



URBAN INTENSIFICATION VARIATION - SUBMITTER 771

URBAN DESIGN GRAPHIC SUPPLEMENT

FOR JEA COHERENT QLDC

PROJECT NO. 2023_162 | 04 JULY 2025 | REVISION A

URBAN INTENSIFICATION VARIATION - SUBMITTER 771

Project no: 2023_162
Document title: URBAN DESIGN GRAPHIC SUPPLEMENT
Revision: A
Date: 04 JULY 2025
Client name: JEA COHERENT QLDC

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File name: 2025_116_QLDC_Novotel_A

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	04/07/2025	DRAFT FOR COMMENT	ZH	DCM	DCM

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LEGEND

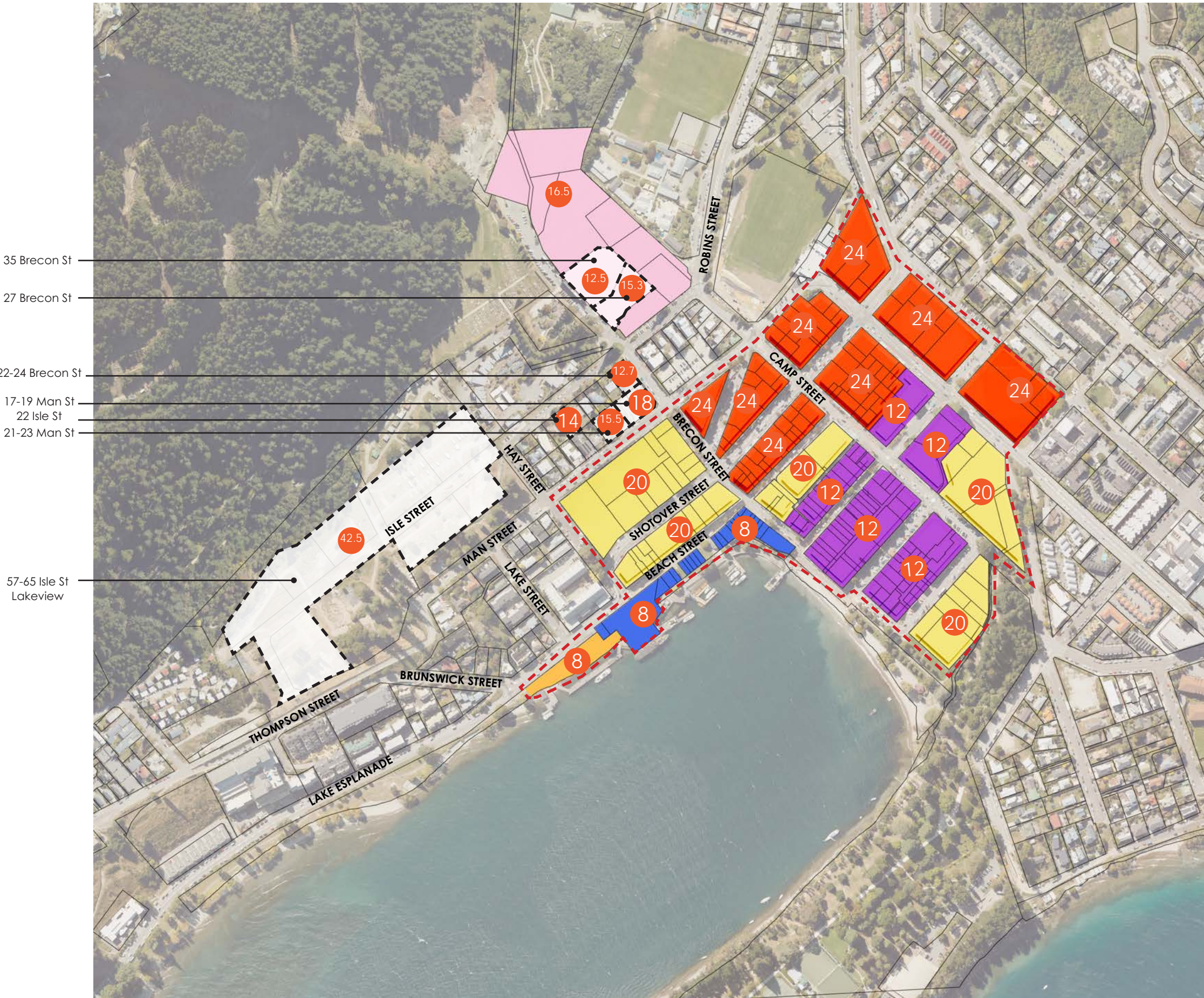
VARIATION PRECINCT HEIGHTS

Precinct 1	8m (total height)
Precinct 2	8m (12m total height)
Precinct 3	12m (20m total height)
Precinct 4	12m (24m total height)
Precinct 5	16.5m (total height)
Precinct 6	8m (total height)

CONSENTED DEVELOPMENT HEIGHTS

35 Brecon Street	12.5m
22-24 Brecon Street	12.7m
22 Isle Street	14m
27 Brecon Street	15.3m
21-23 Man Street	15.5m
17-19 Man Street Centuria	18m
57-65 Isle Street Lakeview	42.5m

