

SUNSHINE BAY

Concept Masterplan

November 2019

Boffa Miskell

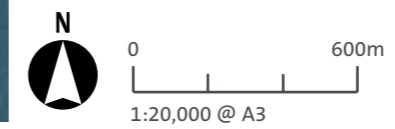


Site Context



Legend

— Site Boundary: 6.476ha



Density Studies

Site Boundary

Area: 6.476ha



Stonefields, Auckland

Area: 6.49ha

Approximate 165 Dwellings

Approximate 25 Dwellings per Hectare (Gross)



Long Bay, Auckland

Area: 6.67ha

Approximate 114 Dwellings

Approximate 17 Dwellings per Hectare (Gross)



Sunshine Bay, Queenstown

Area: 6.28ha

Approximate 56 Dwellings

Approximate 9 Dwellings per Hectare (Gross)



Frankton Road, Queenstown

Area: 6.44ha

Approximate 153 Dwellings

Approximate 24 Dwellings per Hectare (Gross)



Site Panoramas



Viewpoint location



Viewpoint location

Site Panoramas



Viewpoint location

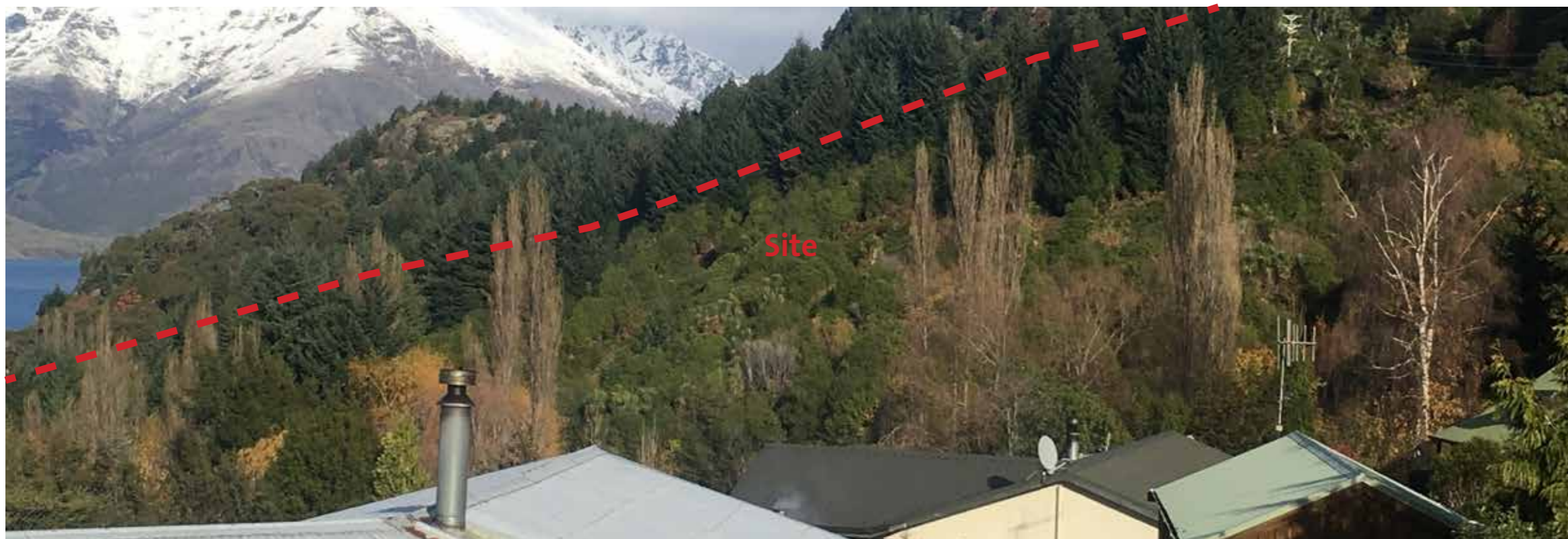


Viewpoint location

Site Panoramas



Viewpoint location



