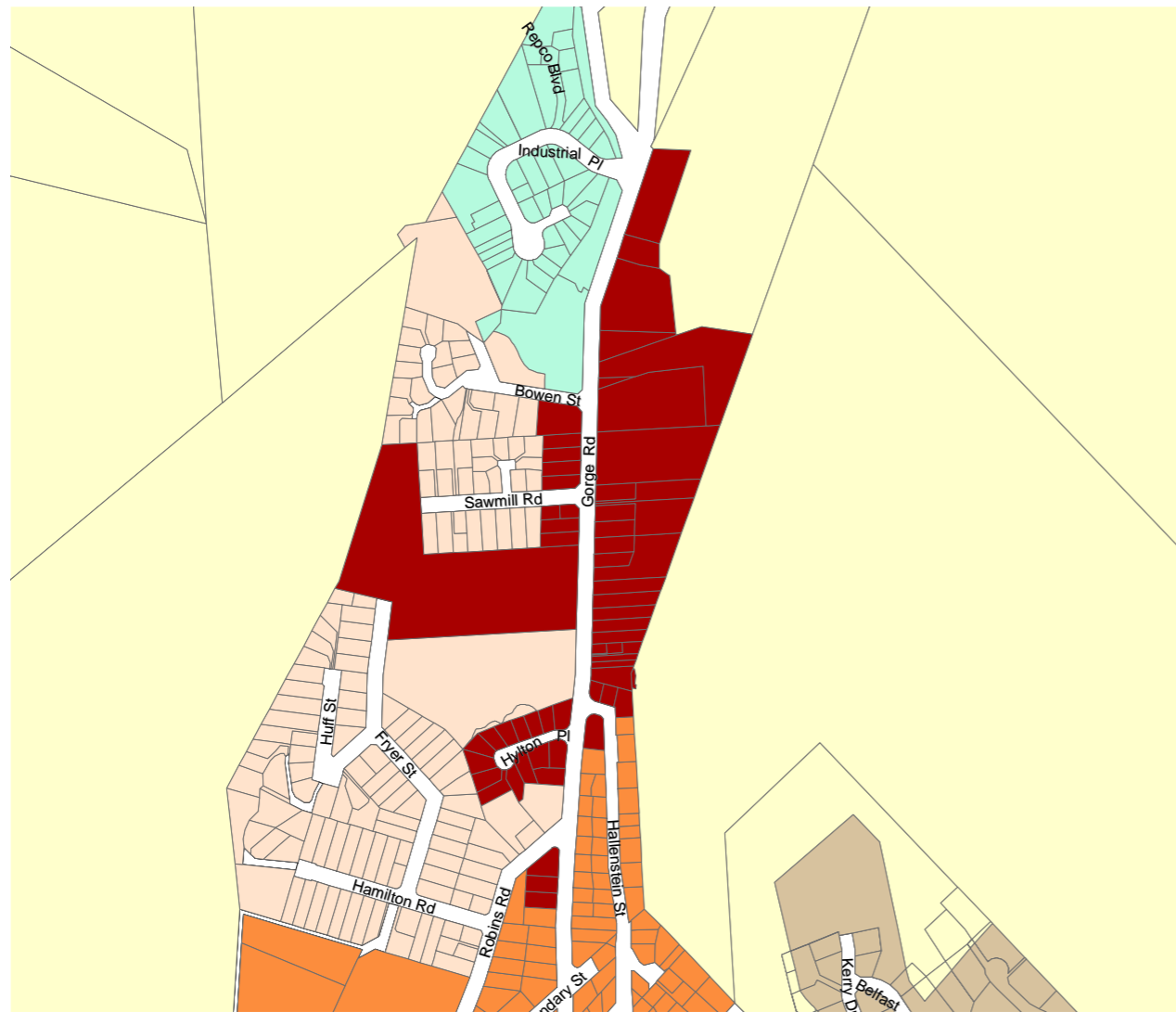
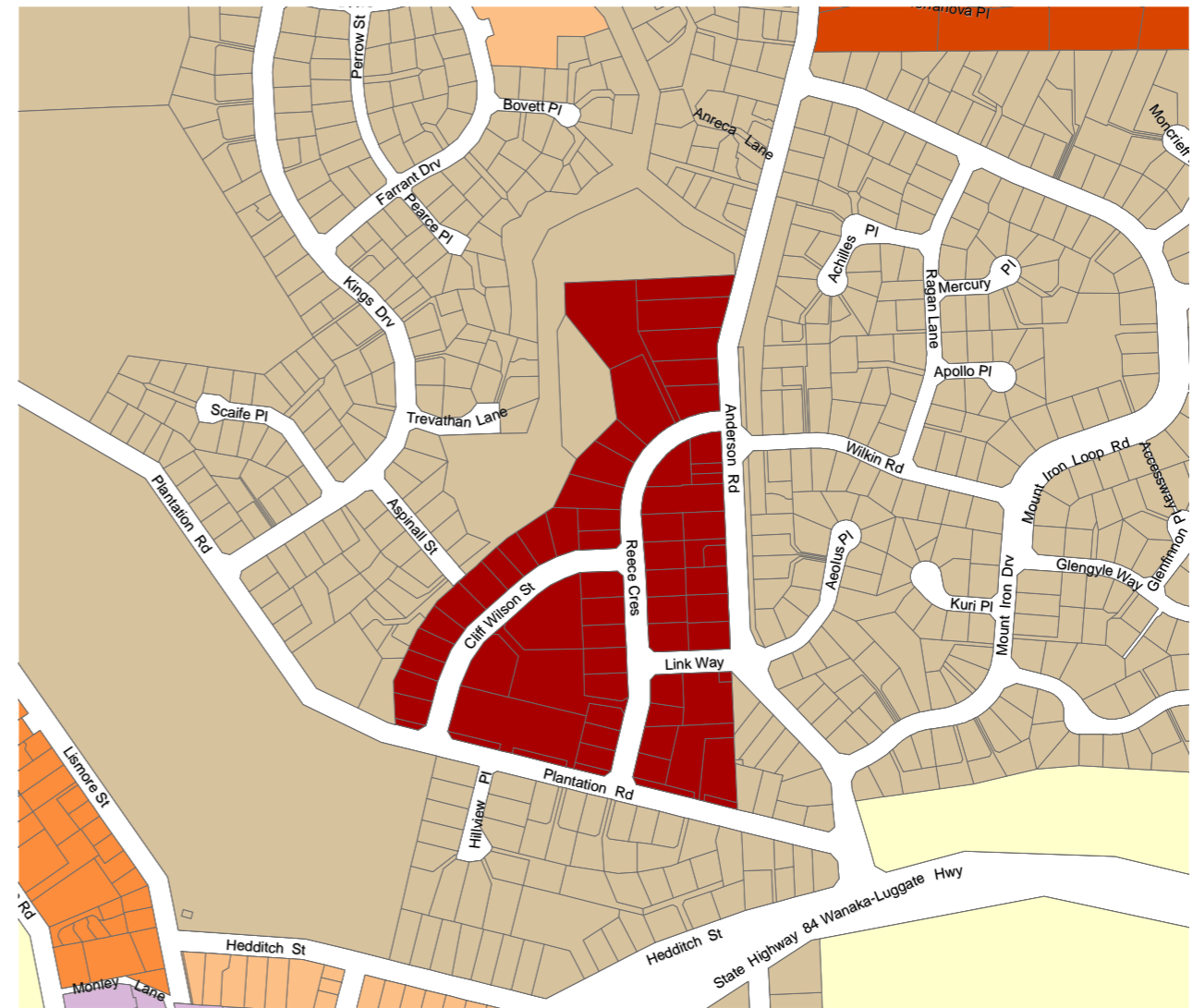


Figure 36: PDP District Plan Maps

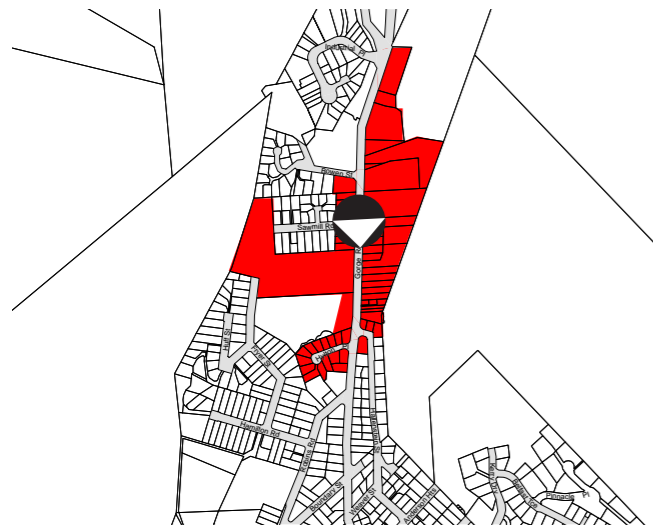


Queenstown Business Mixed Use Zone



Wanaka Business Mixed Use Zone

Figure 37: Gorge Road existing context



Location Map



Gorge Road (East) and Hallenstein Street



Location Map



Hylton Place

Figure 38: Anderson Heights existing context



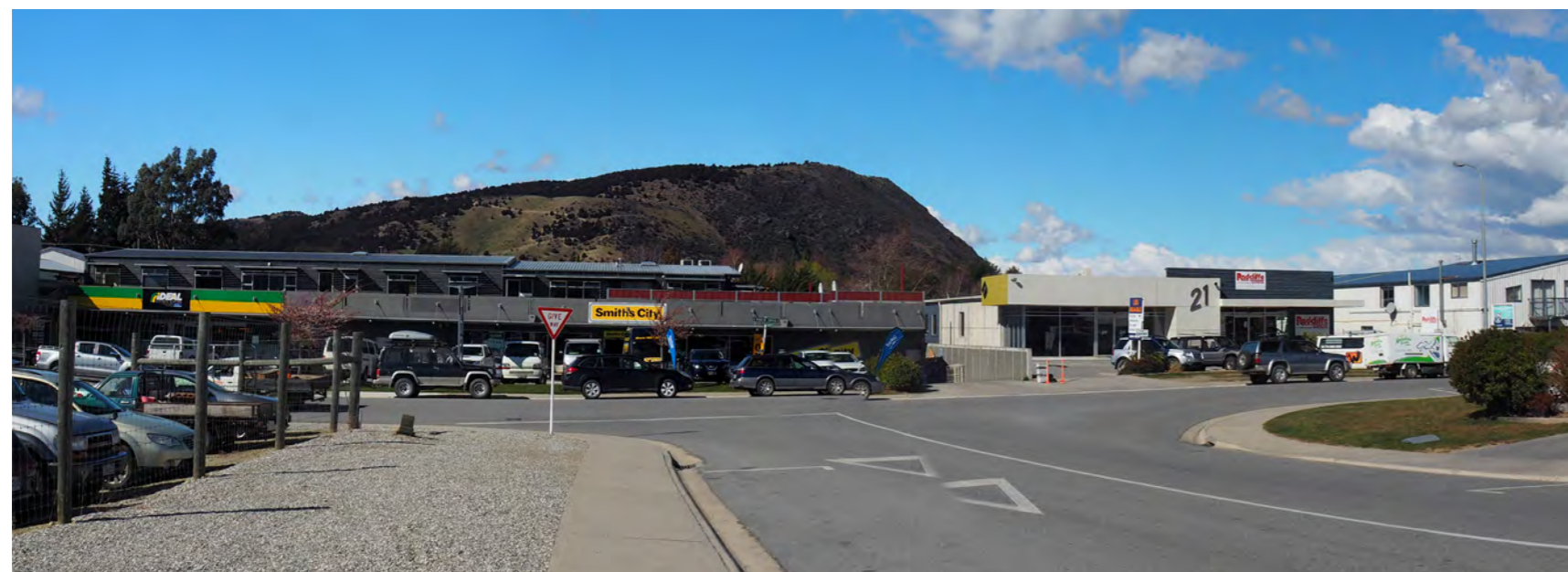
Location Map



Large format store



Cliff Wilson Street (view south to Pisa Range)

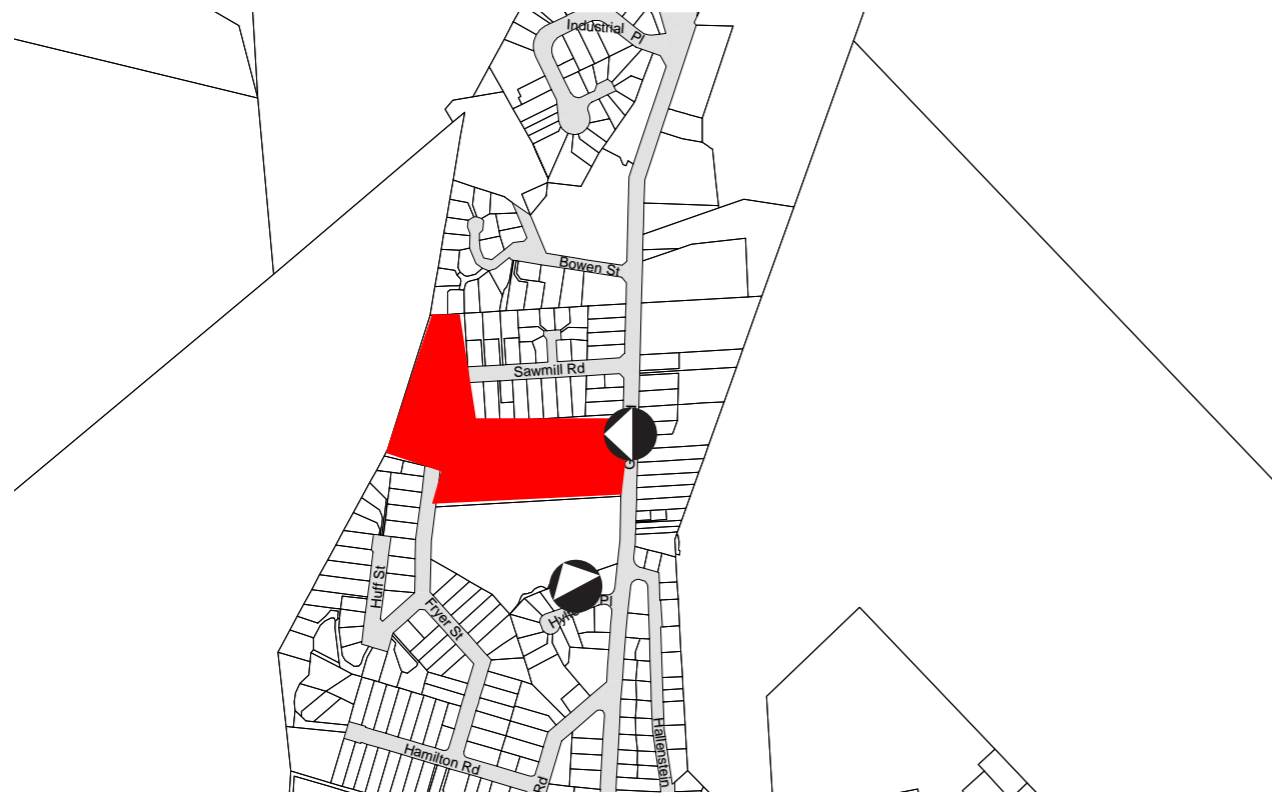


Cliff Wilson Street (view east to Mt Iron)



17-19 Reece Crescent

Figure 39: Wakatipu High School



Location Map



View North across Horne Creek and Warren Park



View West to taller school buildings on Northern edge of site

Figure 40: Horizontal mixed use

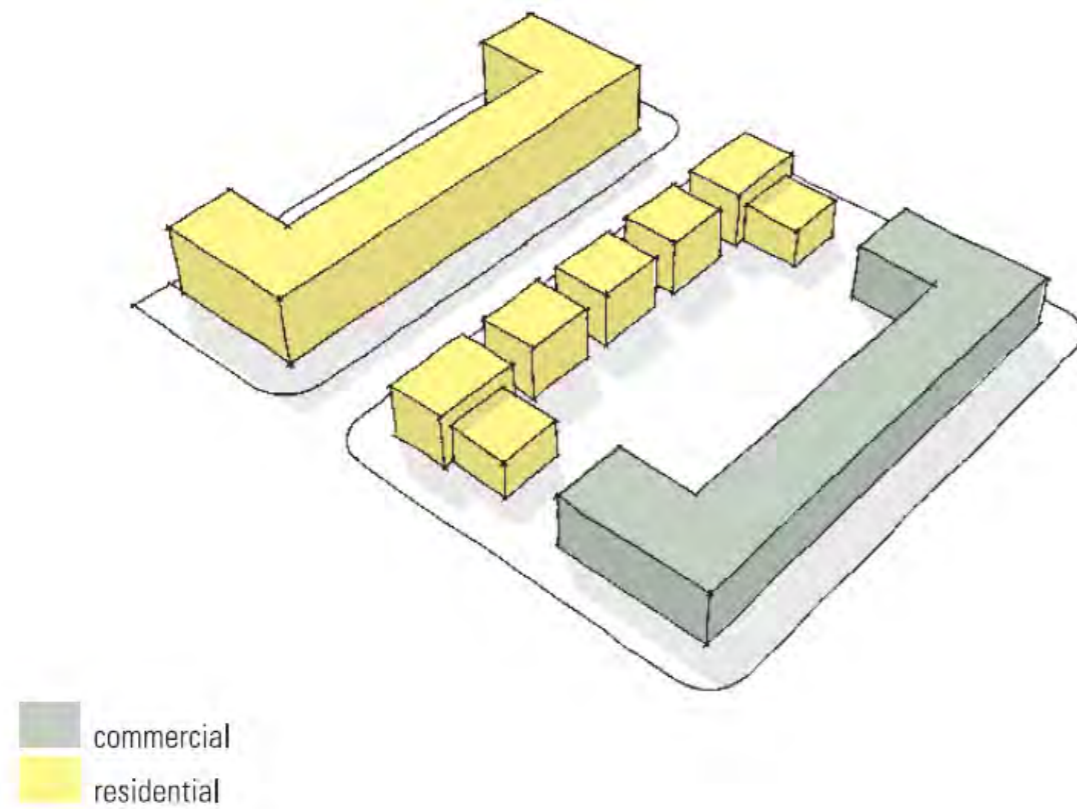


diagram 1

Horizontal mixed development; commercial uses to front of site with residential premises behind.