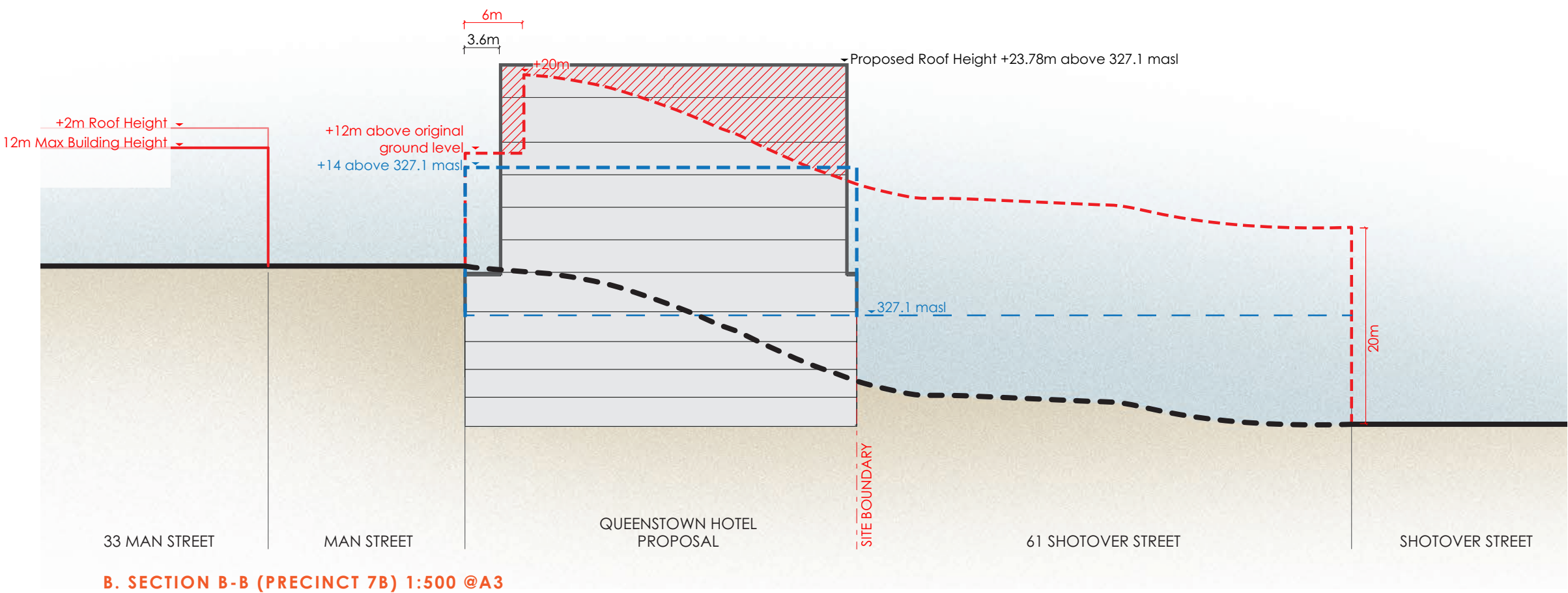
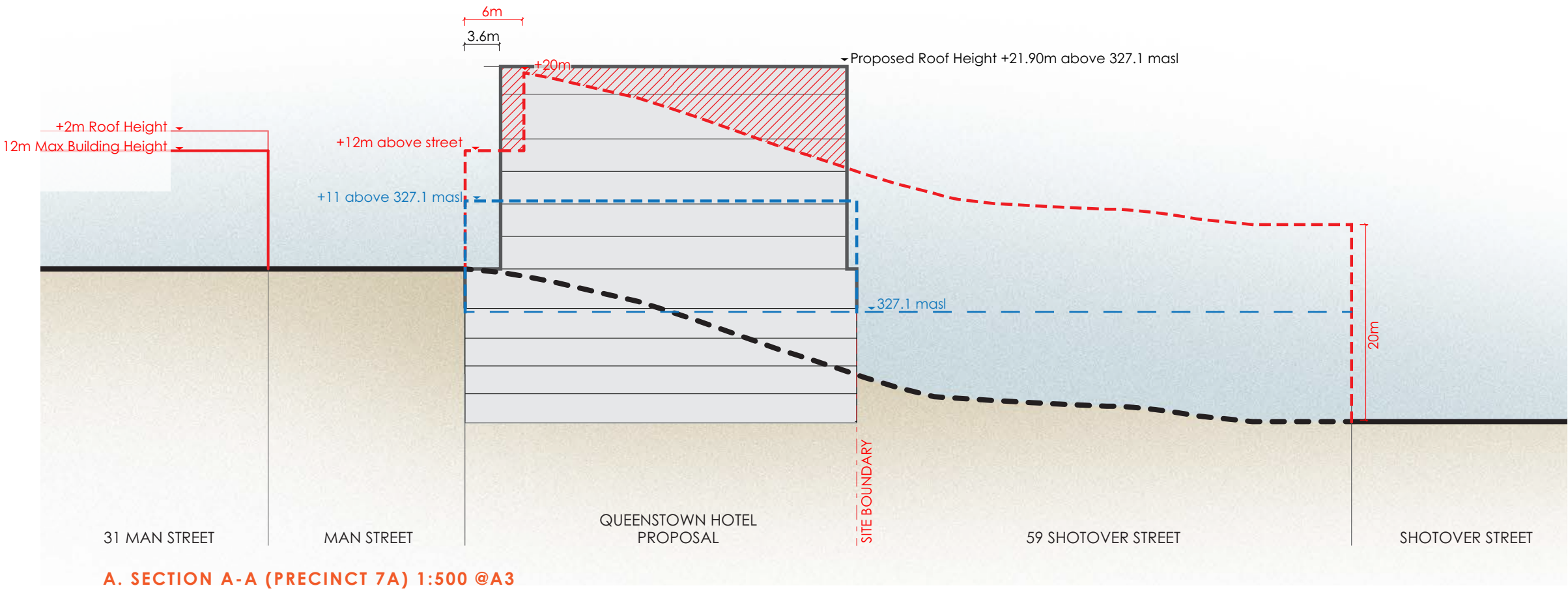
CURRENT TOWN CENTRE EXTENT UNDER URBAN INTENSIFICATION VARIATION



PLAN VIEW - PROPOSED VARIATION HEIGHT LIMITS AND CONSENTED BUILDING HEIGHTS (SCALE 1:5000@A3)
IMAGE SOURCE: LINZ DATA SERVICE 2025

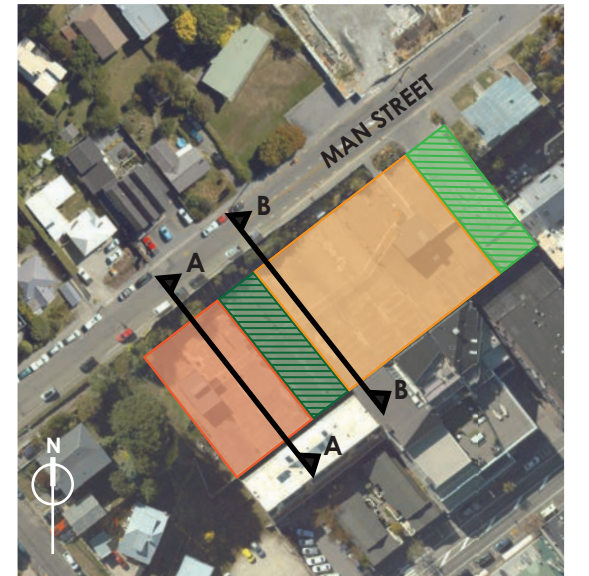
PROPOSED VARIATION HEIGHT LIMITS AND CONSENTED BUILDING HEIGHTS

URBAN INTENSIFICATION VARIATION (SUBMITTER 776) - URBAN DESIGN GRAPHIC SUPPLEMENT



LEGEND

- Original Ground Level (source: QLDC GIS: Contours Wakatipu 1m 2021)
- PDP (+11m above 327.1m masl)
- Proposed Plan Variation (Height Precinct 3)
- Queenstown Hotel Proposal
- Area of Breach