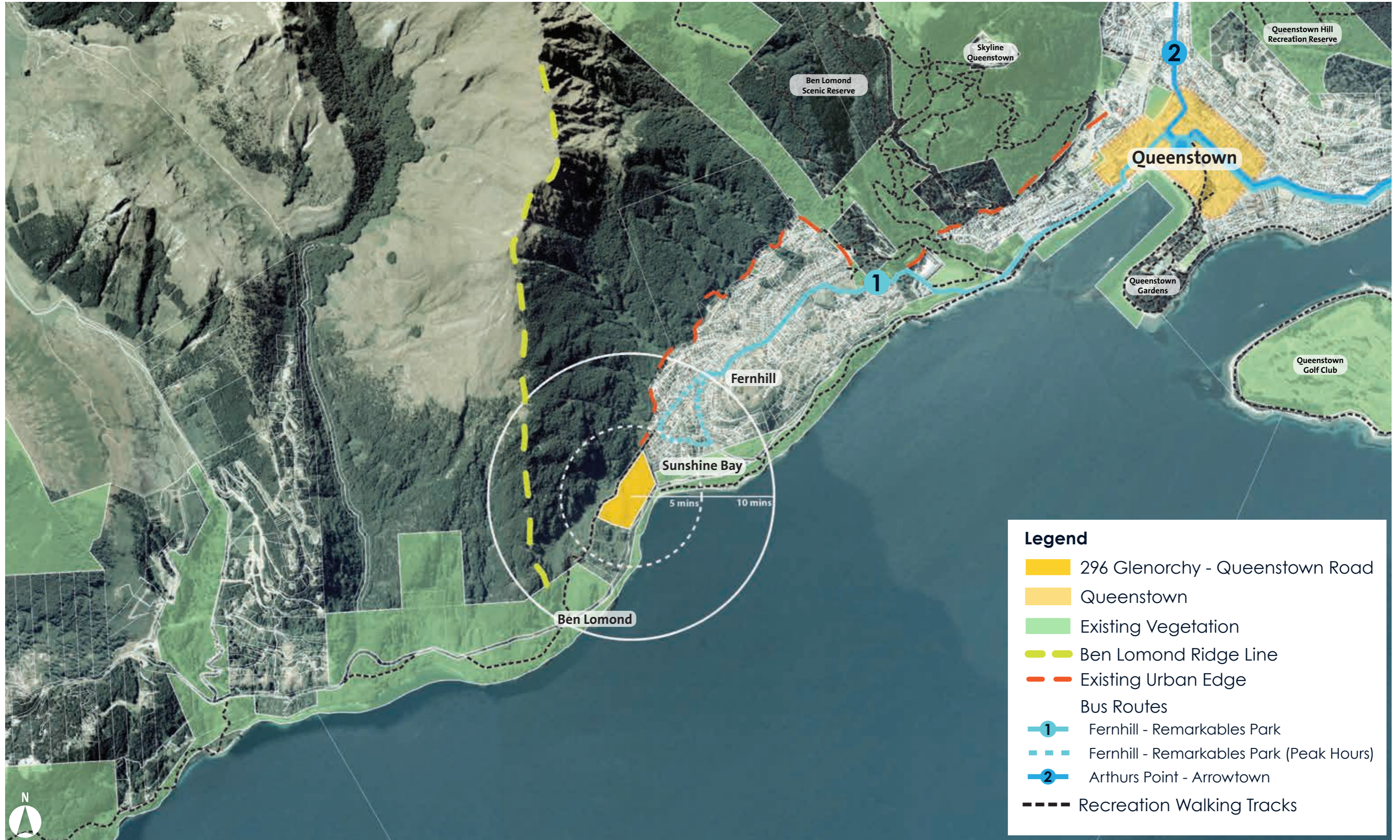
Viewpoint location

Site Panoramas



Viewpoint location

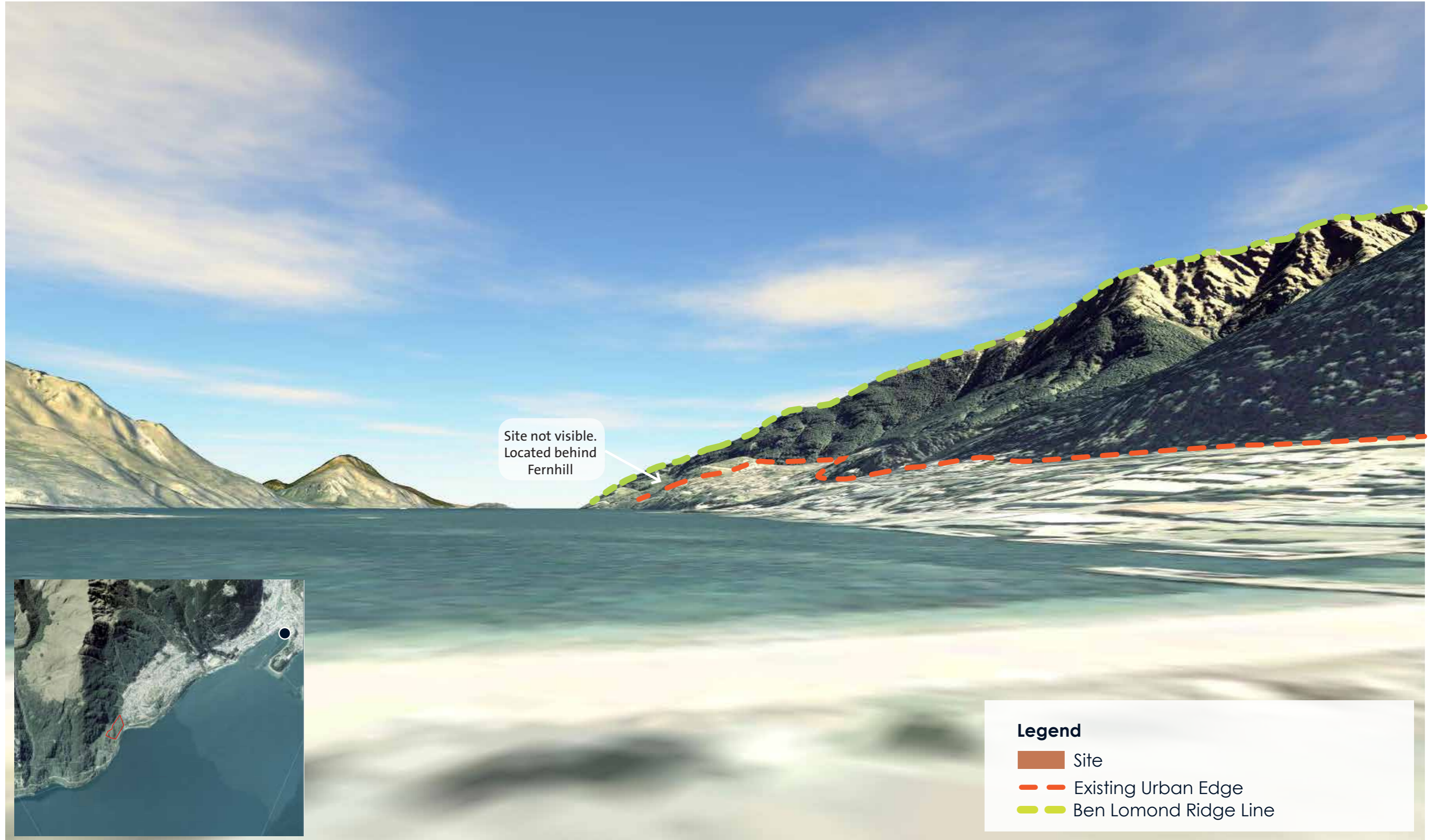
Site Context



Legend

- 296 Glenorchy - Queenstown Road
- Queenstown
- Existing Vegetation
- Ben Lomond Ridge Line
- Existing Urban Edge
- Bus Routes**
- 1 Fernhill - Remarkables Park
- 1 Fernhill - Remarkables Park (Peak Hours)
- 2 Arthurs Point - Arrowtown
- Recreation Walking Tracks