Source: Good Solution Guide for mixed use development in town centres

Figure 41: Vertical mixed use

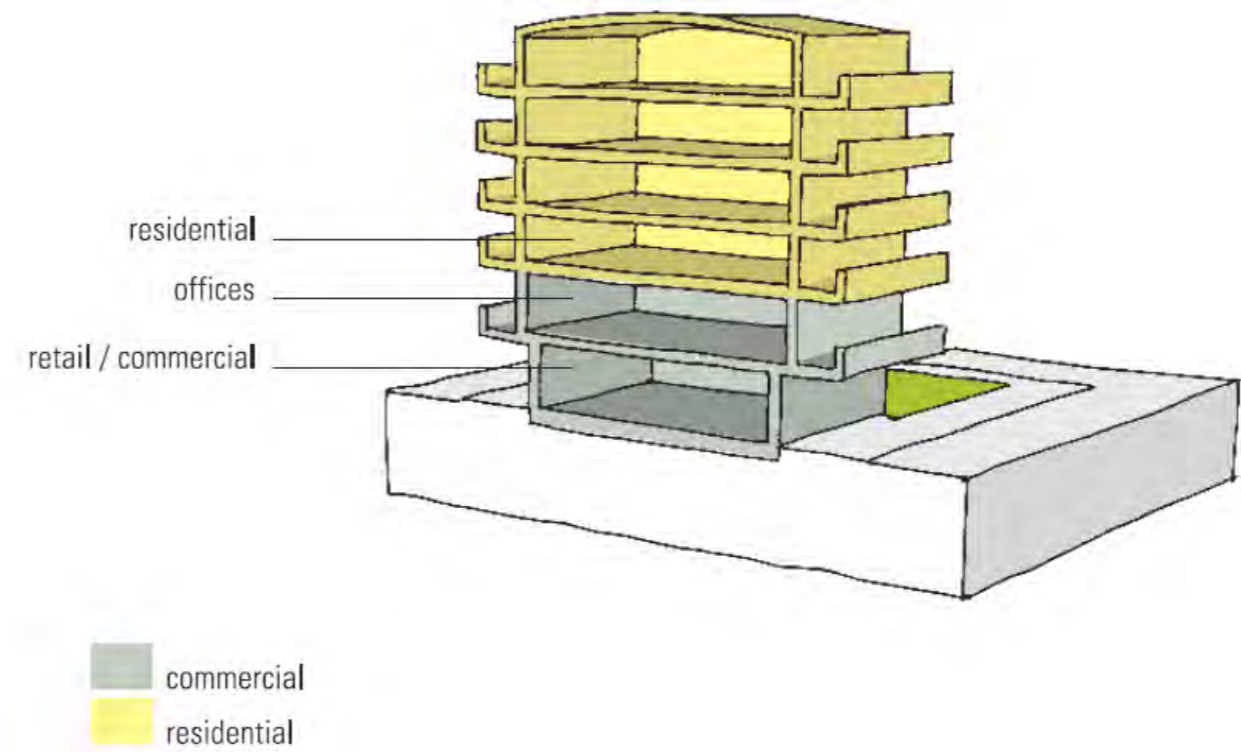
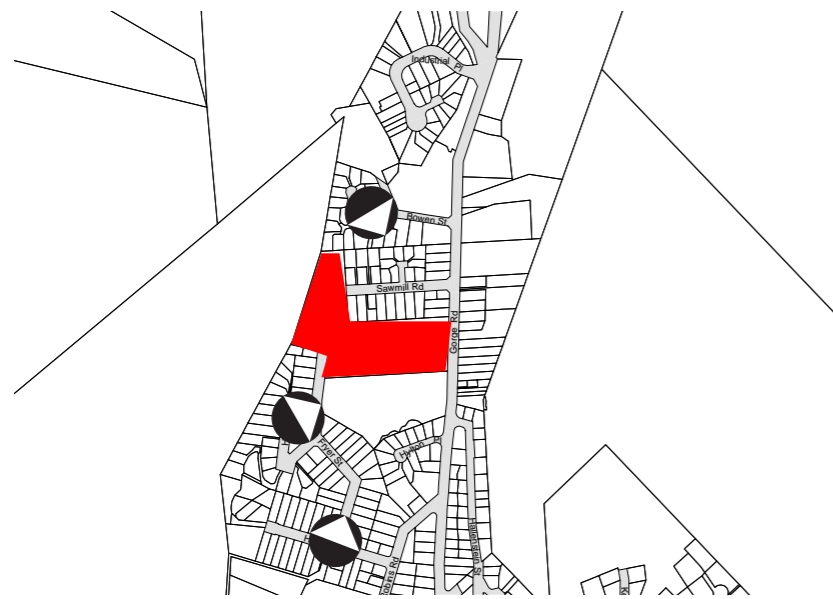


diagram 5

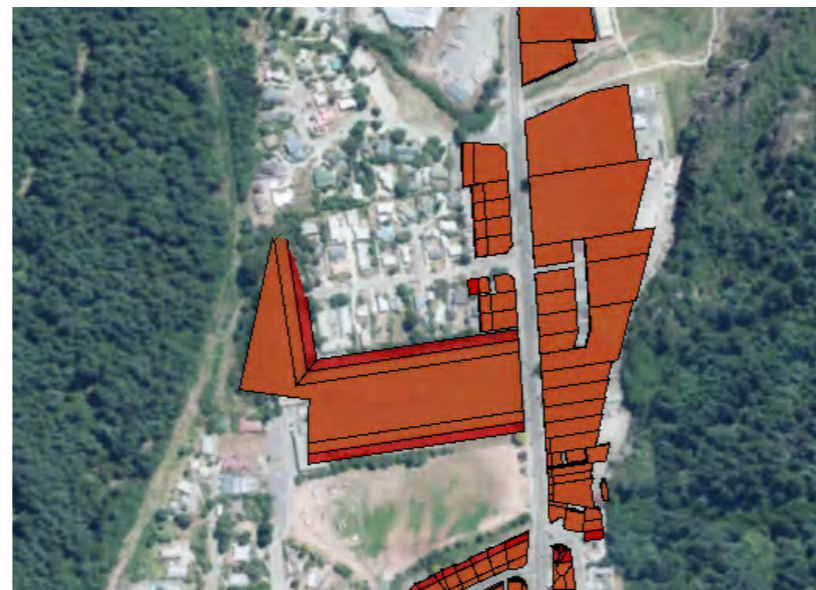
A floor of offices between residential and commercial uses can provide an effective buffer.

Source: Good Solution Guide for mixed use development in town centres

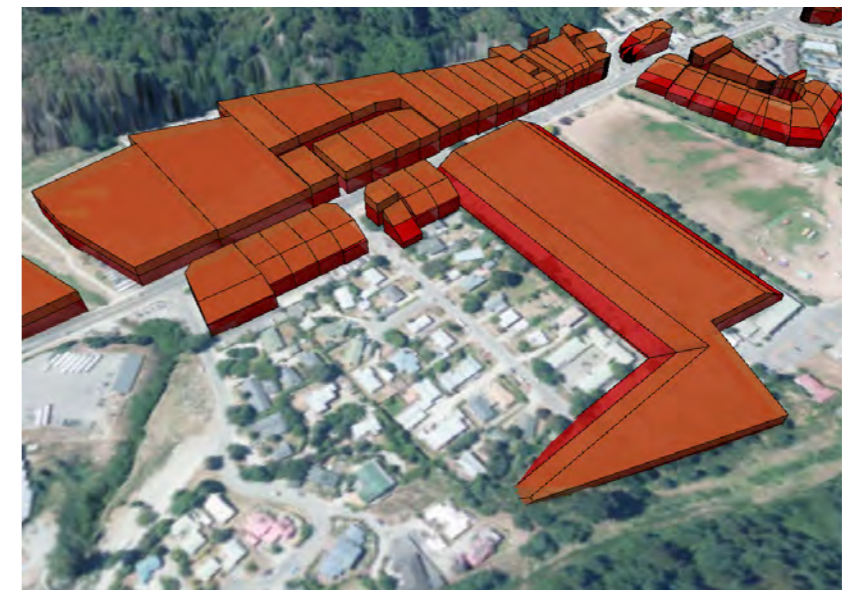
Figure 42: Wakatipu High School Site



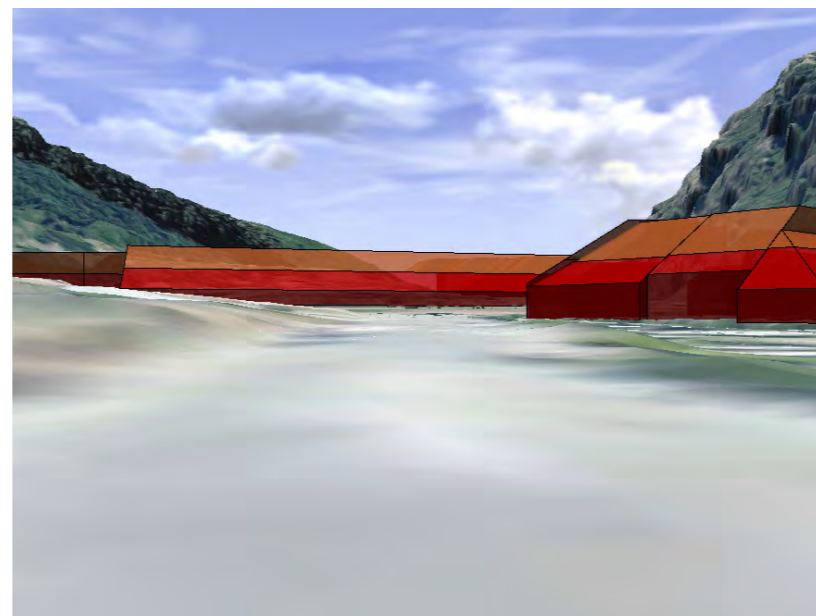
Location Map



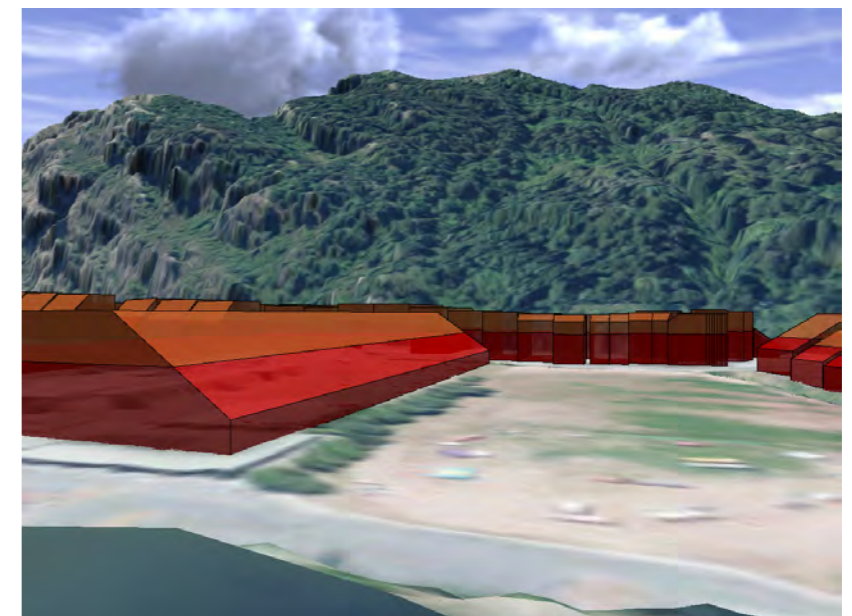
PDP P12m/RD20m Building Height - Plan View



PDP P12m/RD20m Building Height - South East View



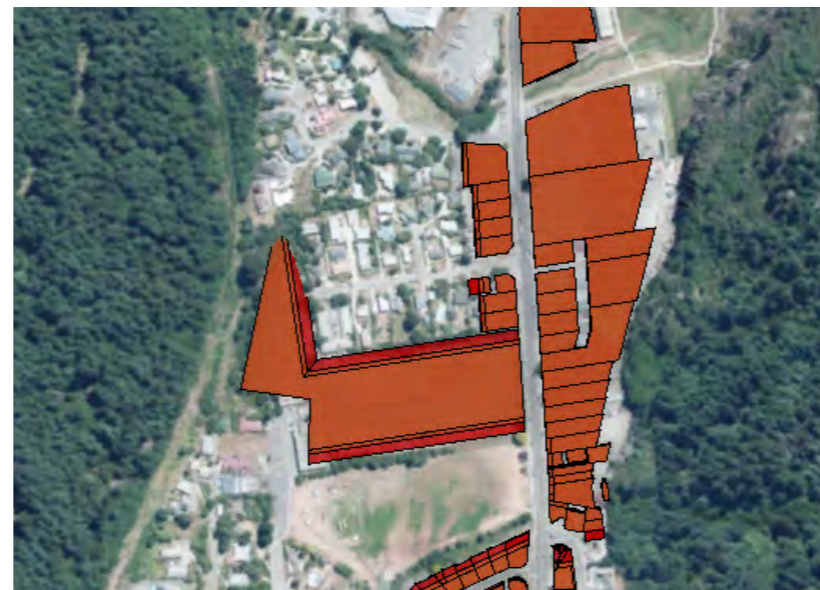
PDP P12m/RD20m Building Height - Fryer Street View North