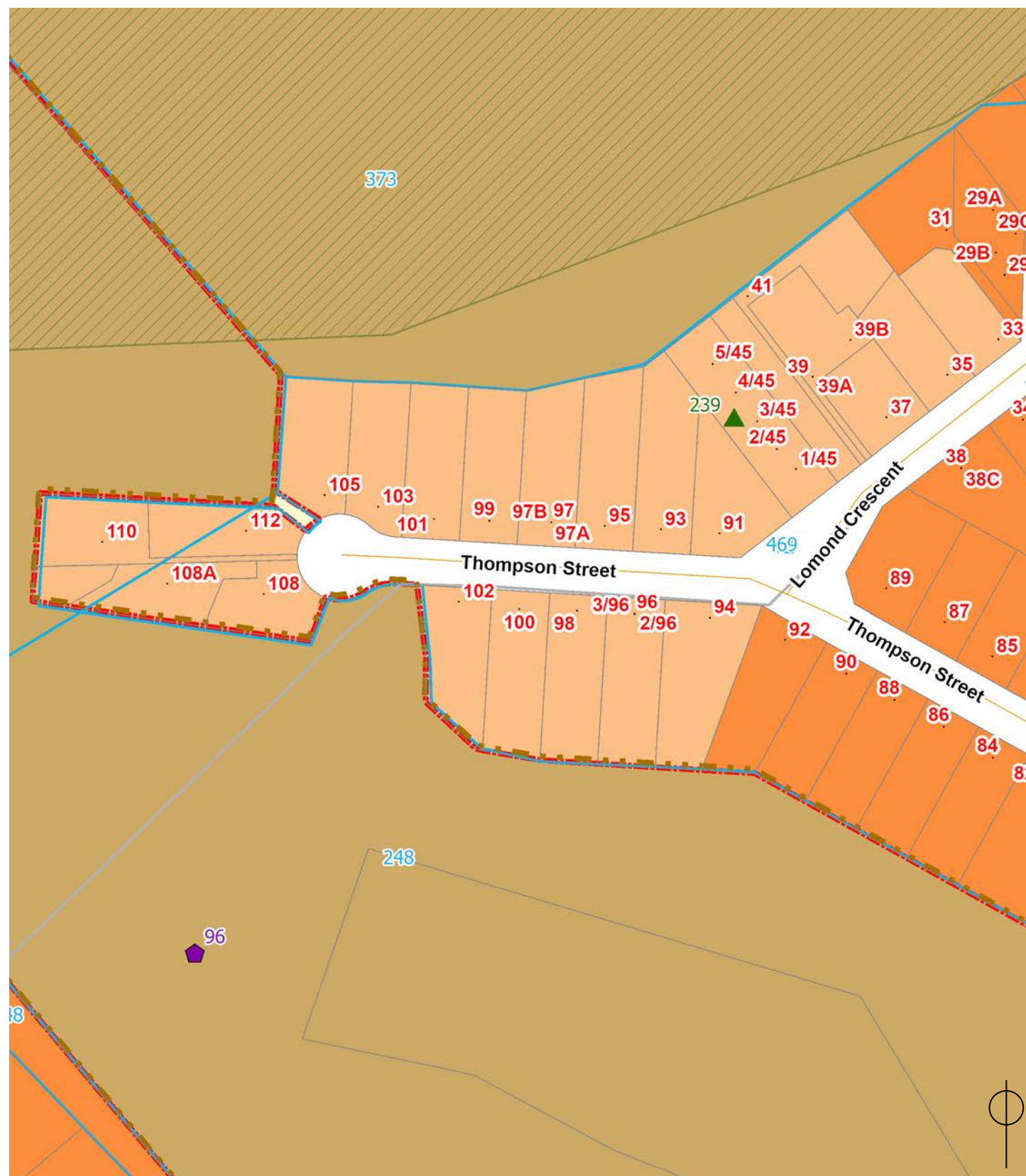


- Height Precinct 7A (RL 327.1 masl +11)
- Height Precinct 7B (RL 327.1 masl +14)
- Height Precinct 7C (RL 327.1 masl +0)
- Height Precinct 7D (RL 327.6 masl +3)
- Section A-A
- Section B-B



