEMENT

Queenstown Hotel

Visual Simulation Methodology for Landscape Visual Assessment (LVA) – 7/12/2022

The LVA images are produced using a combination of CAD programs (Revit, Enscape, Rhino) and photo editing software (Adobe Photoshop).

Original photos were taken by Reset Urban.

The CAD model used is an amalgamated model used to produce an approximate representation of the Queenstown area and is based on LIDAR information available from Queenstown Lakes District Council, surveyed data from Aurum surveyors, information from Google Maps and information from Cadmapper.

Programs used: Autodesk Revit, Rhino 3d, Enscape, Adobe Photoshop

Methodology:

Using information provided by Reset, camera locations and settings are replicated in the CAD model to match the LVA photos taken by Reset.

The resulting view from the Revit “camera” is adjusted and photo matched with the original photo taken by Reset. This involves the original image overlayed onto the CAD produced view.

This view is saved as a base computer rendered image produced using Revit and Enscape.

The base computer image produced is overlayed back on to the original photo taken by Reset and matched to the building development’s proposed location.

In order to overlay the PDP limit on to the image, the PDP limit is “built” in the 3D model and a second image including the PDP limit modelled in is produced.

The extents of the PDP limit is traced over and overlayed on to the building only image.

The images produced are an approximation of the proposed hotel development in the context of the Queenstown urban environment using the available data described above.

