

**LAKEVIEW PUBLIC REALM  
CONCEPT PLAN  
20.09.2017**

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## DESIGN BRIEF

### CONTEXT

Lakeview is to under go development, adding density and expanding the Queenstown Town Centre footprint. For the Lakeview development to add quality to Queenstown's growth, a public realm strategy needs to be established.

This strategy will include a set of design principles that the built and urban form will be driven by. It will include a set of parameters for the new streetscapes that will balance pedestrian and vehicle requirements. It will also provide a vision for a new significant public space in the heart of the development.

### DESIGN PRINCIPLES

Design principles will guide the level of quality in the development. They will also determine a benchmark of where this project sits alongside other domestic and international projects. This will include aspirations, feasibility, cultural drivers of iwi and the local community, and how this project looks to contribute to Queenstown's overall growth.

### STREETSCAPES

These parameters will set up a series of typical street conditions through the development and establish a balance to providing pedestrian access and amenity alongside vehicle movements. This will work into a hierarchy of typologies - with a central axis through Isle Street, a series of connecting streets and smaller laneways.

### NEW PUBLIC SPACE

This vision will reflect the needs of a growing city to provide a significant urban space. Currently this is lacking in Queenstown. This space will need to be accessible from the current town centre and provide elements that will draw people to it. As the first space of its type in Queenstown, there will be an opportunity for it to be used in many different events and modes. Flexibility of the space created should provide for this. A central location in the Lakeview development will place it between Ben Lomond and Lake Wakatipu. The connection to these wider landscape elements and associated narratives should be explored.

DOCUMENT CONTROL					
Rev.	Date	Purpose	Prepared by	Checked	Authorised
v1	20.09.16	DRAFT	CM	HC	HC

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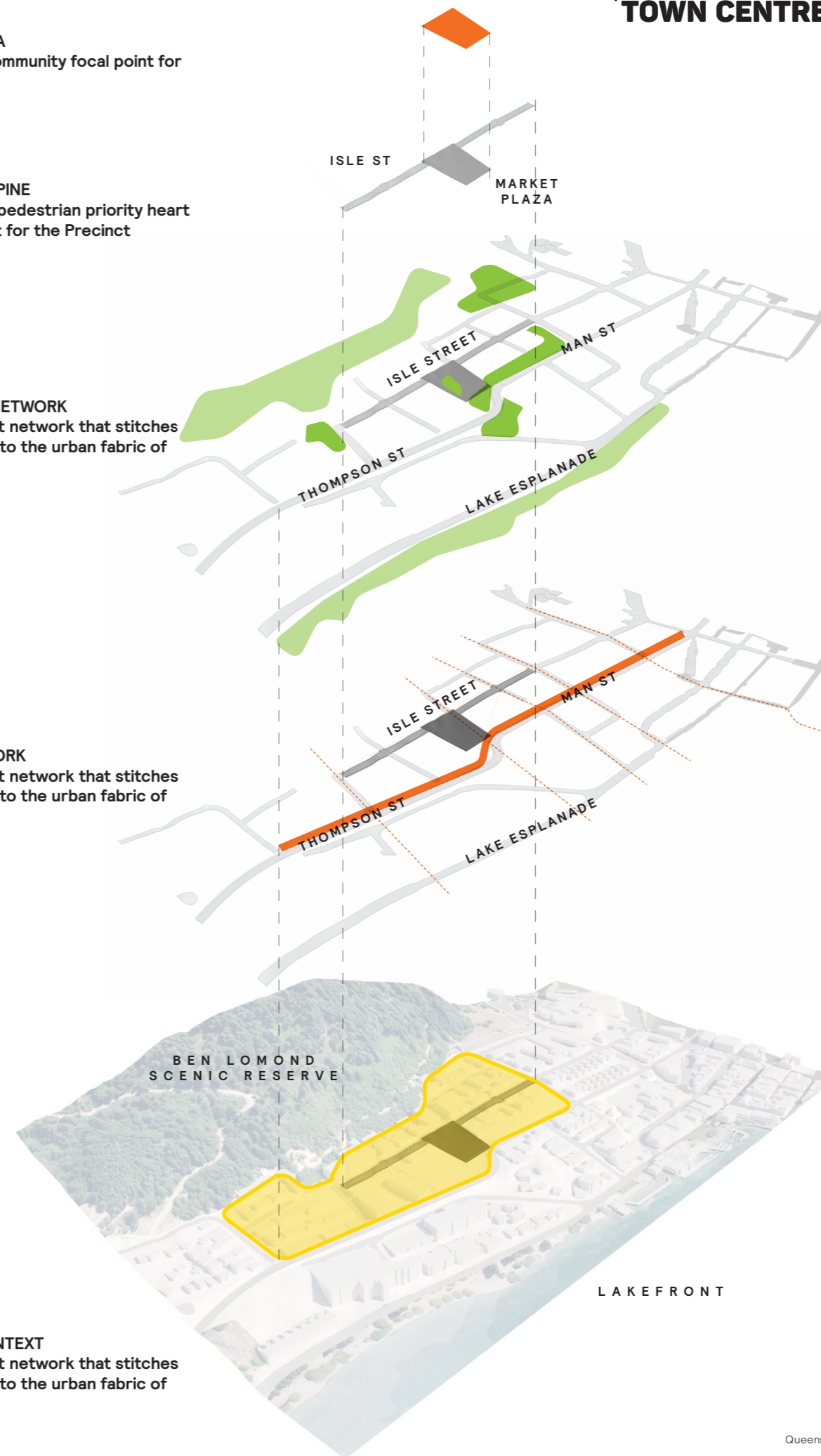
005  
MARKET PLAZA  
A social and community focal point for the Precinct