C. LOCATION MAP 1:5000@A3

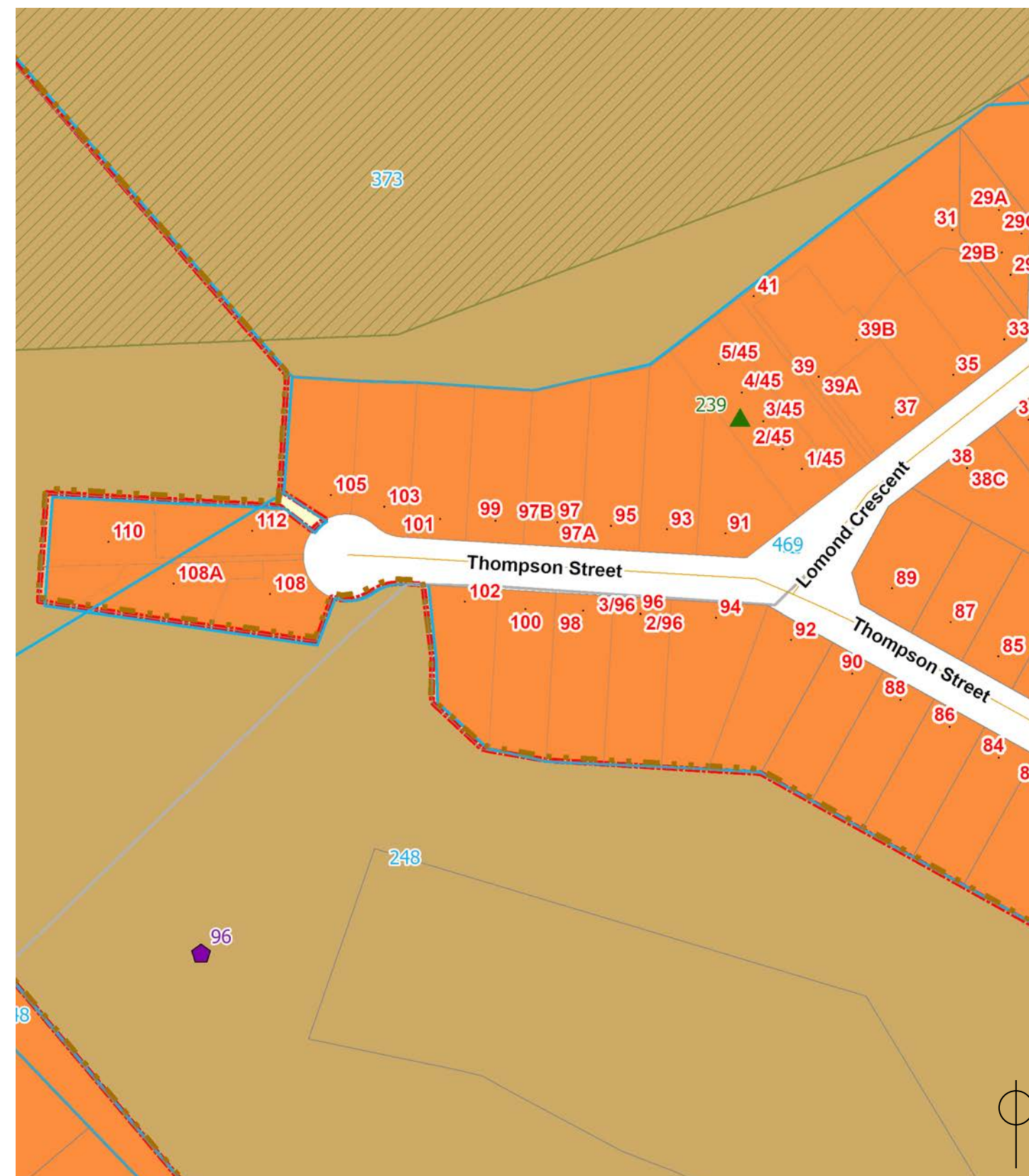
FAST TRACK APPLICATION - QUEENSTOWN HOTEL (12-26 MAN STREET)

URBAN INTENSIFICATION VARIATION (SUBMITTER 776) - URBAN DESIGN GRAPHIC SUPPLEMENT



LEGEND

-  Medium density
 High density



LEGEND

- High density

DISTRICT PLANNING MAPS

URBAN INTENSIFICATION VARIATION (SUBMITTER 776) - URBAN DESIGN GRAPHIC SUPPLEMENT

LEGEND

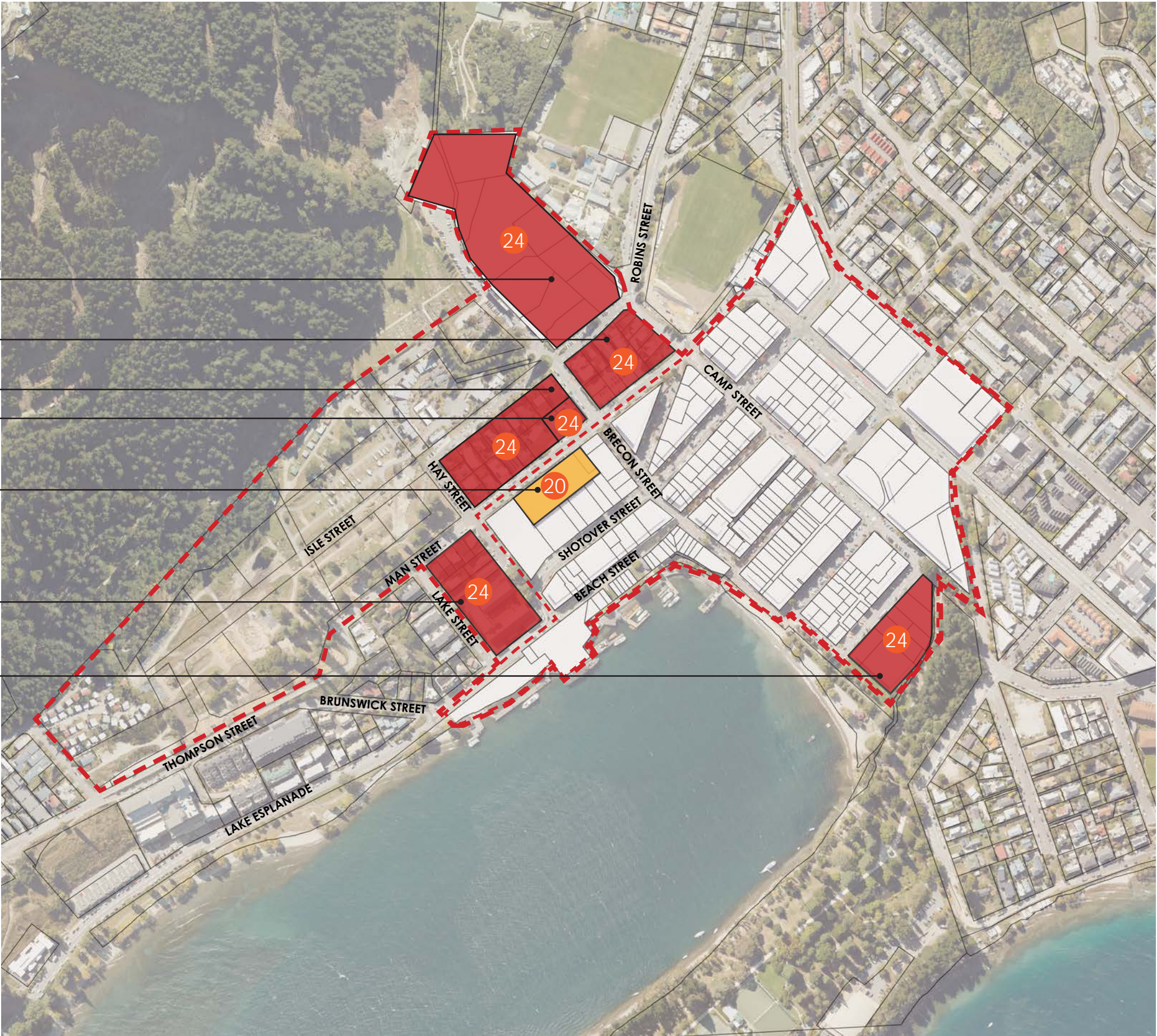
SUBMISSION HEIGHTS

- Crowne Plaza Hotel Block 24m
- Novotel Hotel 24m
- 17-19 Man Street Centuria 24m
- OS767, OS1252 24m
- Queenstown Hotel 20m (from existing carpark height)
- Queenstown Gold Limited 24m