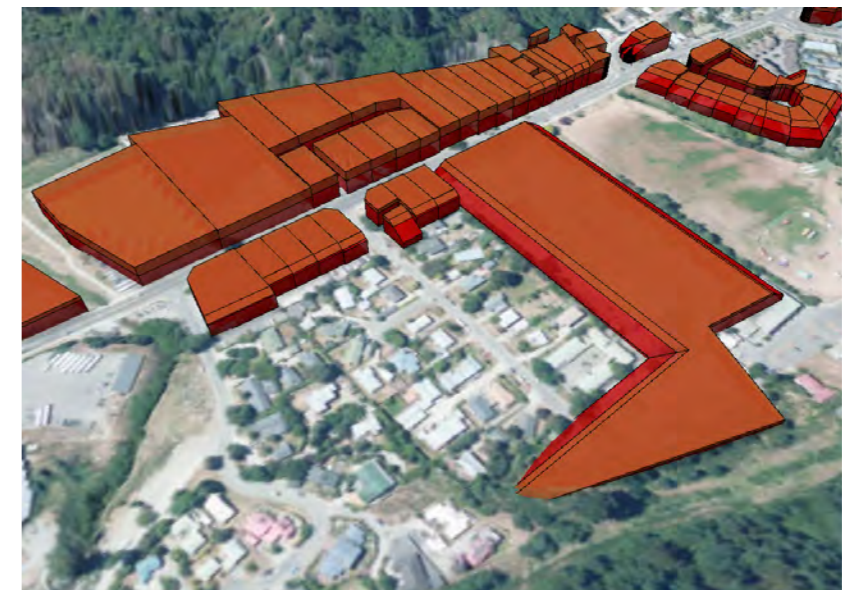
PDP P12m/RD20m Building Height - Huff Street View East



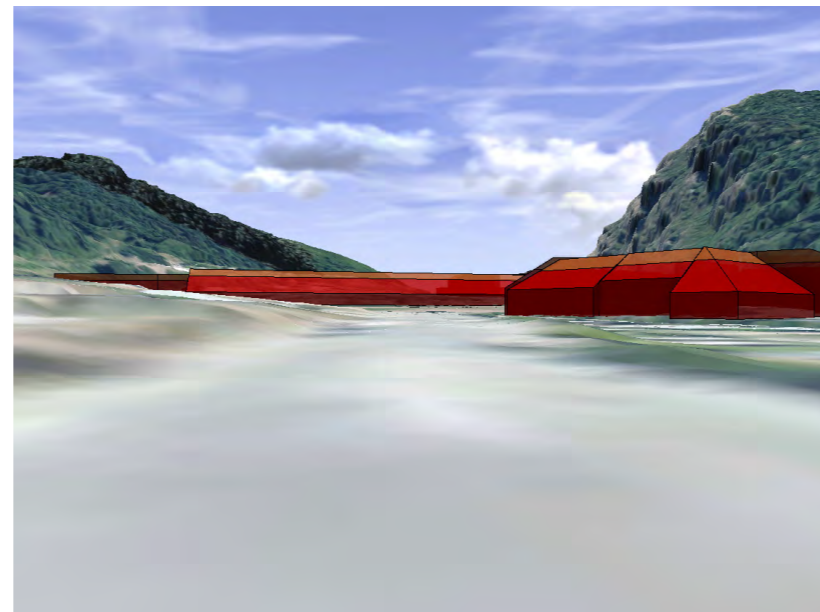
Location Map



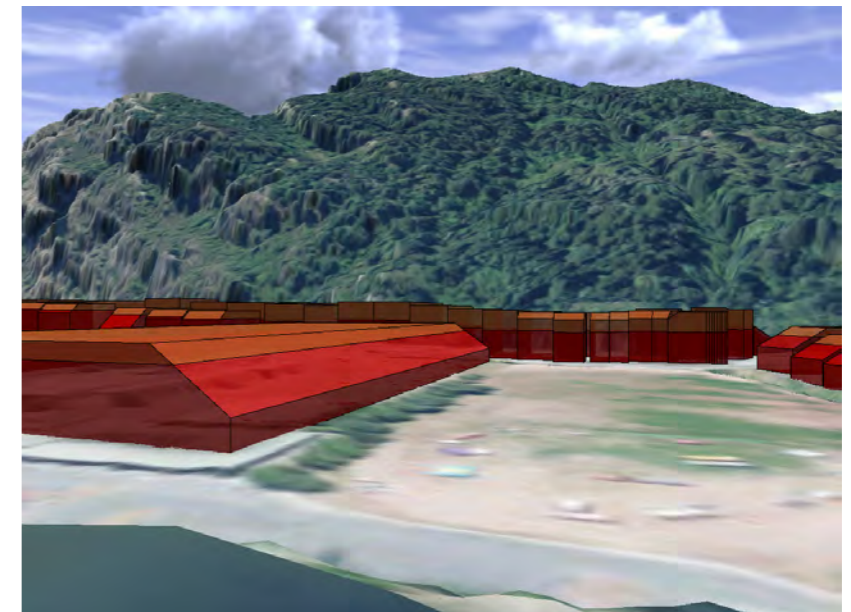
UD Evidence P12m/RD15m (West), 20m (East) Building Height - Plan View



UD Evidence P12m/RD15m (West), 20m (East) Building Height - South East View

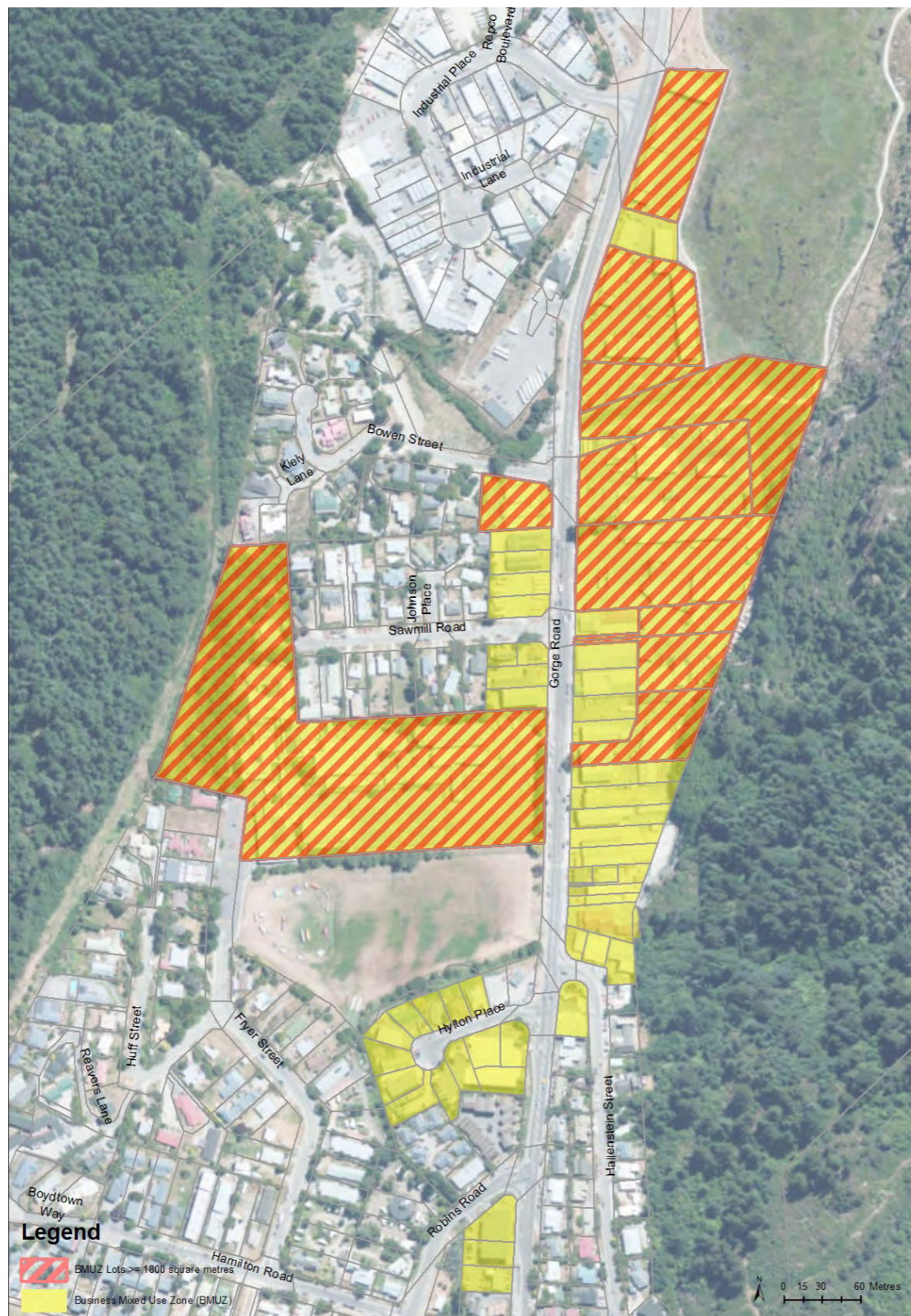


UD Evidence P12m/RD15m (West), 20m (East) Building Height - Fryer Street View North



UD Evidence P12m/RD15m (West), 20m (East) Building Height - Huff Street View East

Figure 43: Comprehensive Development Plan sites

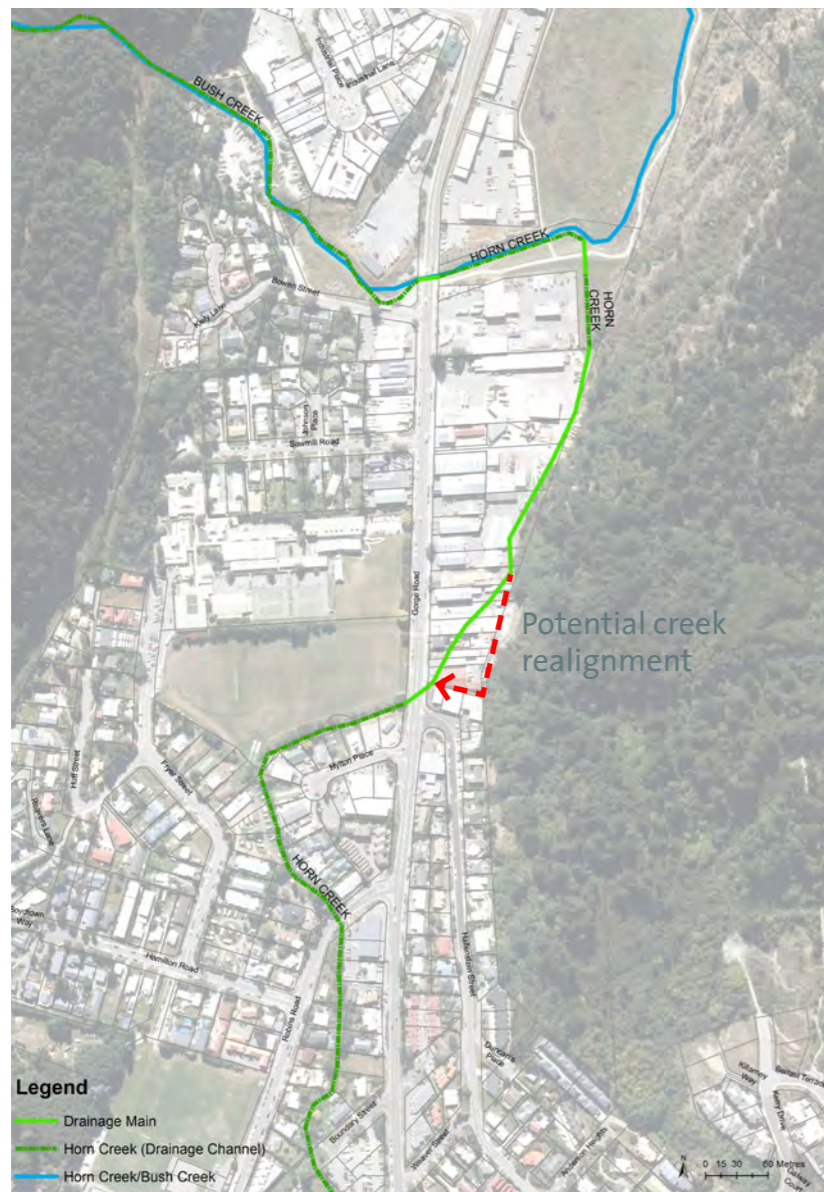


Gorge Road prospectives greater than 1800m²



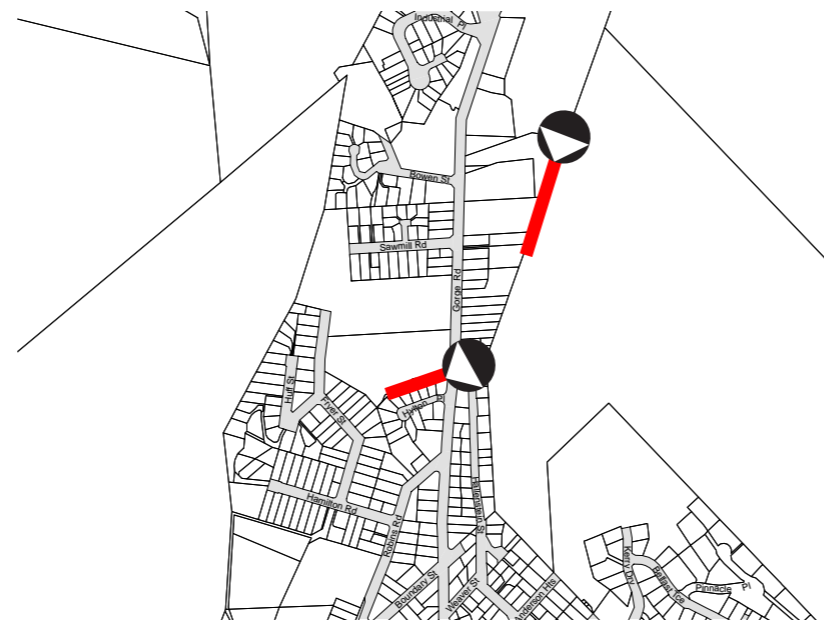
Anderson Heights prospectives greater than 1800m²

Figure 44: Horne Creek map



Alignment of Horne Creek/ Bush Creek in relation to Gorge Road properties

Figure 45: Horne Creek



Location Map

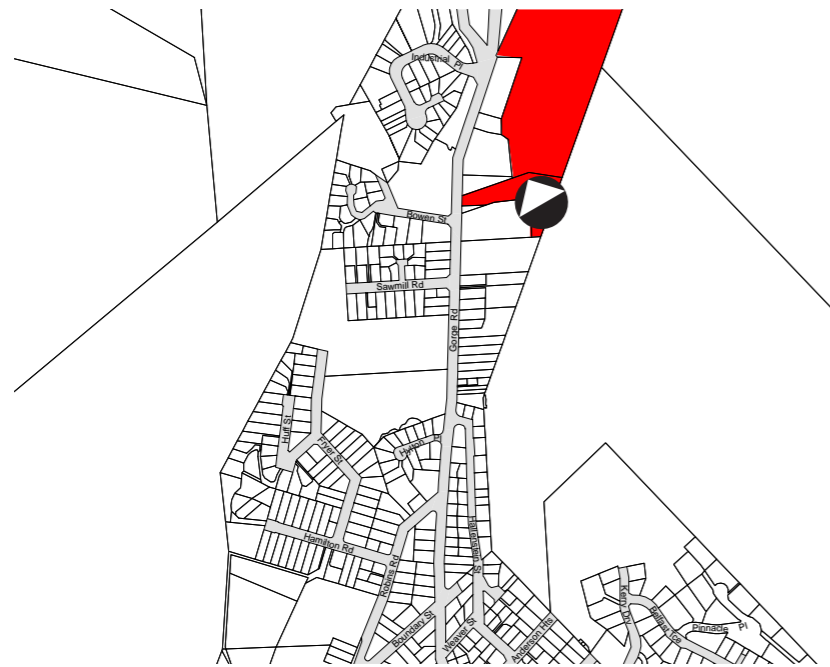


Northern extent of Horne Creek Culvert



Horne Creek (Between Hylton Place and Warren Park)