Marine Parade Queenstown Centre

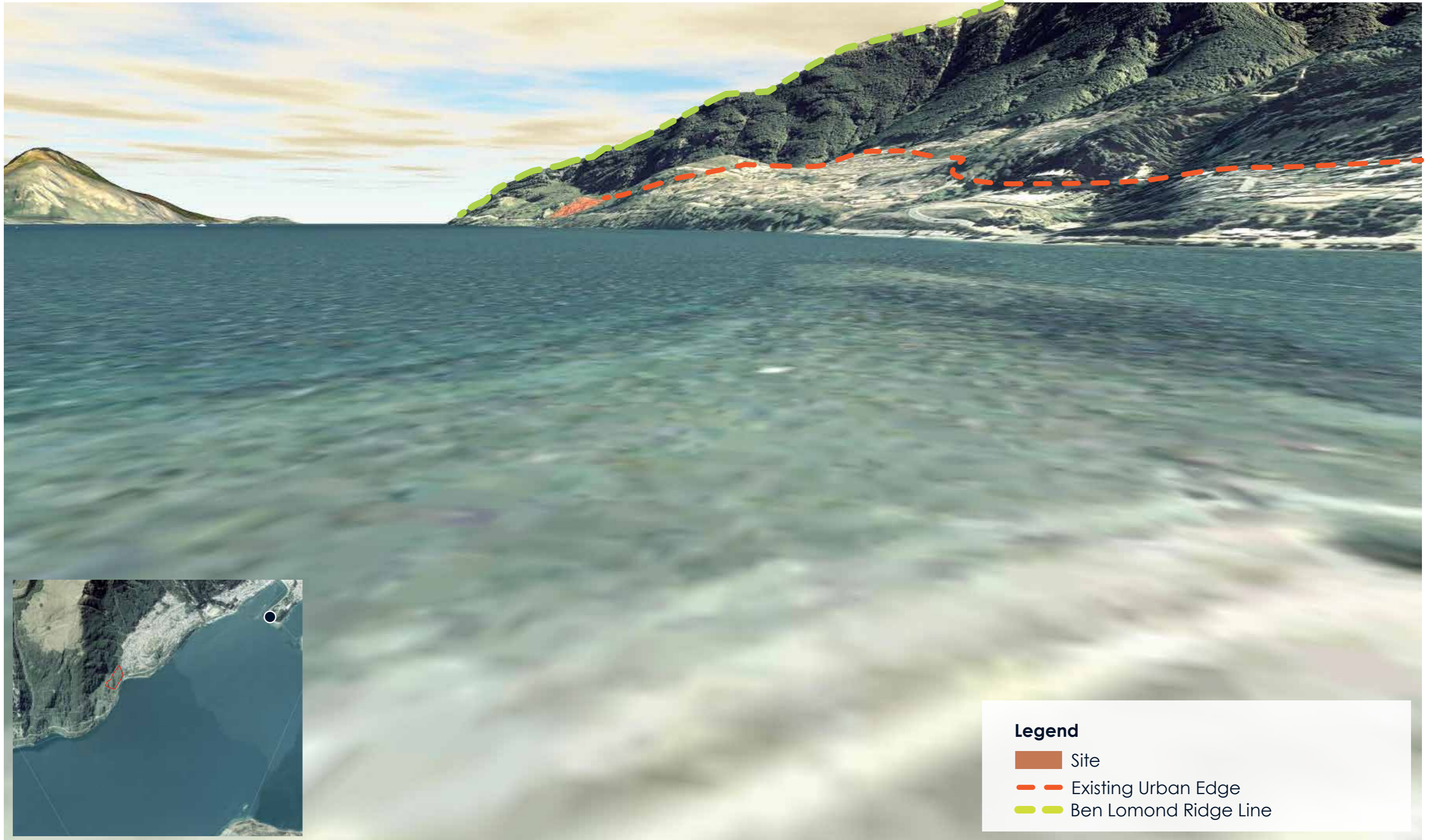


Site not visible.
Located behind
Fernhill

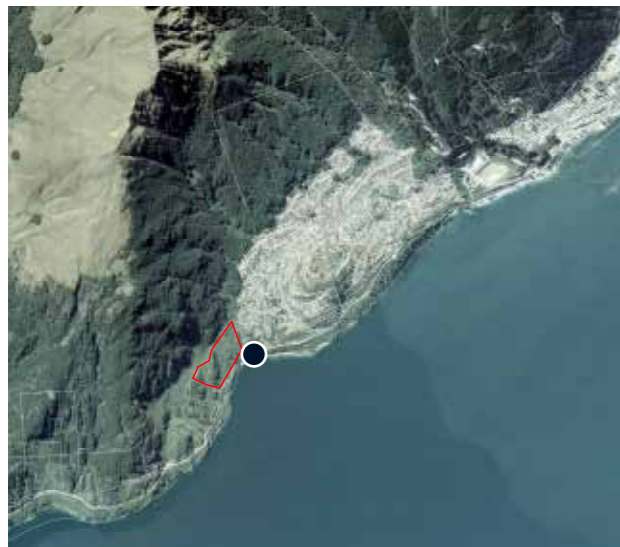
Legend

- Site
- Existing Urban Edge