 CURRENT TOWN CENTRE EXTENT UNDER URBAN INTENSIFICATION VARIATION

 SUGGESTED TOWN CENTRE EXTENT BASED ON BUILT FORM BOTH ANTICIPATED AND CONSENTED

- Queenstown Gold Limited OS765
- OS767
- OS1252
- 17-19 Man St OS743
- Queenstown Hotel OS991
- Crowne Plaza OS776
- Novotel OS771



PLAN VIEW - PROPOSED SUBMISSION HEIGHT LIMITS (SCALE 1:5000@A3)
IMAGE SOURCE: LINZ DATA SERVICE 2025

PROPOSED SUBMISSION HEIGHT LIMITS

URBAN INTENSIFICATION VARIATION (SUBMITTER 776) - URBAN DESIGN GRAPHIC SUPPLEMENT

LEGEND

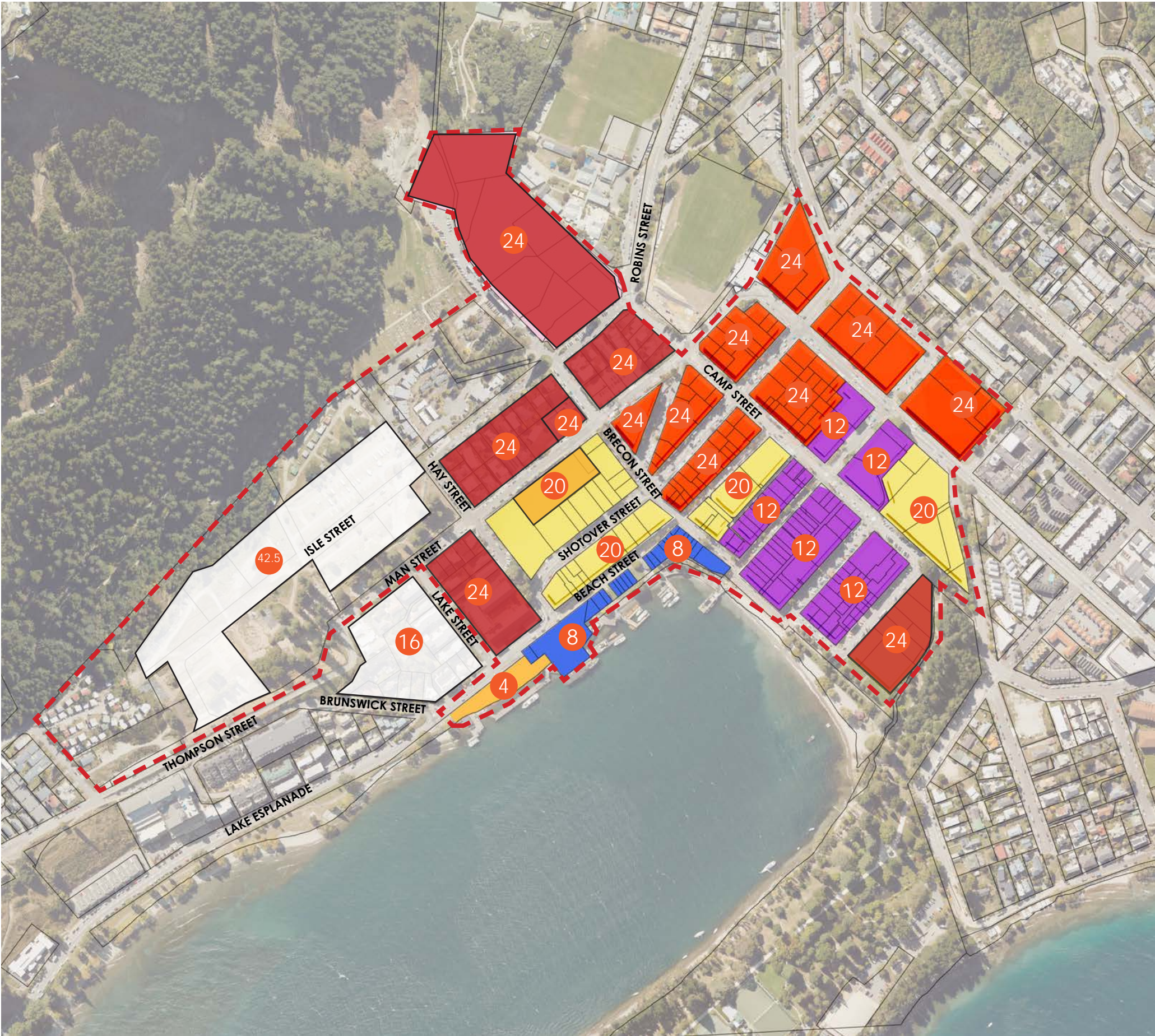
VARIATION PRECINCT HEIGHTS

Precinct 1	8m (total height)
Precinct 2	8m (12m total height)
Precinct 3	12m (20m total height)
Precinct 4	12m (24m total height)
Precinct 5	24m (total height)
Precinct 6	4m (total height)

SUBMISSION HEIGHTS

Crowne Plaza Hotel Block	24m
Novotel Hotel	24m
17-19 Man Street Centuria	24m
PC50	24m
Queenstown Hotel	20m (from existing carpark height)