Figure 46: Matakauri Park

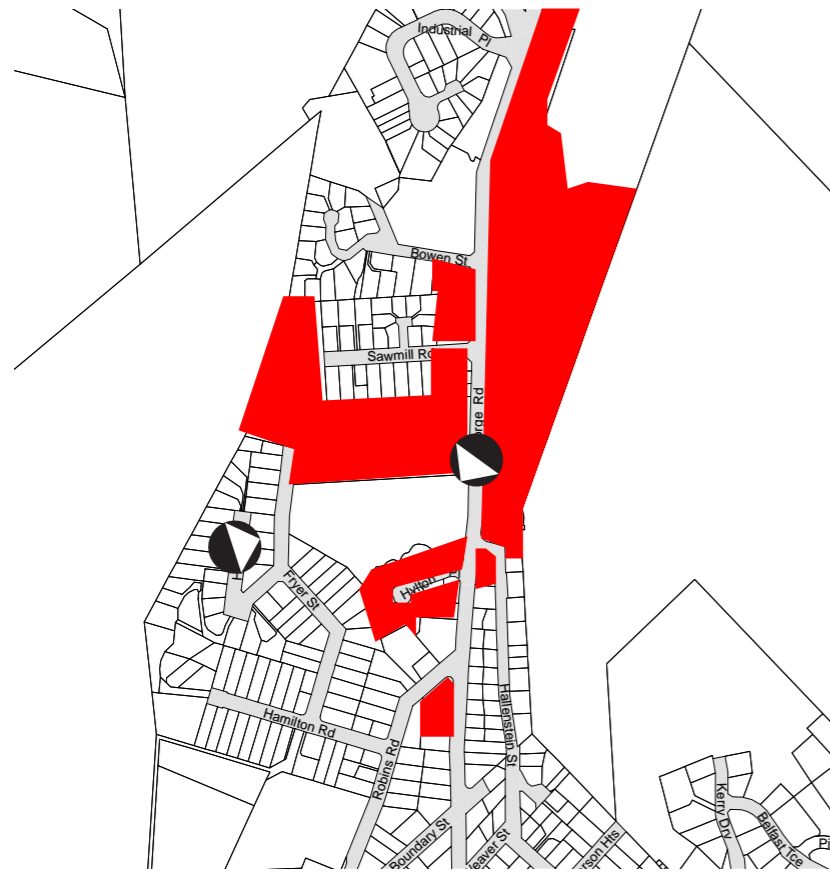


Location Map



Matakauri Park and Bush Creek interface with the gorge centre

Figure 47: Warren Park



Location Map



View South West from Whakatipu High School car park entrance, Gorge Road

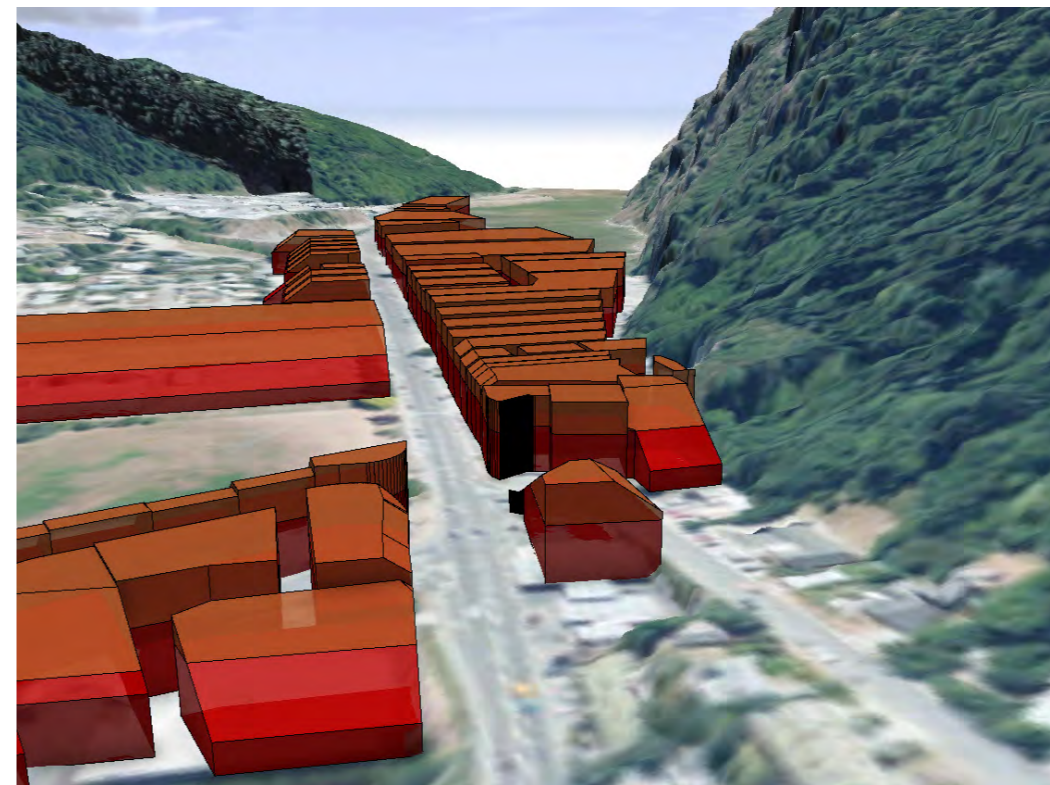


Elevated view East from Huff Street

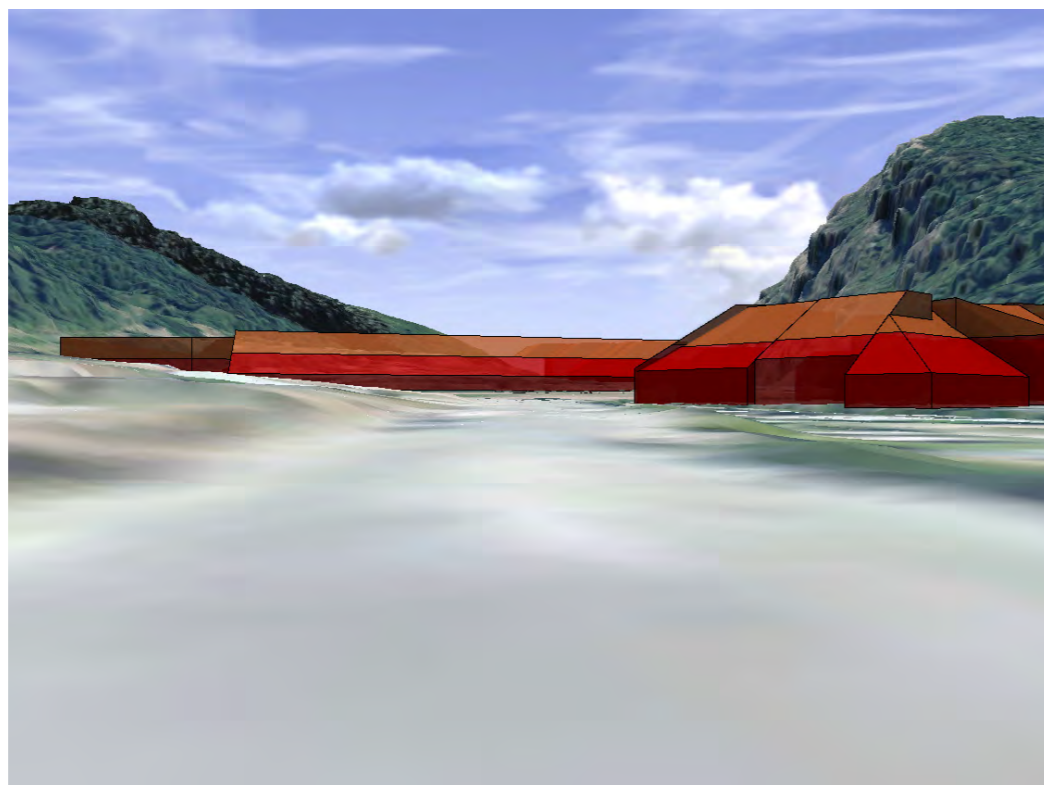
Figure 48: Gorge Road area model



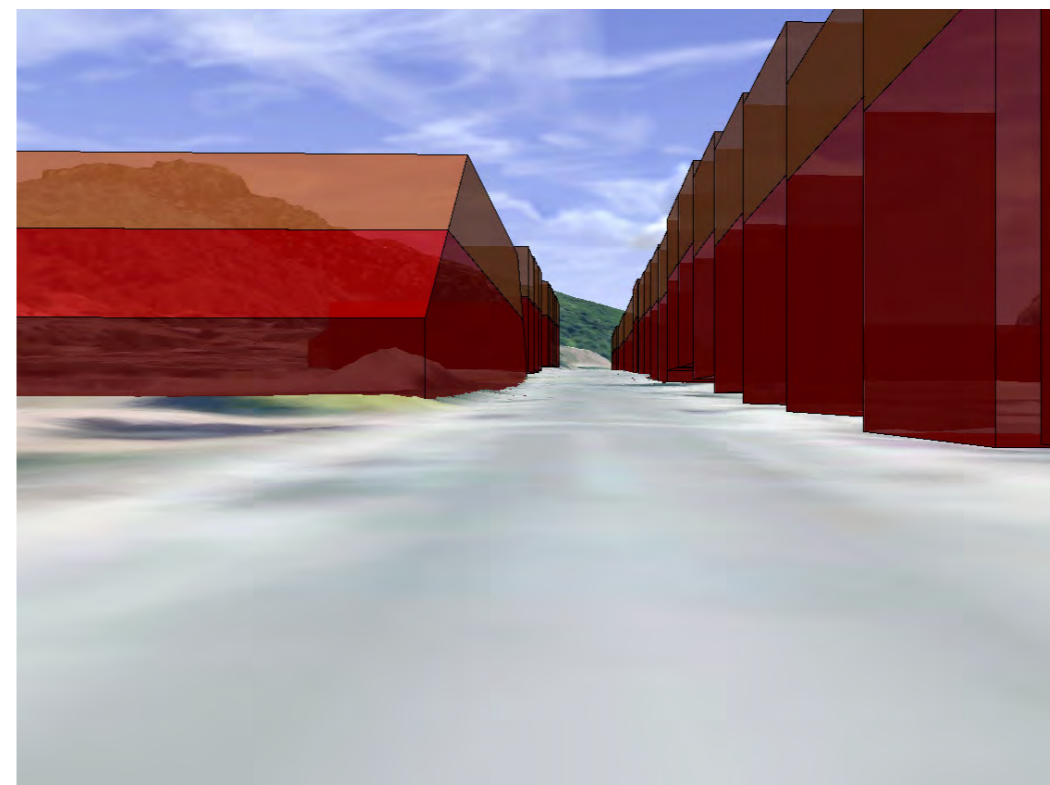
PDP P12m/RD20m Building Height - SE View



PDP P12m/RD20m Building Height - South View



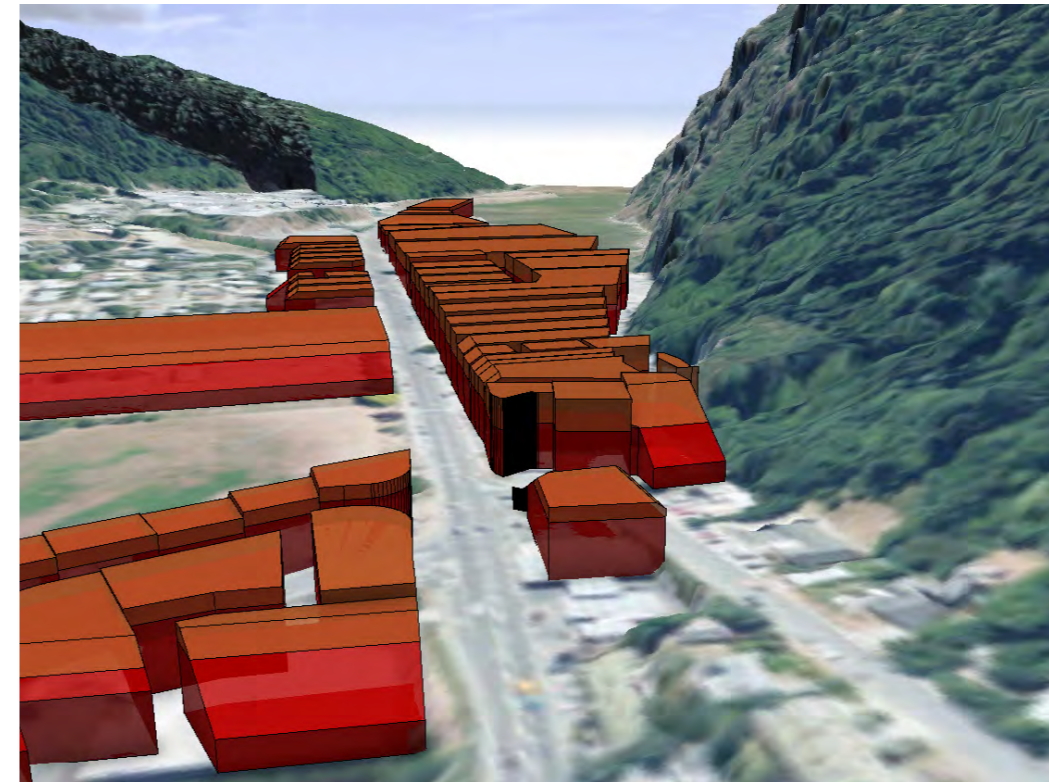
PDP P12m/RD20m Building Height - Fryer Street View



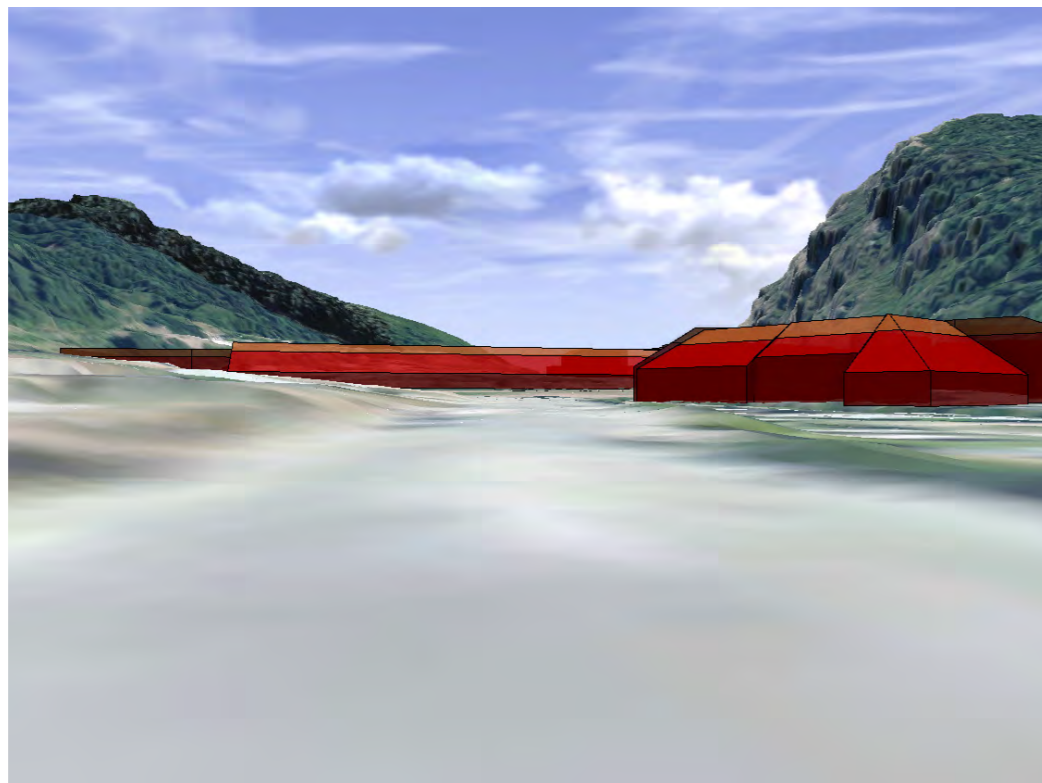
PDP P12m/RD20m Building Height - Gorge Rd Corridor