004  
ISLE STREET SPINE  
A slow speed, pedestrian priority heart and focal point for the Precinct

003  
LANDSCAPE NETWORK  
A legible street network that stitches the precinct into the urban fabric of Queenstown

002  
STREET NETWORK  
A legible street network that stitches the precinct into the urban fabric of Queenstown

001  
LAKEVIEW CONTEXT  
A legible street network that stitches the precinct into the urban fabric of Queenstown



Note: Lakeview structure plan and indicative built form based on drawings produced by Fearon Hay Architects

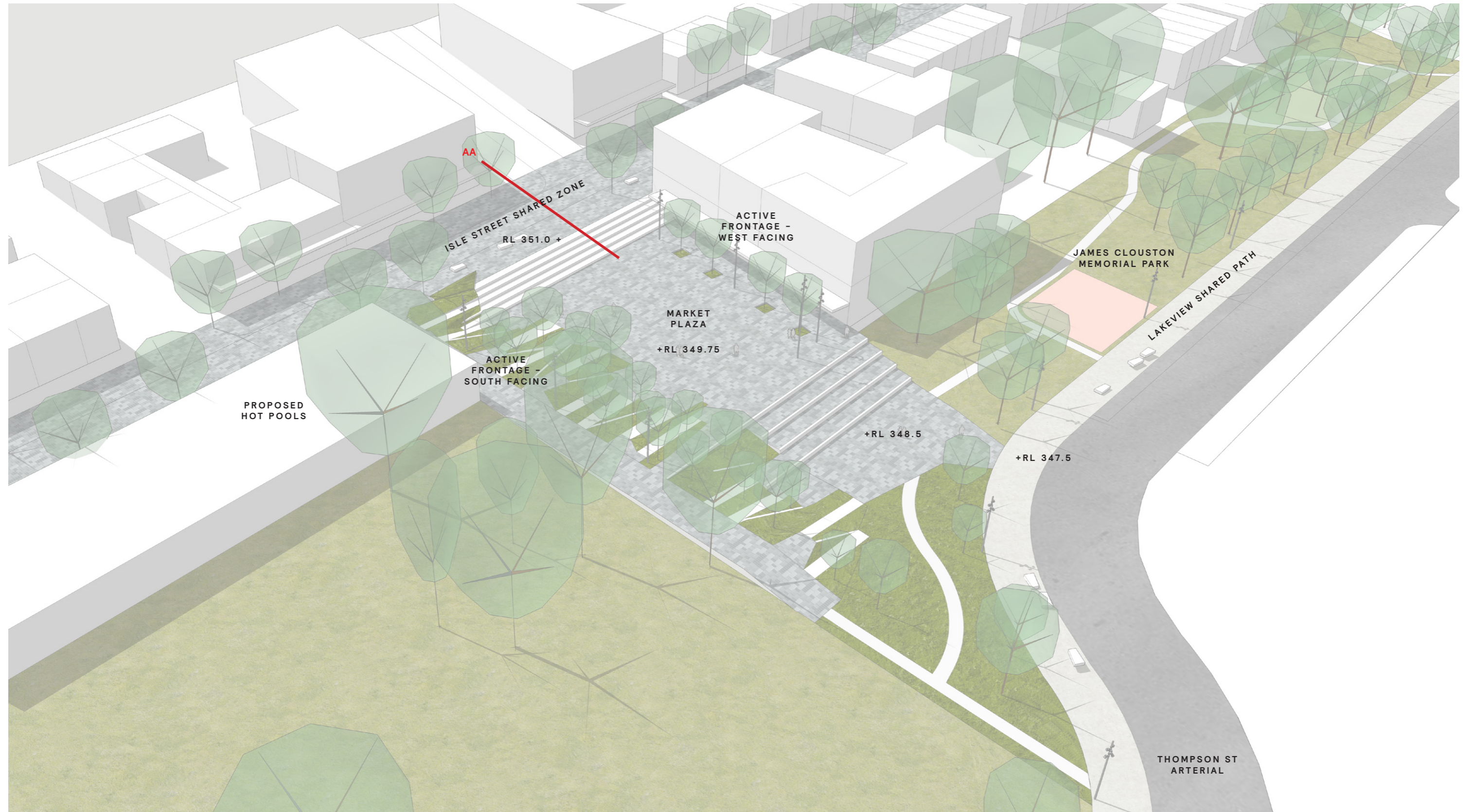




- KEY NOTES**
- P02 Concrete footpath
  - P03 Basalt paving
  - S01 Concrete stair (1.2m tread 0.3m riser)
  - S02 Concrete stair (2.5m tread 0.5m riser)