- Ben Lomond Ridge Line

Queenstown Gardens



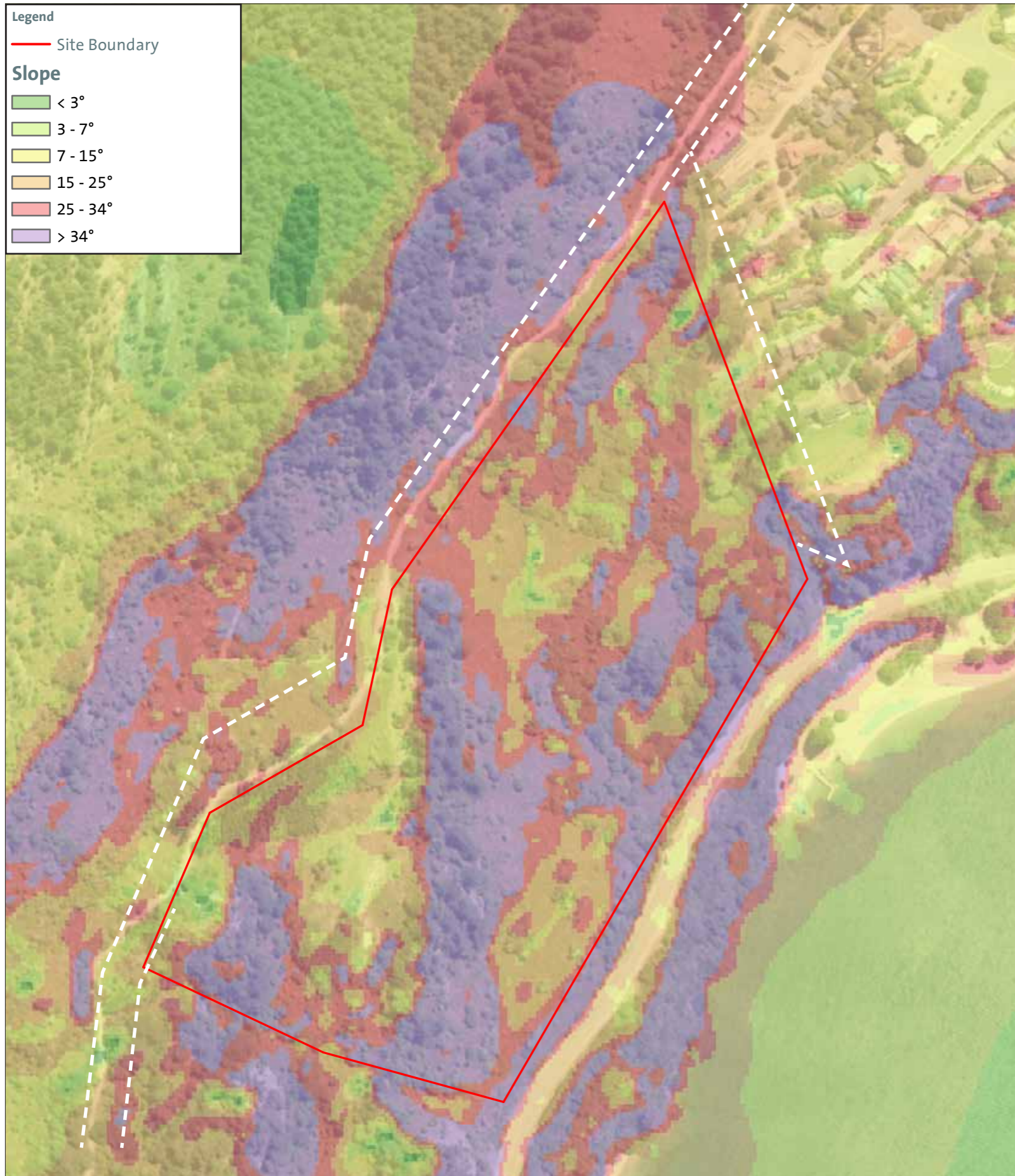
Sunshine Bay Beach View: Illustrates the limited visibility of the site from the immediate lake shore and Glenorchy Rd