TOWN CENTRE EXTENT BASED ON BUILT FORM BOTH ANTICIPATED AND CONSENTED



PLAN VIEW - PROPOSED AND SUBMISSION HEIGHT LIMITS (SCALE 1:5000@A3)
IMAGE SOURCE: LINZ DATA SERVICE 2025

PROPOSED AND SUBMISSION HEIGHT LIMITS COMBINED

URBAN INTENSIFICATION VARIATION (SUBMITTER 776) - URBAN DESIGN GRAPHIC SUPPLEMENT



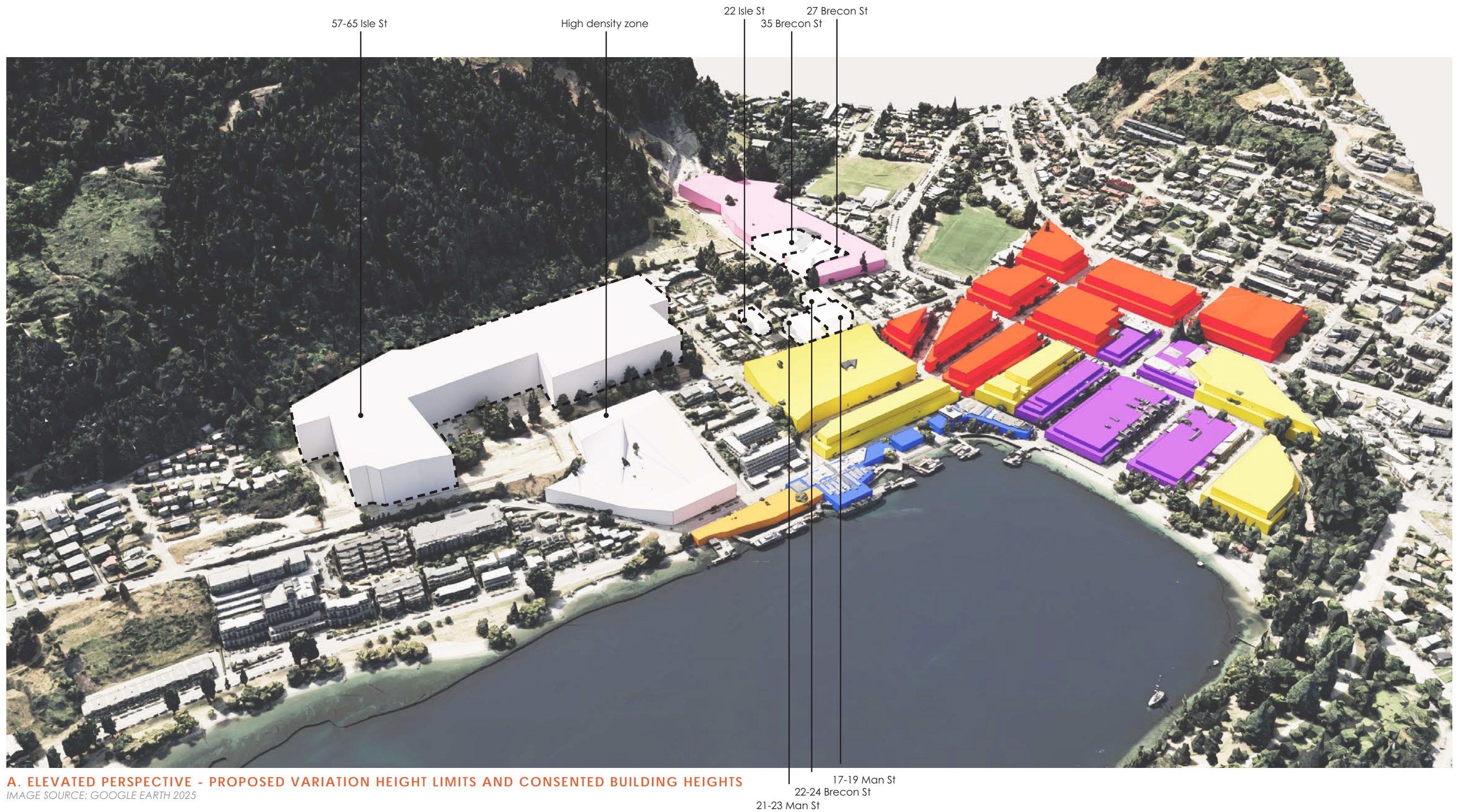
A. ELEVATED PERSPECTIVE - EXISTING VIEW

IMAGE SOURCE: GOOGLE EARTH 2025

ELEVATED PERSPECTIVE - EXISTING VIEW

URBAN INTENSIFICATION VARIATION (SUBMITTER 776) - URBAN DESIGN GRAPHIC SUPPLEMENT

2025_116_QLDC_Novotel_A

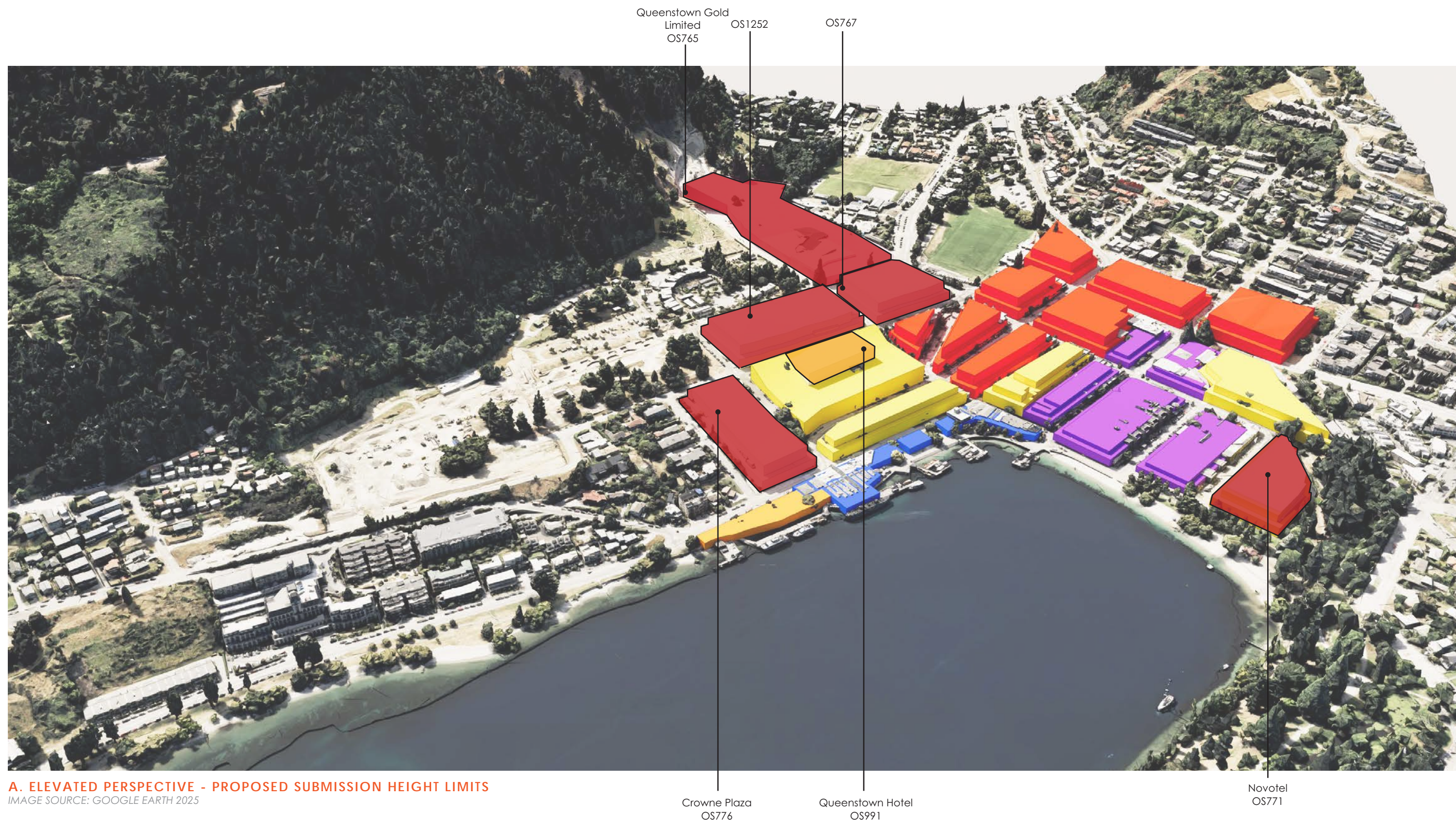


LEGEND

Precinct 1	8m (total height)	Precinct 6	8m (total height)	27 Brecon Street	15.3m
Precinct 2	8m (12m total height)			21-23 Man Street	15.5m
Precinct 3	12m (20m total height)	35 Brecon Street	12.56m	17-19 Man Street	18m
Precinct 4	12m (24m total height)	22-24 Brecon Street	12.7m	57-65 Isle Street	42.5m
Precinct 5	16.5m (total height)	22 Isle Street	14m		

ELEVATED PERSPECTIVE - PROPOSED VARIATION HEIGHT LIMITS AND CONSENTED HEIGHT LIMITS

URBAN INTENSIFICATION VARIATION (SUBMITTER 776) - URBAN DESIGN GRAPHIC SUPPLEMENT



LEGEND

 Crowne Plaza	24m	 Queenstown Hotel	20m (from existing carpark height)