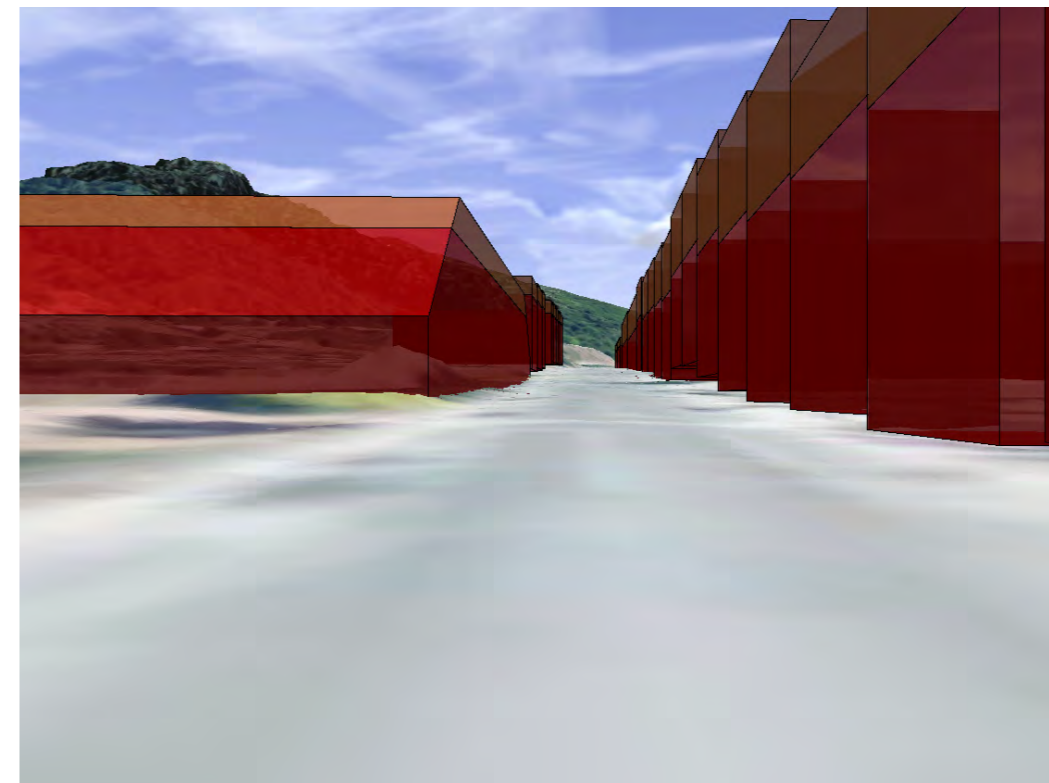
UD Evidence P12m/RD15m (West), 20m (East) Building Height - SE



UD Evidence P12m/RD15m (West), 20m (East) Building Height - South View



UD Evidence P12m/RD15m (West) Building Height - Fryer Street View



UD Evidence P12m/RD15m (West), 20m (East) Building Height - Gorge Rd Corridor

Figure 49: Building examples between 4st-6st



Adelaide



Wellington



San Francisco



London

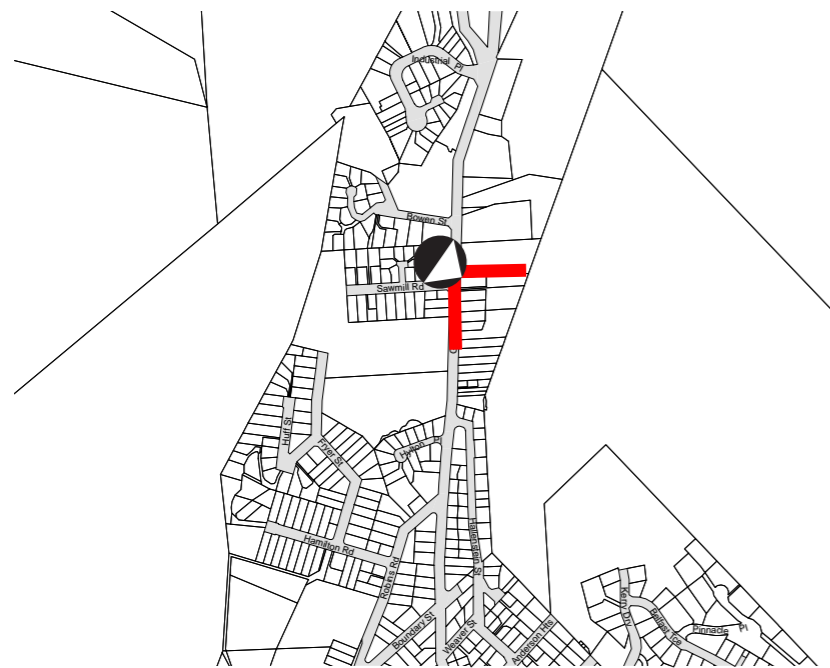


Frieburg



Copenhagen

Figure 50: Queenstown Hill interface with Gorge Road (East)

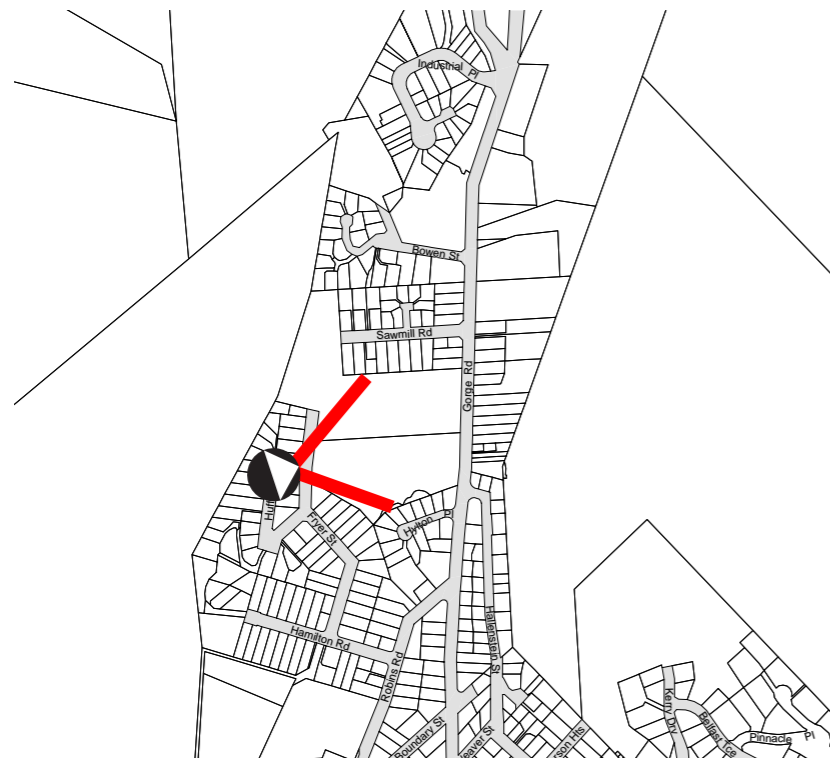


Location Map



View South East across Gorge Road towards Queenstown Hill

Figure 51: Hallenstein Street urban edge

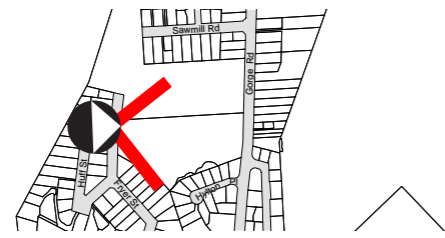


Location Map



View South East from Huff Street illustration stepping up of HDR Zone against Queenstown Hill along Hallenstein Street

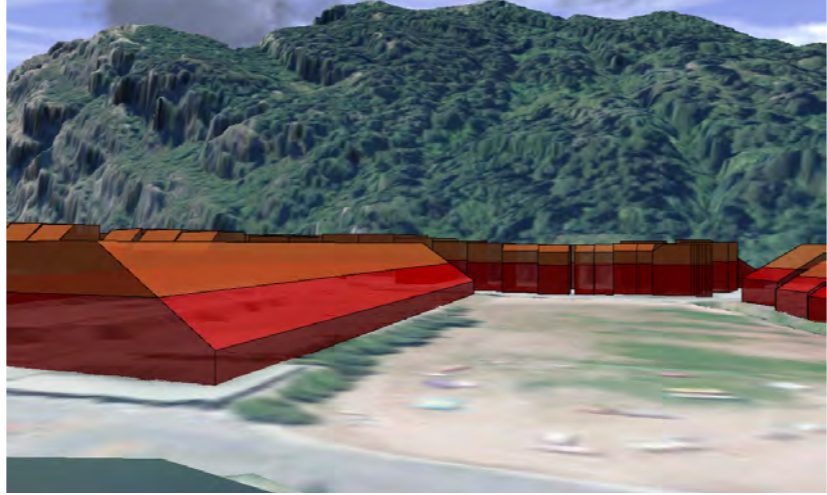
Figure 52: Huff Street



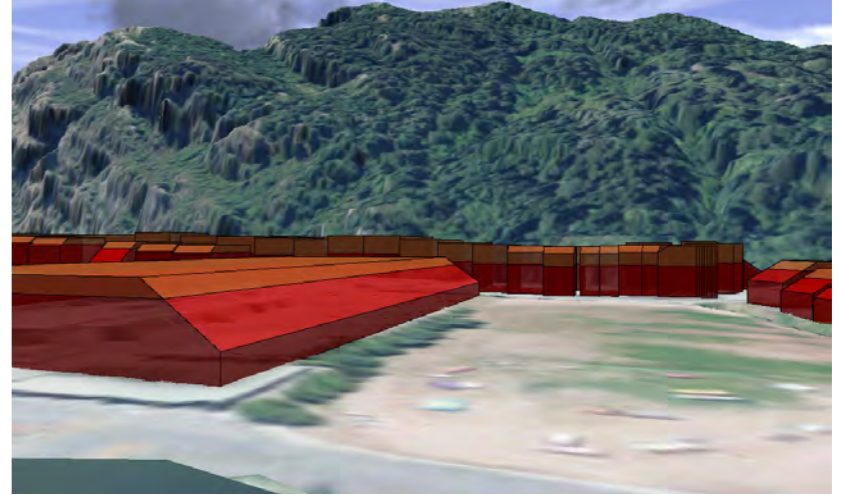
Location Map



Elevated view East toward Gorge Road and Queenstown Hill from Huff Street

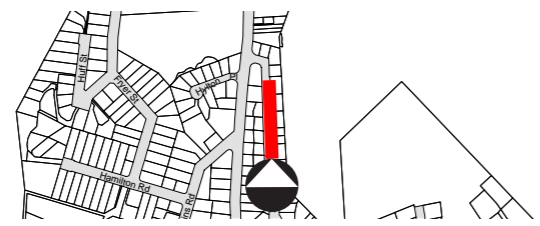


PDP P12m/RD20m Building Height



UD Evidence P12m/RD15m (West), 20m (East) Building Height

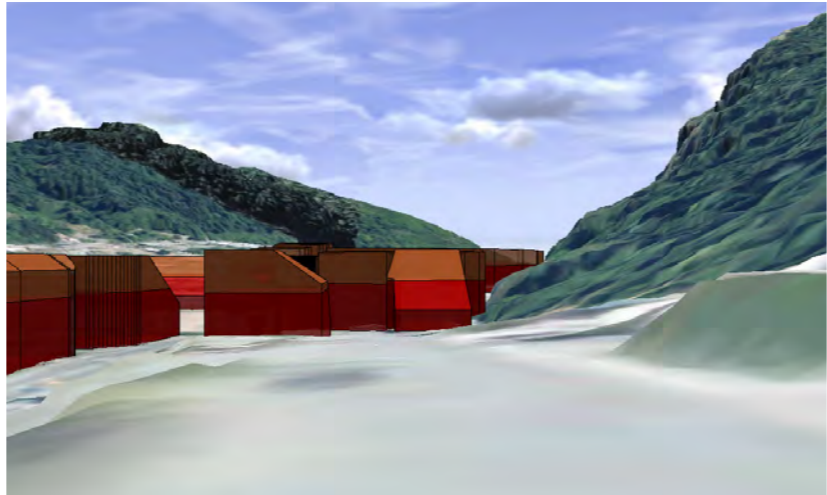
Figure 53: Hallenstein Street



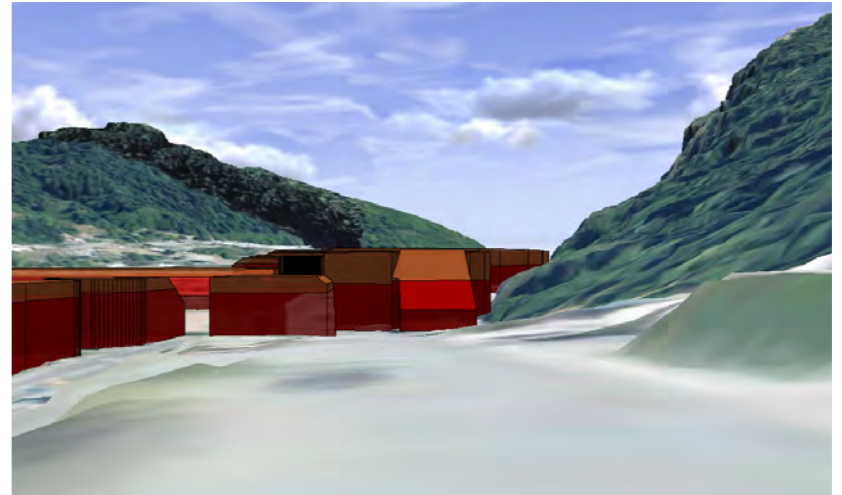
Location Map



Elevated view towards Gorge Road from Hallenstein Street

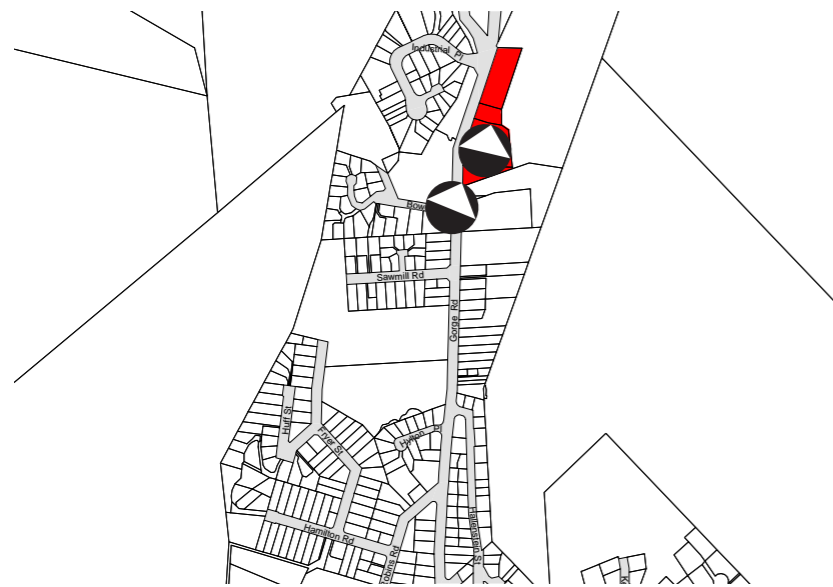


PDP P12m/RD20m Building Height



UD Evidence P12m/RD15m (West), 20m (East) Building Height

Figure 54: Gorge Road Centre



Location Map



View North from Bush Creek towards the Gorge Centre and Coronet Peak



View North towards the commercial internal frontages and carpark of the Gorge Centre. Coronet Peak in background