Legend

— Ben Lomond Ridge Line



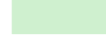



Slope Analysis



Slope + Landscape Features

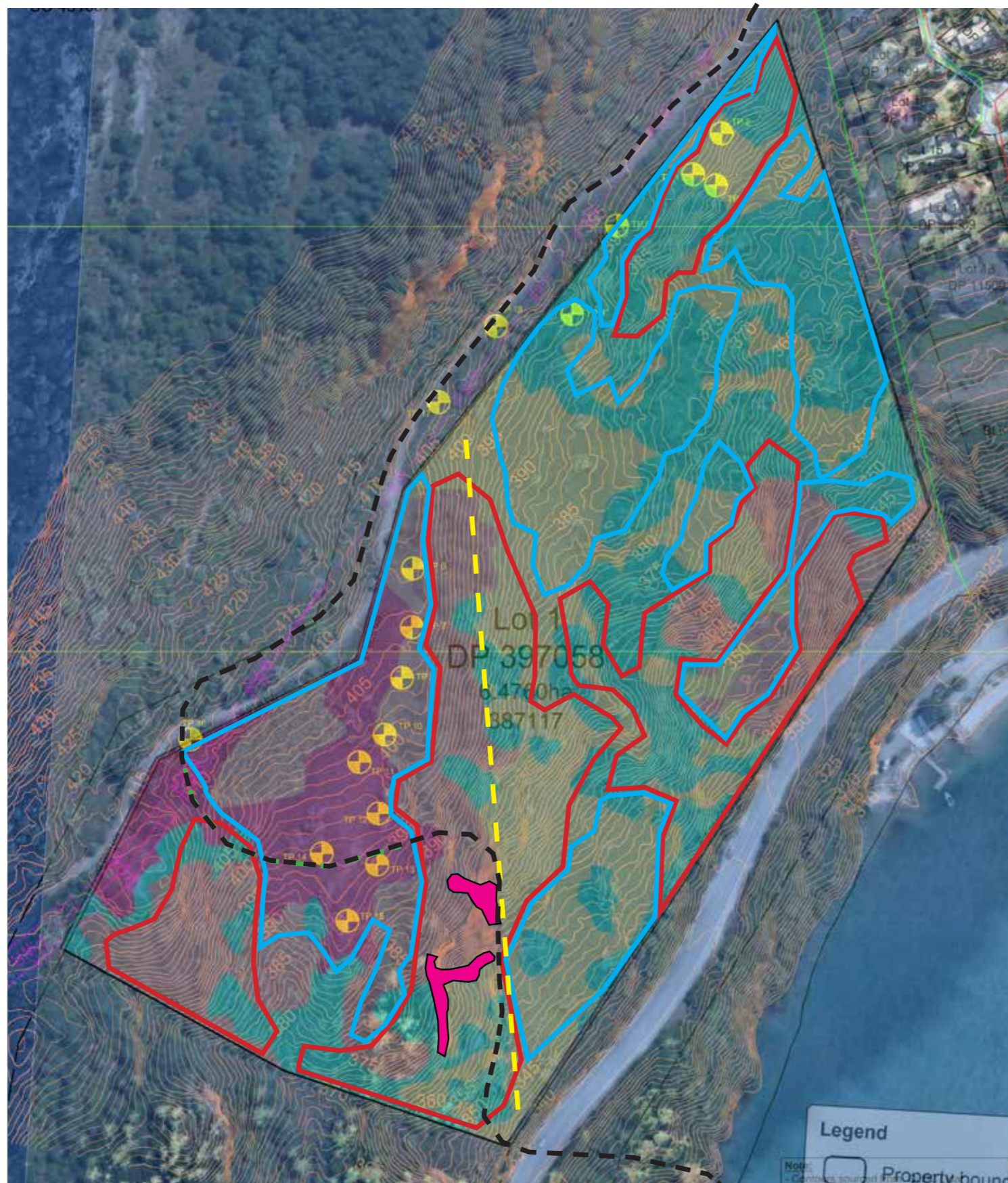


Legend

-  Slope 25° - > 34°
-  Rock Face
-  Existing Vegetation
-  Paper Road
-  Screening Transformer
-  Glenorchy Road Backdrop



Slope + Landscape Features + Ecology



Notes

1. Steep escarpment (yellow dashed line) running north to south at the centre of the site cuts off feasible roading connections across the site, creating two developable areas.