 Novotel	24m	 Queenstown Gold Limited	24m
 17-19 Man Street	24m		
 PC50	24m		

ELEVATED PERSPECTIVE - PROPOSED SUBMISSION HEIGHT LIMITS

URBAN INTENSIFICATION VARIATION (SUBMITTER 776) - URBAN DESIGN GRAPHIC SUPPLEMENT

High density zone



A. ELEVATED PERSPECTIVE - PROPOSED AND SUBMISSION HEIGHT LIMITS

IMAGE SOURCE: GOOGLE EARTH 2025

LEGEND

Precinct 1	8m (total height)	Precinct 6	4m (total height)	34 Brecon Street	27.7m
Precinct 2	8m (12m total height)			PC50	24m
Precinct 3	12m (20m total height)			Queenstown Hotel	20m (from existing carpark height)
Precinct 4	12m (24m total height)	Crowne Plaza Hotel Block	24m	Queenstown Gold Limited	24m
Precinct 5	24m (total height)	Novotel Hotel	24m		
		17-19 Man Street Centuria	24m		

ELEVATED PERSPECTIVE - PROPOSED AND SUBMISSION HEIGHT LIMITS

URBAN INTENSIFICATION VARIATION (SUBMITTER 776) - URBAN DESIGN GRAPHIC SUPPLEMENT



A. PERSPECTIVE - EXISTING VIEW

IMAGE SOURCE: GOOGLE EARTH 2025

PERSPECTIVE - EXISTING VIEW

URBAN INTENSIFICATION VARIATION (SUBMITTER 776) - URBAN DESIGN GRAPHIC SUPPLEMENT

2025_116_QLDC_Novotel_A

57-65 Isle Street, Lakeview



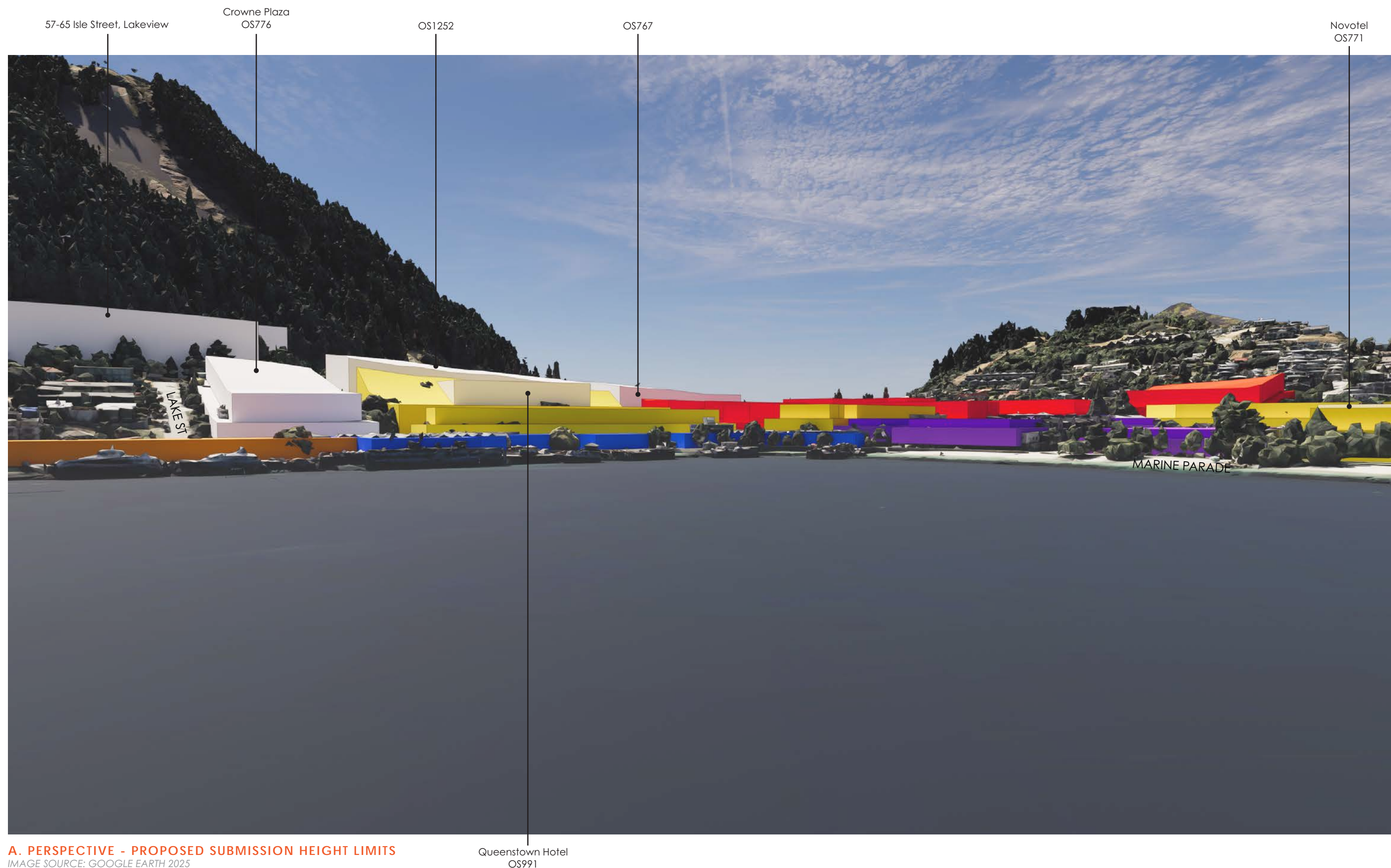
A. PERSPECTIVE - PROPOSED VARIATION HEIGHT LIMITS AND CONSENTED BUILDING HEIGHTS