Figure 55: Caltex Service Station



Location Map



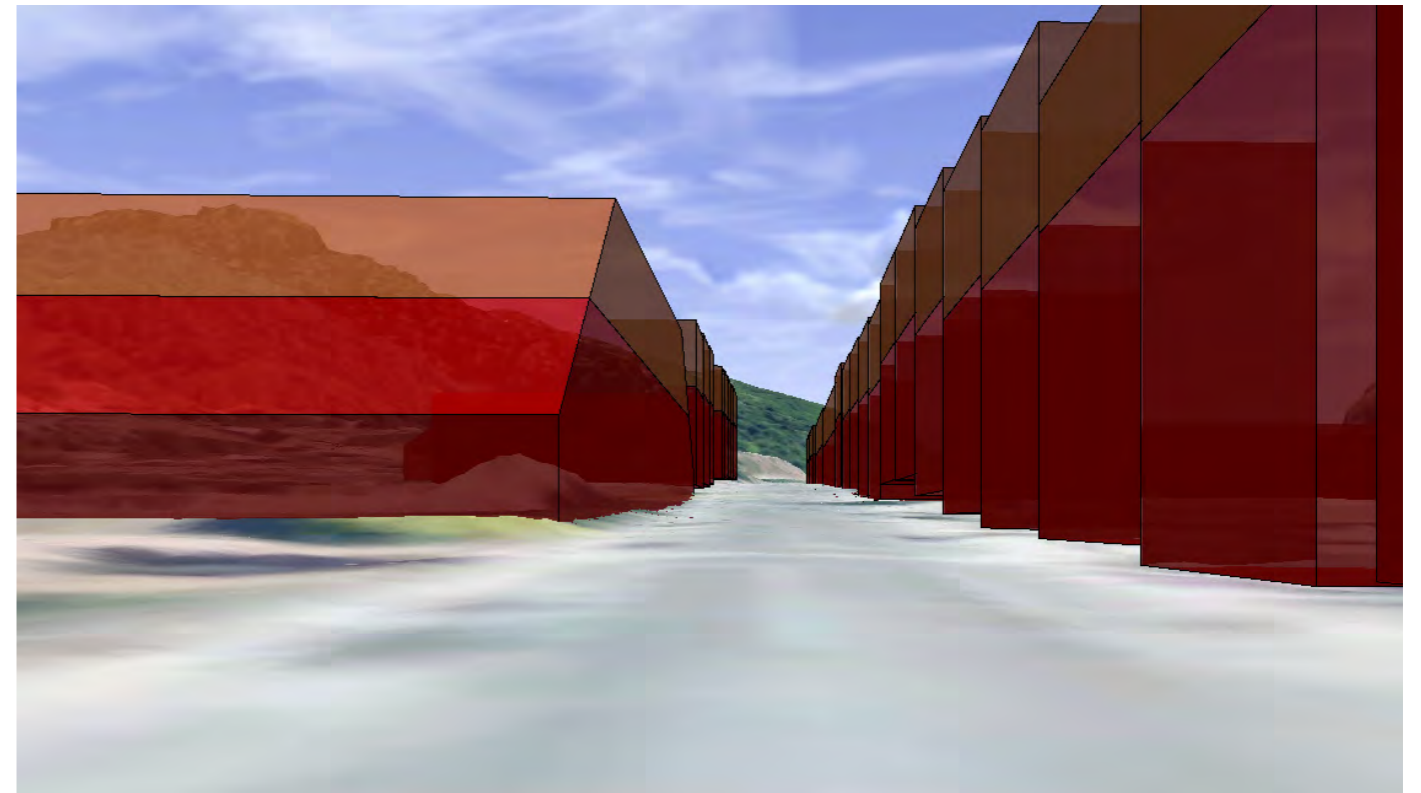
View North up the Gorge Road corridor to the Caltex service station site (East side)

Figure 56: Gorge Road edge (shading)

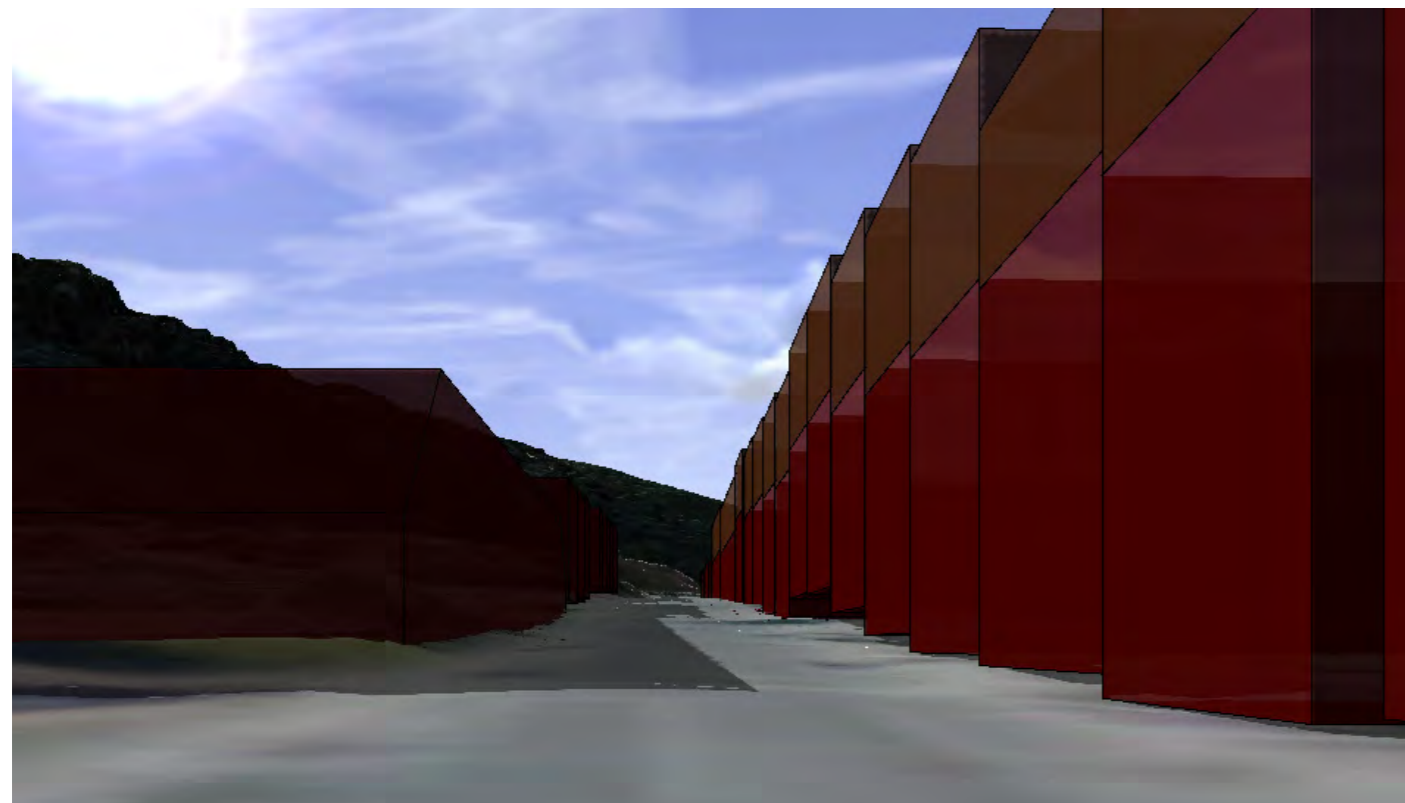


Location Map

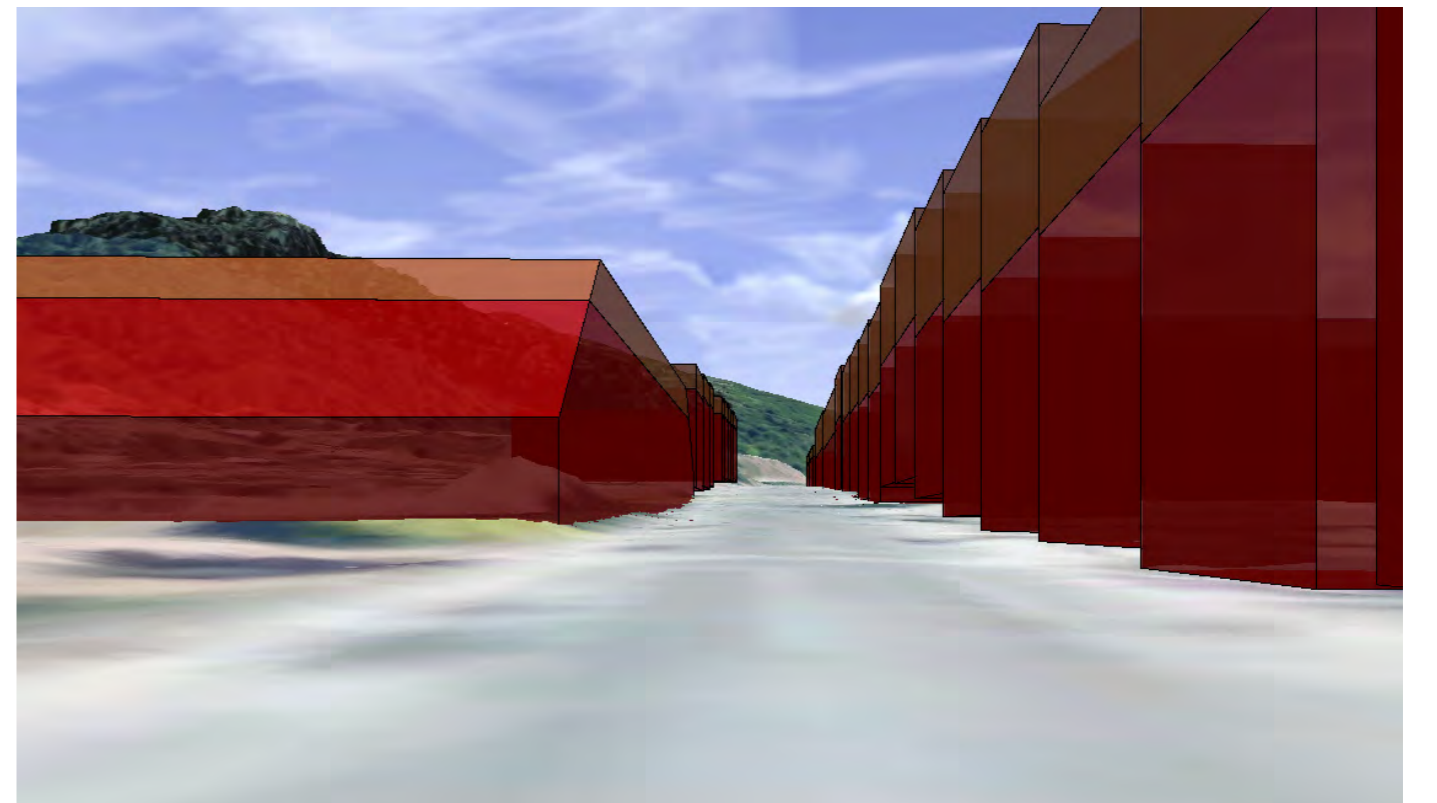
Figure 57: Gorge Road corridor (visual dominance)



PDP P12m/RC20m

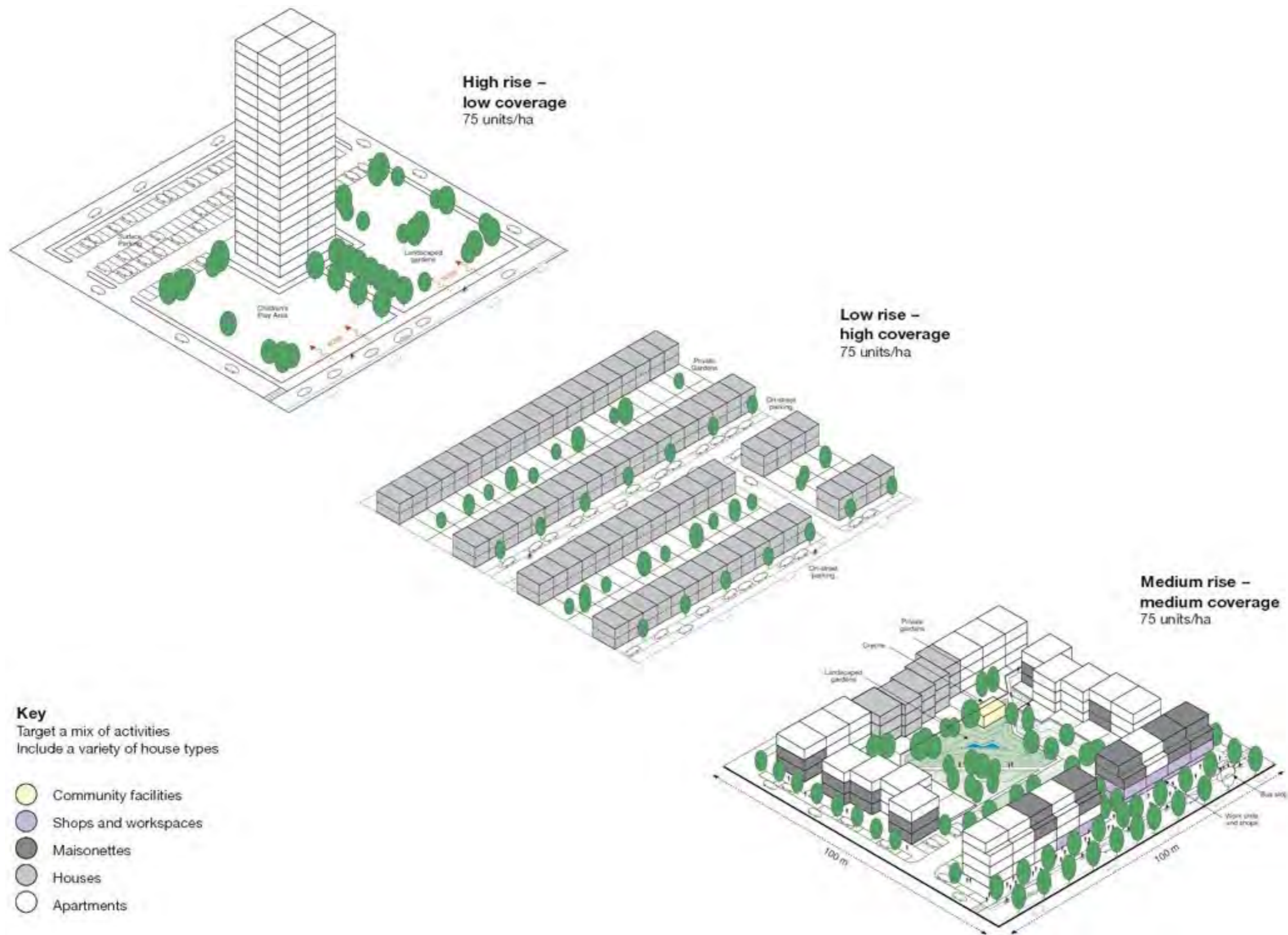


PDP P12m (West) and P12m/20m (East) - 21 June at 2pm



UD Evidence P12m/RC15m (West) and P12m/RC20m (East)

Figure 58: Relationships between density and built form



Source: Towards an Urban Renaissance, Urban Task Force, U.K.