2. Escarpment splits concentration of vegetation with higher ecological value in north-east with areas of lower ecological value to south-west.
3. Flattest area located at south western quarter of the site and correlates with lower value vegetation.
4. Less steep pockets of land (blue outlines) located at the northern half of the site.
5. Potential to compensate loss of vegetation in more developable areas by revegetating steeper parts of the site (red outlines) with large areas of lower value vegetation.
6. Disruption of bluff vegetation habitat (Pink) should be avoided.

Legend

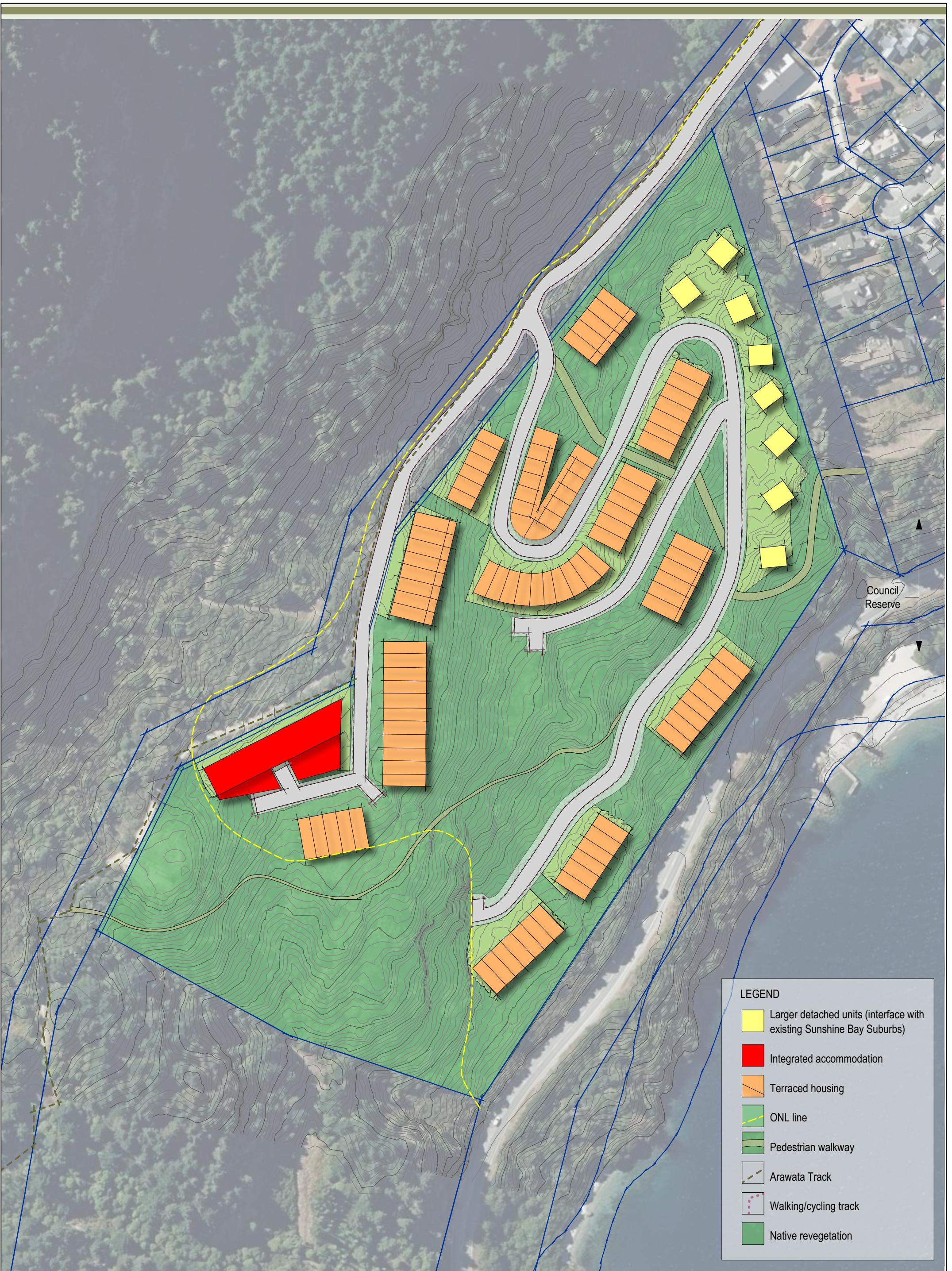
Ecological value of vegetation:

- Very high
- High
- Moderate
- Low
- Very low

Slope:

- < 25°
- > 25°

- Alignment of steep escarpment
- Agreed ONL boundary



LEGEND

- Larger detached units (interface with existing Sunshine Bay Suburbs)
- Integrated accommodation
- Terraced housing
- ONL line
- Pedestrian walkway
- Arawata Track
- Walking/cycling track
- Native revegetation



REF: 1363-01
 DATE: 18.05.2020
 SCALE: 1:1500 @ A3

Sunshine Bay Limited Indicative Master Plan

Sunshine Bay, Queenstown

vivian+espie
 resource management and landscape planning
 vivian+espie Limited Resource Management and Landscape Planning
 PO Box 2514
 Physical Address 1/211B Glenda Drive Frankton, Queenstown
 Tel +64 3 441 4189 Fax +64 3 441 4190 Web www.vivianespie.co.nz

Typical Housing Typology Precedents - Queenstown



Alpine Village, 643 Frankton Road



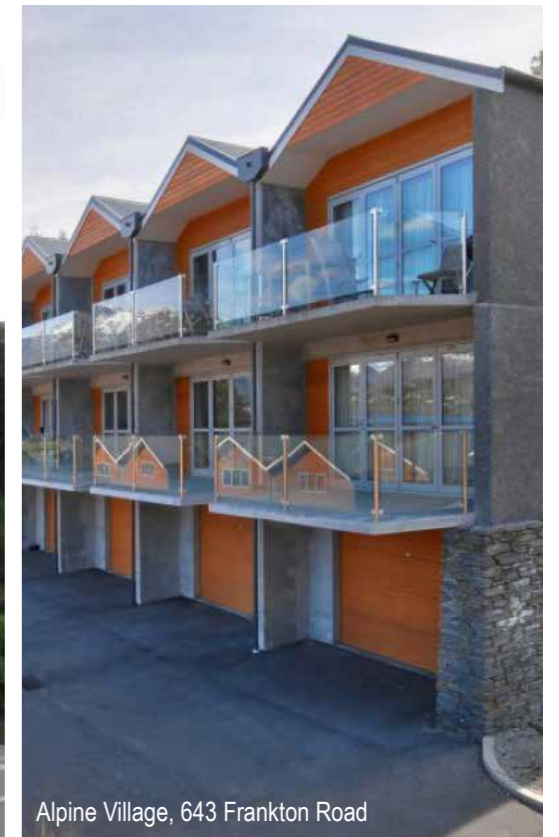
Pounamu Apartments, 110 Frankton Road



Kawarau Falls Apartments, 79 Peninsula Rd



Duplex, 275 Fernhill Road



Alpine Village, 643 Frankton Road