IMAGE SOURCE: GOOGLE EARTH 2025

PERSPECTIVE - PROPOSED VARIATION HEIGHT LIMITS AND CONSENTED HEIGHT LIMITS

URBAN INTENSIFICATION VARIATION (SUBMITTER 776) - URBAN DESIGN GRAPHIC SUPPLEMENT

2025_116_QLDC_Novotel_A



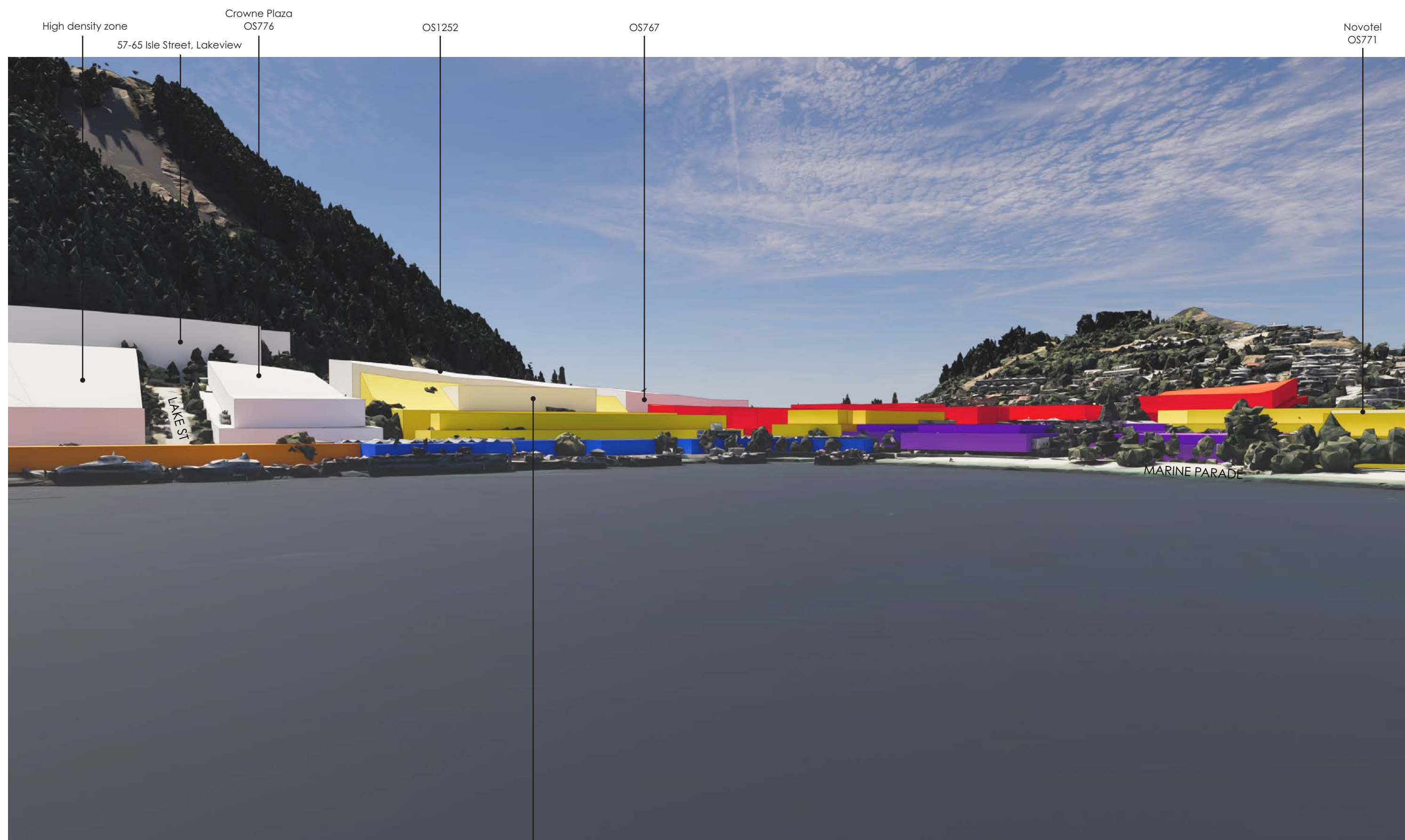
A. PERSPECTIVE - PROPOSED SUBMISSION HEIGHT LIMITS

IMAGE SOURCE: GOOGLE EARTH 2025

PERSPECTIVE - PROPOSED SUBMISSION HEIGHT LIMITS

URBAN INTENSIFICATION VARIATION (SUBMITTER 776) - URBAN DESIGN GRAPHIC SUPPLEMENT

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A. PERSPECTIVE - PROPOSED AND SUBMISSION HEIGHT LIMITS

IMAGE SOURCE: GOOGLE EARTH 2025

Queenstown Hotel
OS991

PERSPECTIVE - PROPOSED AND SUBMISSION HEIGHT LIMITS

URBAN INTENSIFICATION VARIATION (SUBMITTER 776) - URBAN DESIGN GRAPHIC SUPPLEMENT



A. VP1 - EXISTING SITE



B. VP1 - SITE WITH SUBMISSION HEIGHT ENVELOPE

VP1 - NOVOTEL SITE FORM MARINE PARADE

URBAN INTENSIFICATION VARIATION (SUBMITTER 776) - URBAN DESIGN GRAPHIC SUPPLEMENT