Figure 59: Mixed Use Building/Development examples between 3st-4st



Queenstown



London



London



Auckland

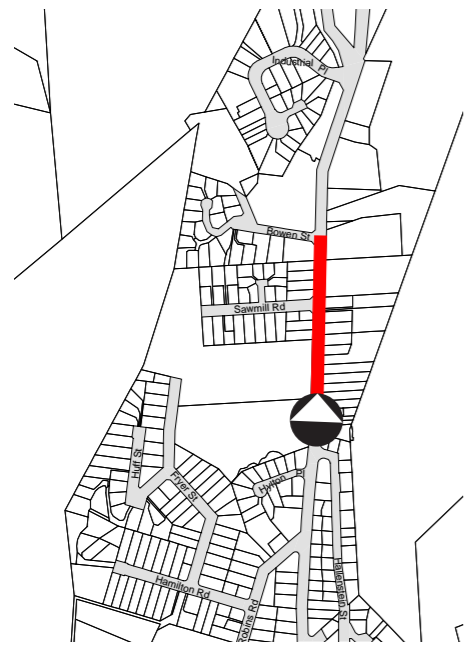


Freiburg

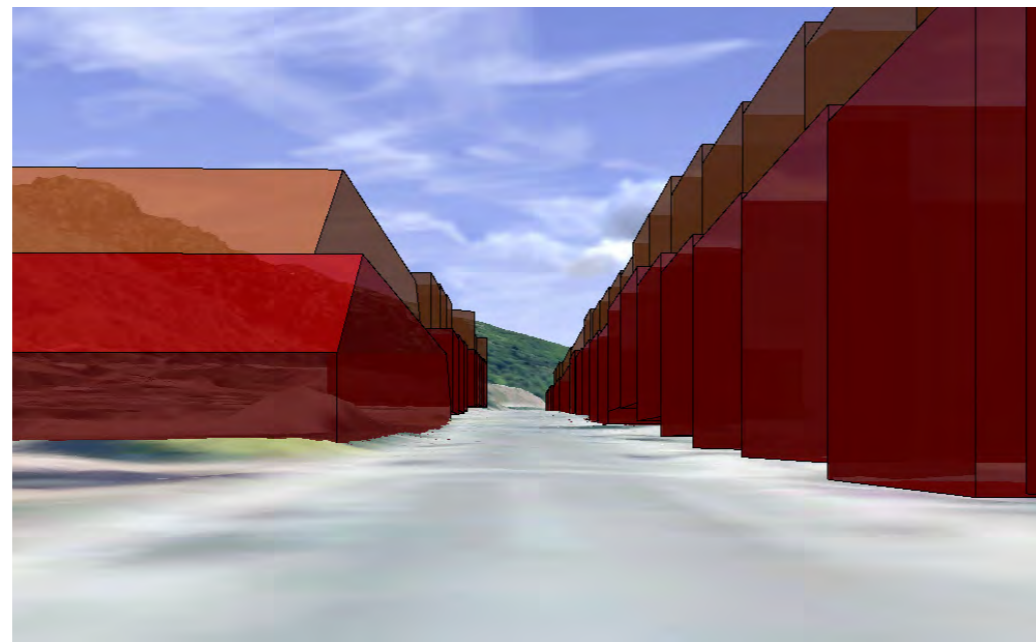


Freiburg

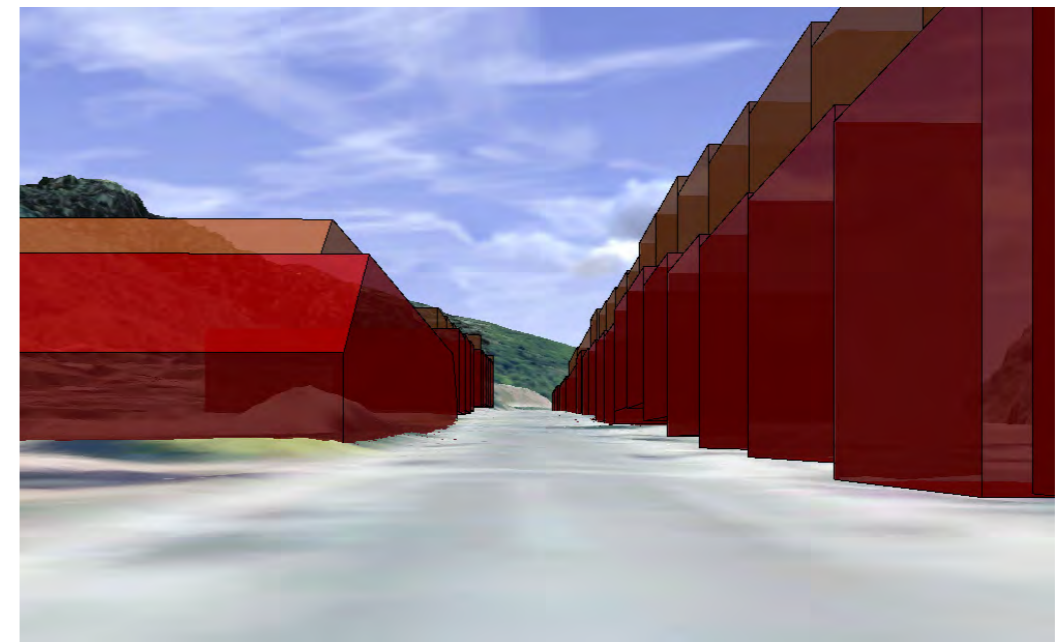
Figure 60: Gorge Road Corridor upper storey step



Location Map

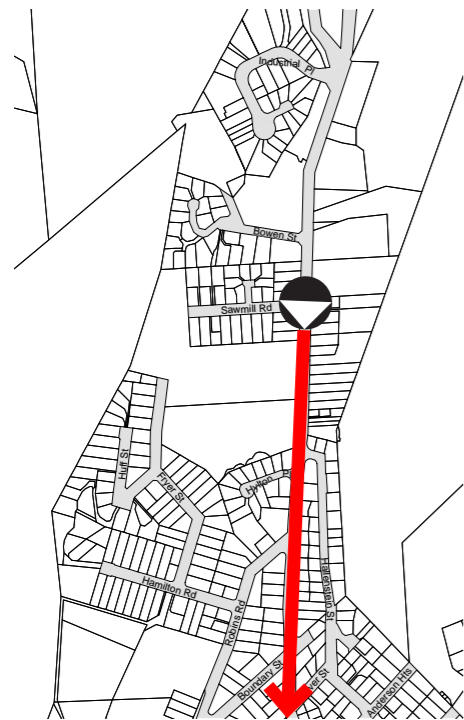


PDP P12m/RD20m with 3m horizontal facade step at 12m (approx. 4th storey)



UD Evidence P12m/RD15m (West) and P12m/RD20m (East) with 3m horizontal facade step at 12m (approx. 4th storey)

Figure 61: Cecil Peak view shaft

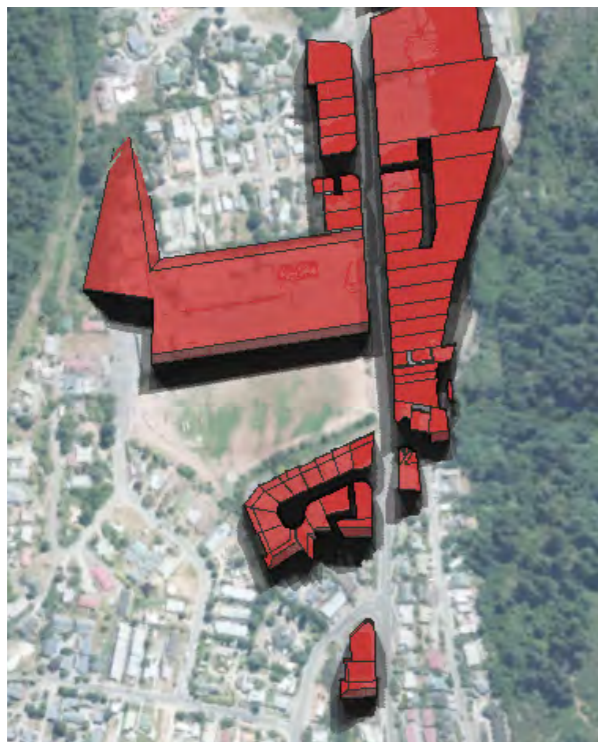


Location Map

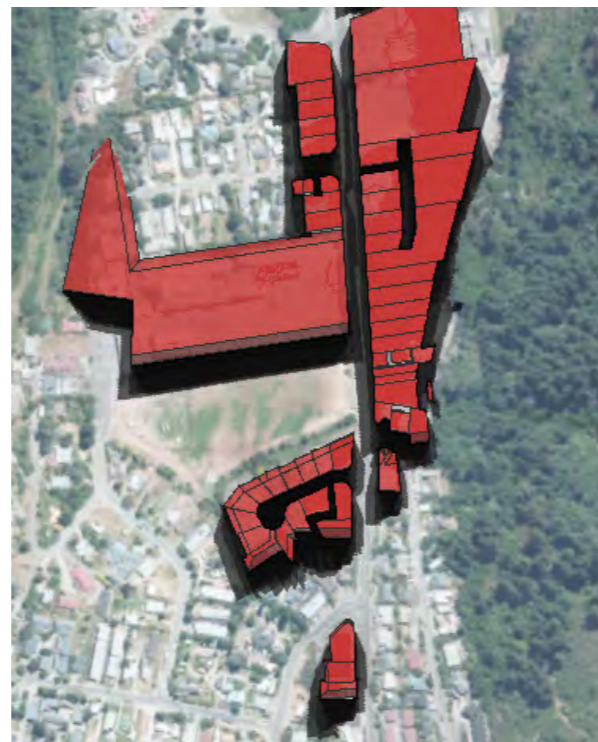


View South towards Cecil Peak along Gorge Road

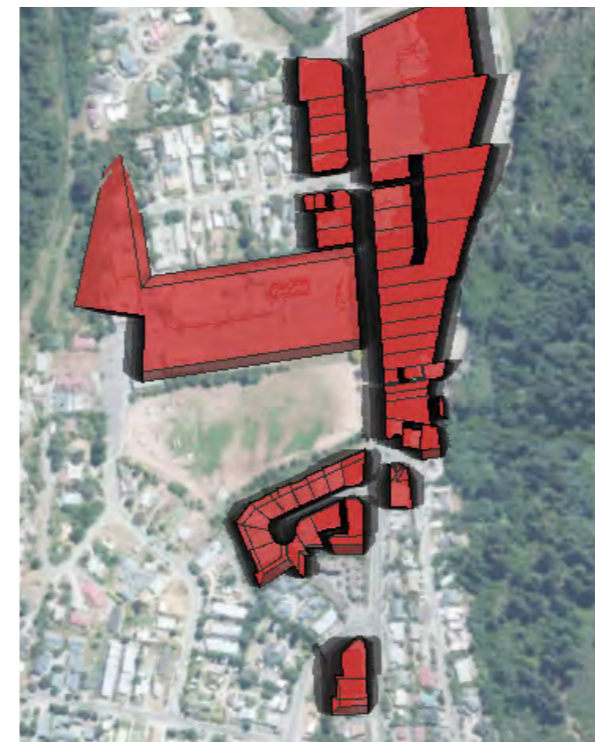
Figure 62: Gorge Road recession planes



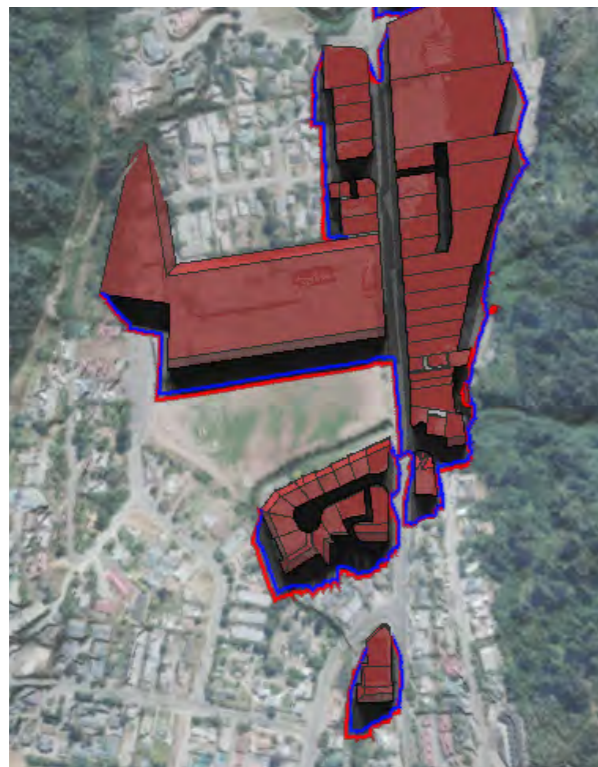
PDP 30° 12m - 21 June 2017 at 11am-2pm



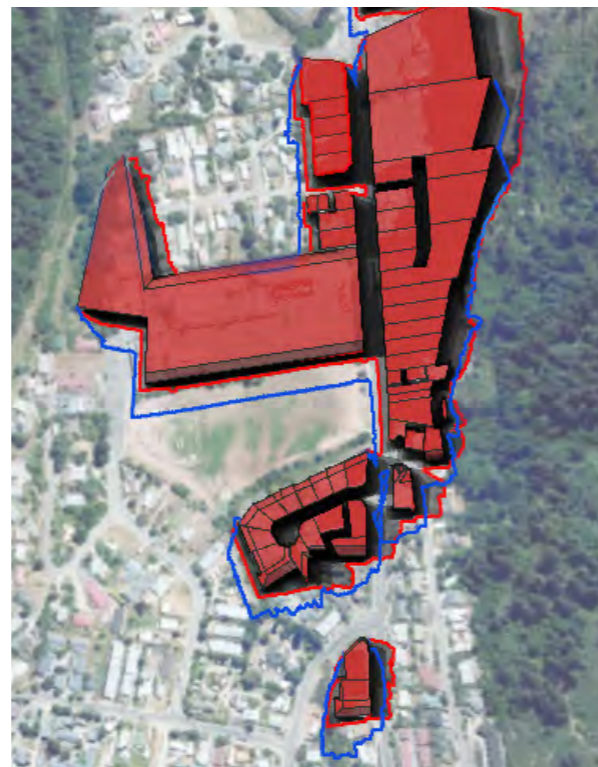
PDP 30° 12m - 23 Sept 2017 at 11am-5pm



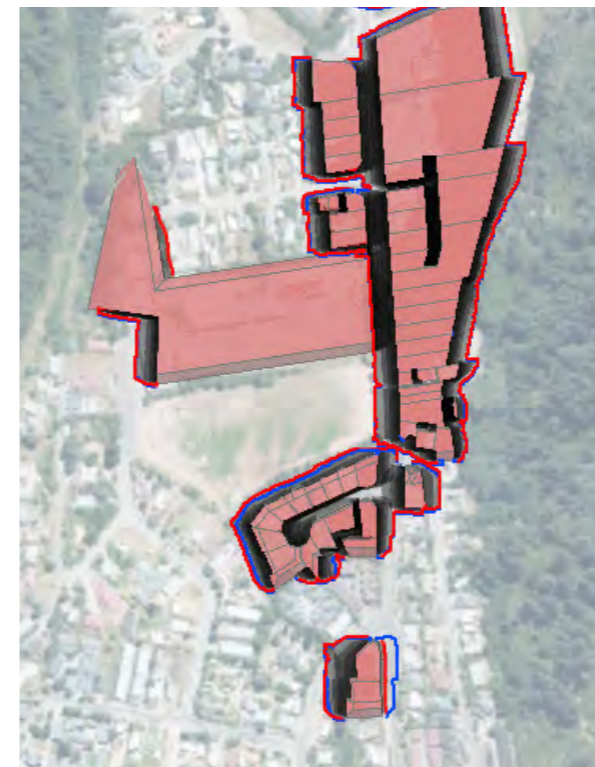
PDP 30° 12m - 22 Dec 2017 at 9am-6pm



Submission 45° 12m - 21 June 2017 at 11am-2pm



Submission 45° 12m - 23 Sept 2017 at 11am-5pm



Submission 45° 12m - 22 Dec 2017 at 9am-6pm

Existing Proposed

Figure 63: Anderson Heights recession planes



PDP 30° 12m - 21 June 2017 at 10am-3pm



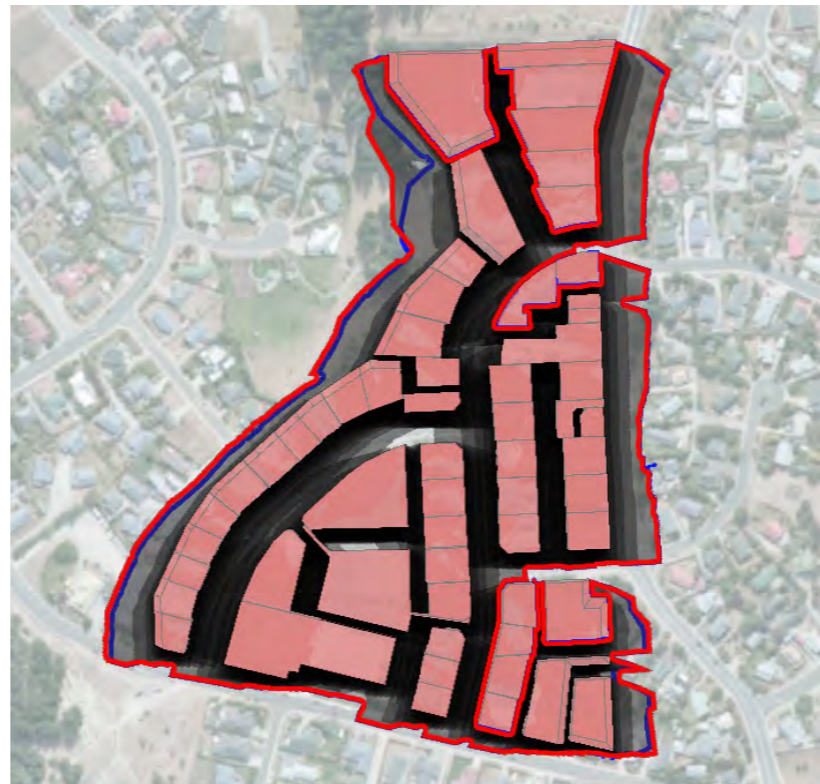
PDP 30° 12m - 23 September 2017 at 8am-5pm