  - V01 Planting Type 1
  - T01 Tree Type 1

1:250 @ A1  
1:500 @ A3

The kit-of-parts for lakeview builds on the proposed Queenstown Town Centre design language whilst embracing the site specific qualities and opportunities presented by the sites position and outlook across the lake provided by the Market Plaza and north south laneway connections.



004 TREES

Adding vertical structure to the space and stitching into the tree planting along Isle Street and James Clouston Memorial Park. Trees will provide shade and amenity along both the built edge and the green edge of the plaza.

003 GREEN TOPOGRAPHY

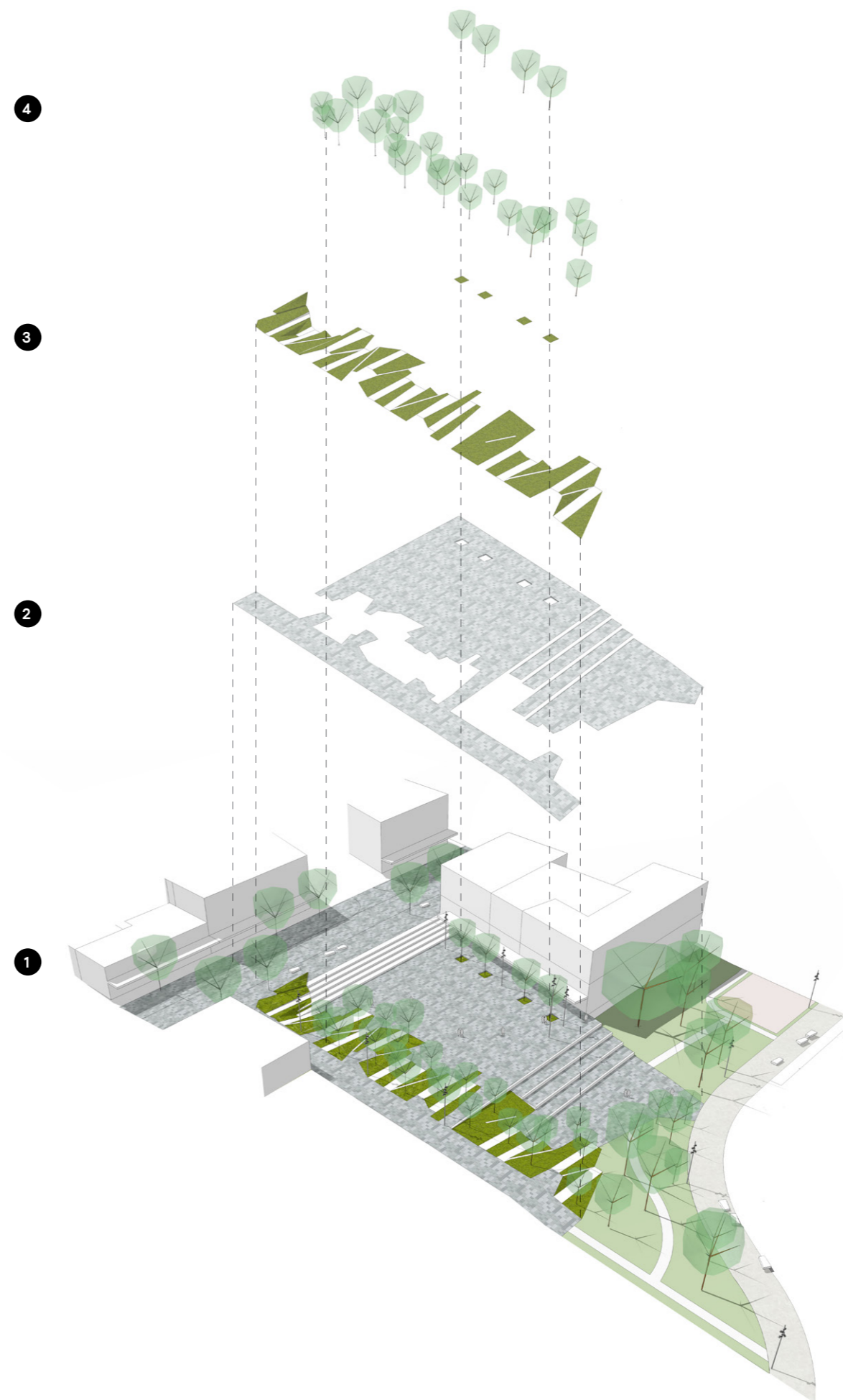
An undulating green edge that holds the west edge of the plaza, as the building footage does along the east.