PDP 30° 12m - 22 December 2017 at 8am-8pm



Submission 45° 12m - 21 June 2017 at 10am-3pm



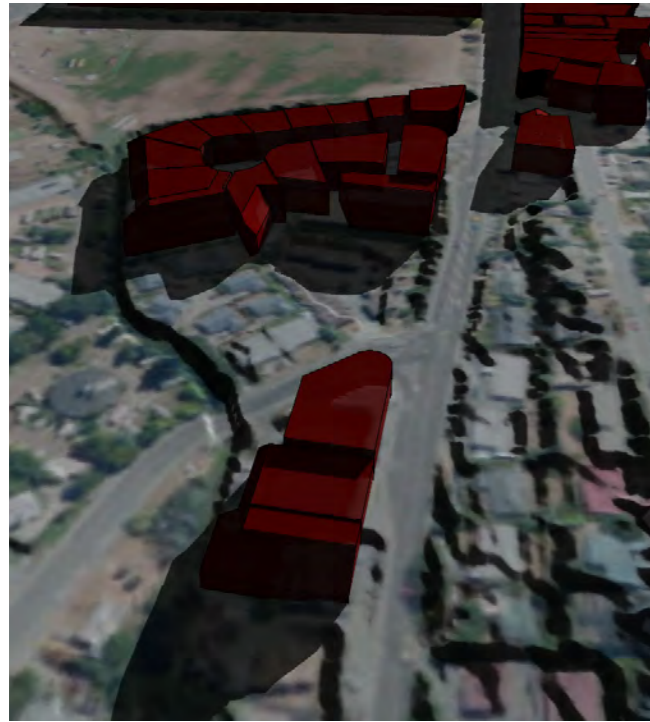
Submission 45° 12m - 23 September 2017 at 8am-5pm



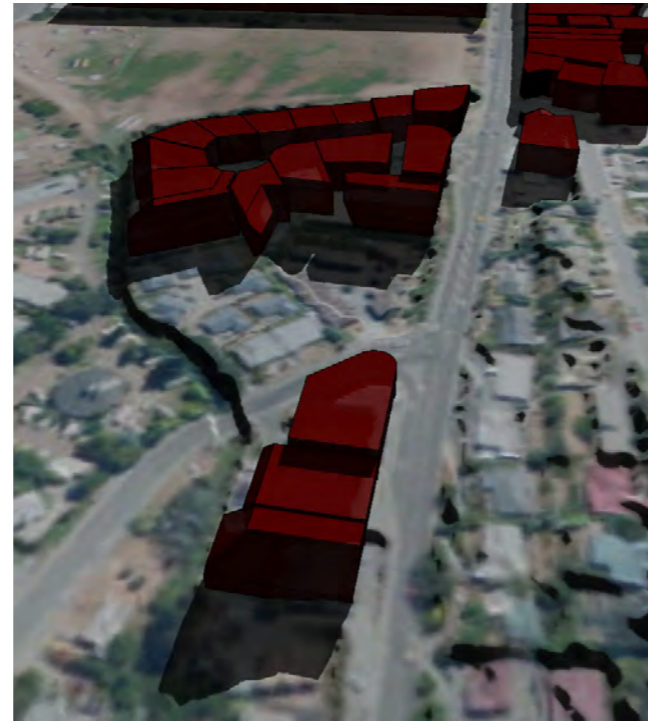
Submission 45° 12m - 22 December 2017 at 8am-8pm

— PDP — Submission

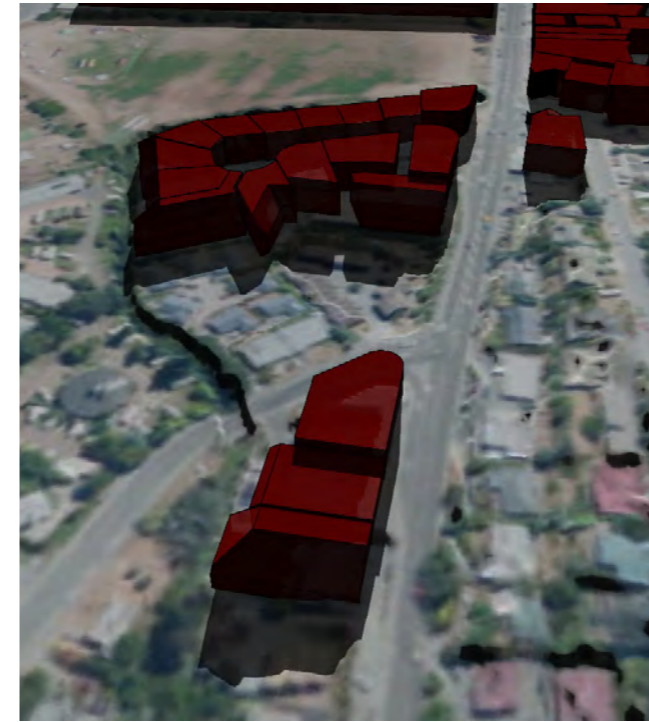
Figure 64: Gorge Road recession plane comparison
(Hyton Place, Caltex Service Station, Fresh Choice Supermarket Sites)



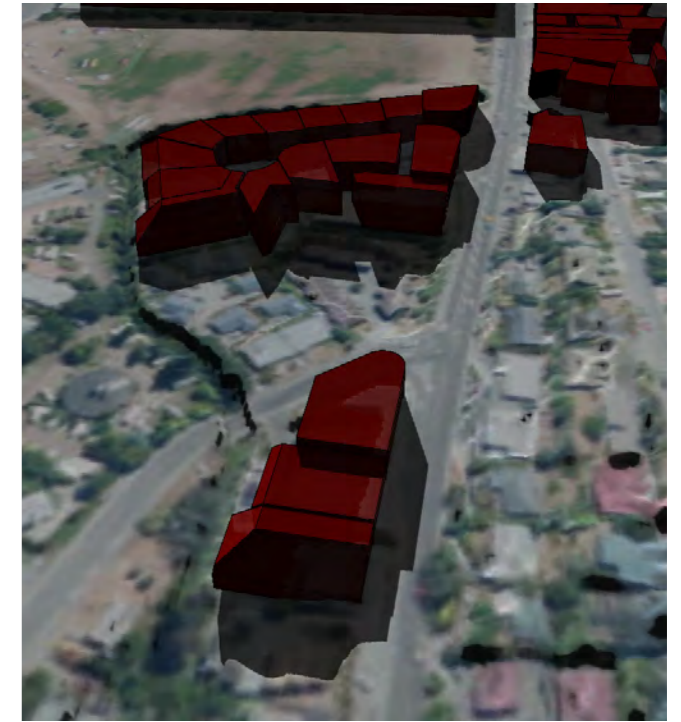
PDP 12m, 35° - 21 June 2017 at 11am



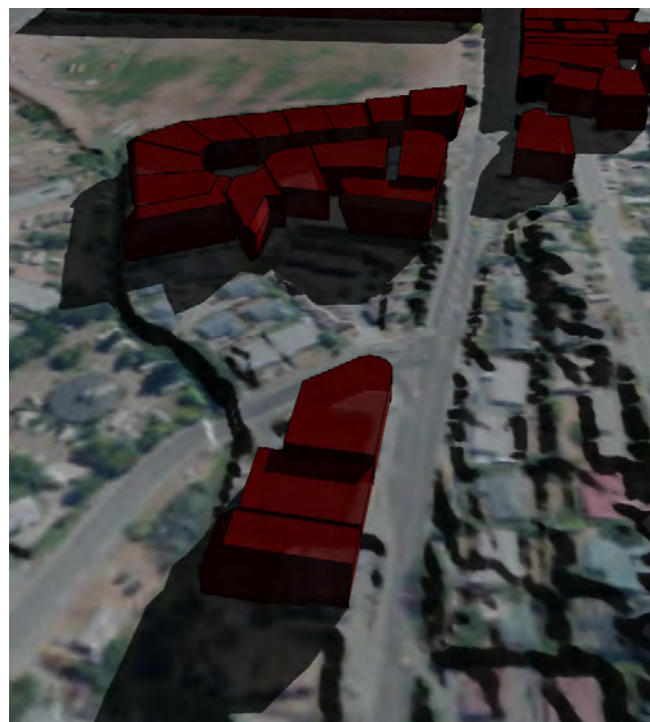
PDP 12m, 35° - 21 June 2017 at 12am



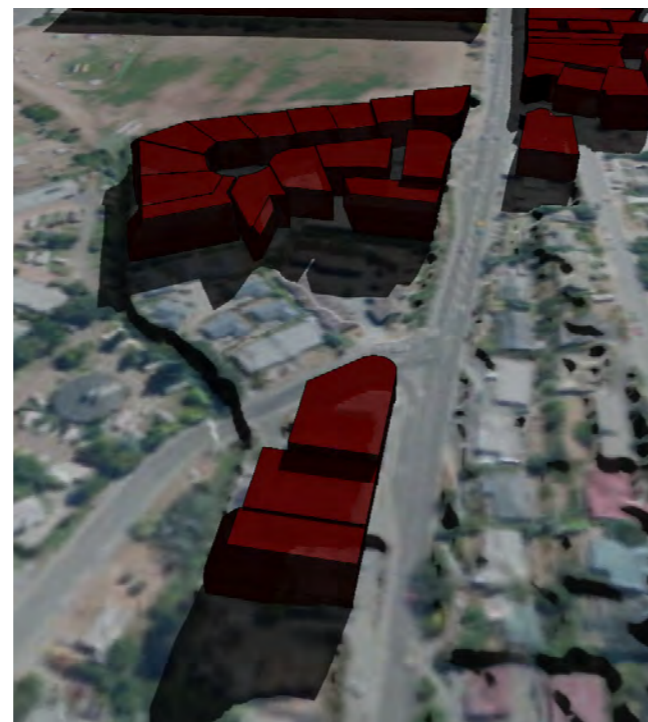
PDP 12m, 35° - 21 June 2017 at 1pm



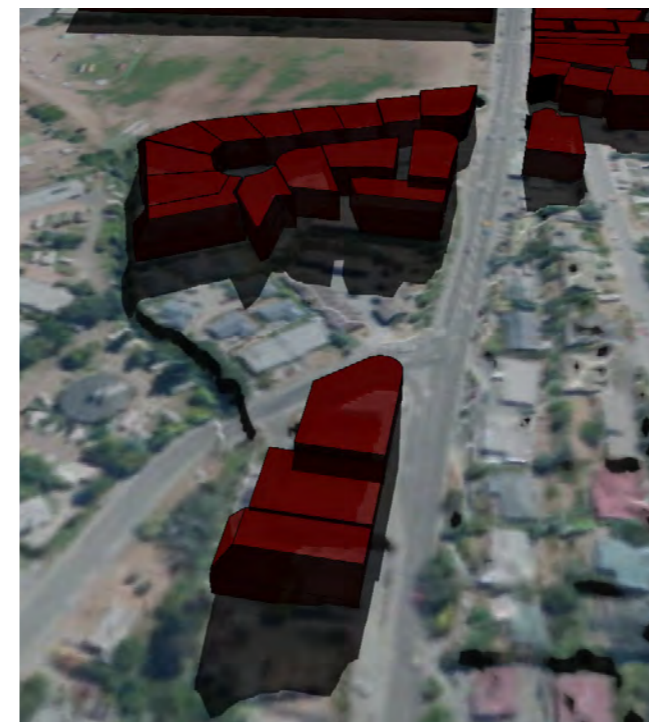
PDP 12m, 35° - 21 June 2017 at 2pm



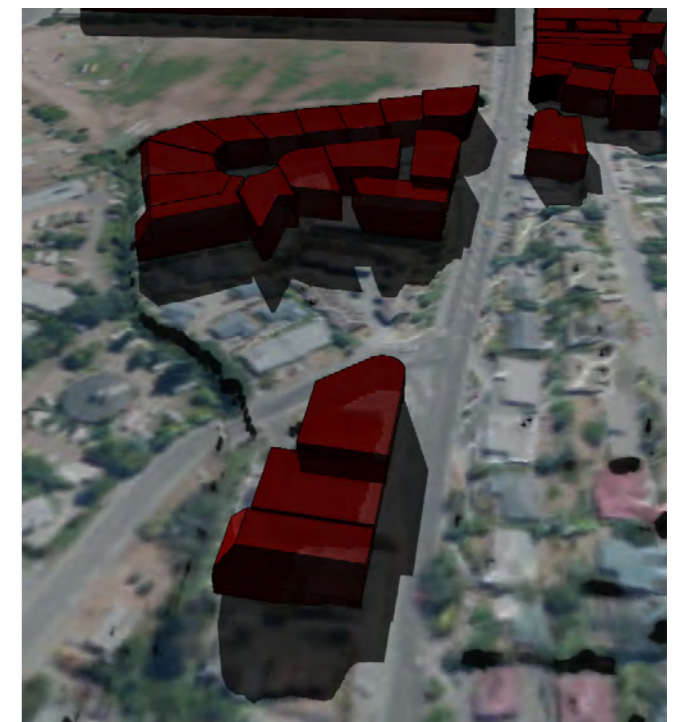
Submission 12m, 45° - 21 June 2017 at 11am



Submission 12m, 45° - 21 June 2017 at 12am



Submission 12m, 45° - 21 June 2017 at 1pm



Submission 12m 45° - 21 June 2017 at 2pm

Figure 65: Residential interface Anderson Heights



PDP 12m, 35° - 23 Sept. 2017 at 9am



PDP 12m, 35° - 23 Sept. 2017 at 10am



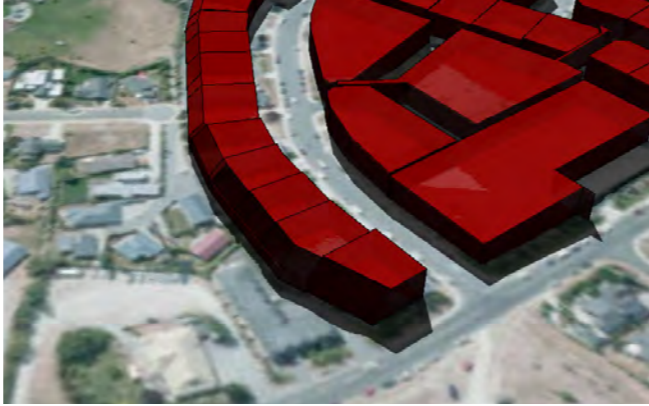
PDP 12m, 35° - 23 Sept. 2017 at 11am



PDP 12m, 35° - 23 Sept. 2017 at 21pm



Submission 12m, 45° - 23 Sept. 2017 at 9am



Submission 12m, 45° - 23 Sept. 2017 at 10am



Submission 12m, 45° - 23 Sept. 2017 at 11am



Submission 12m 45° - 23 Sept. 2017 at 12pm

Figure 66: Balconies in built form



Source: Good Solution Guide for mixed use development in town centres