002 PAVED SURFACE

A significant urban space for events / markets.

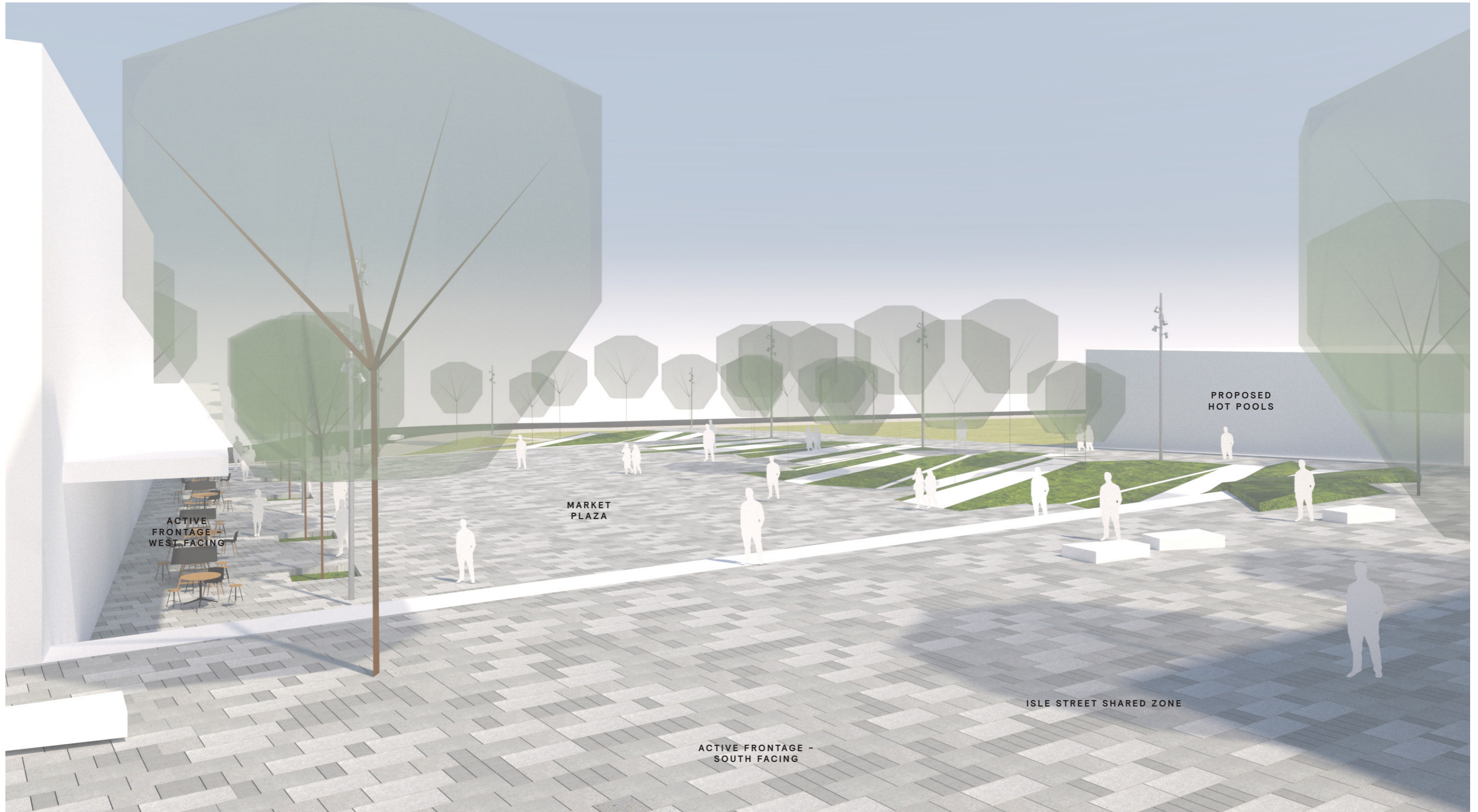
001 THE PLAZA

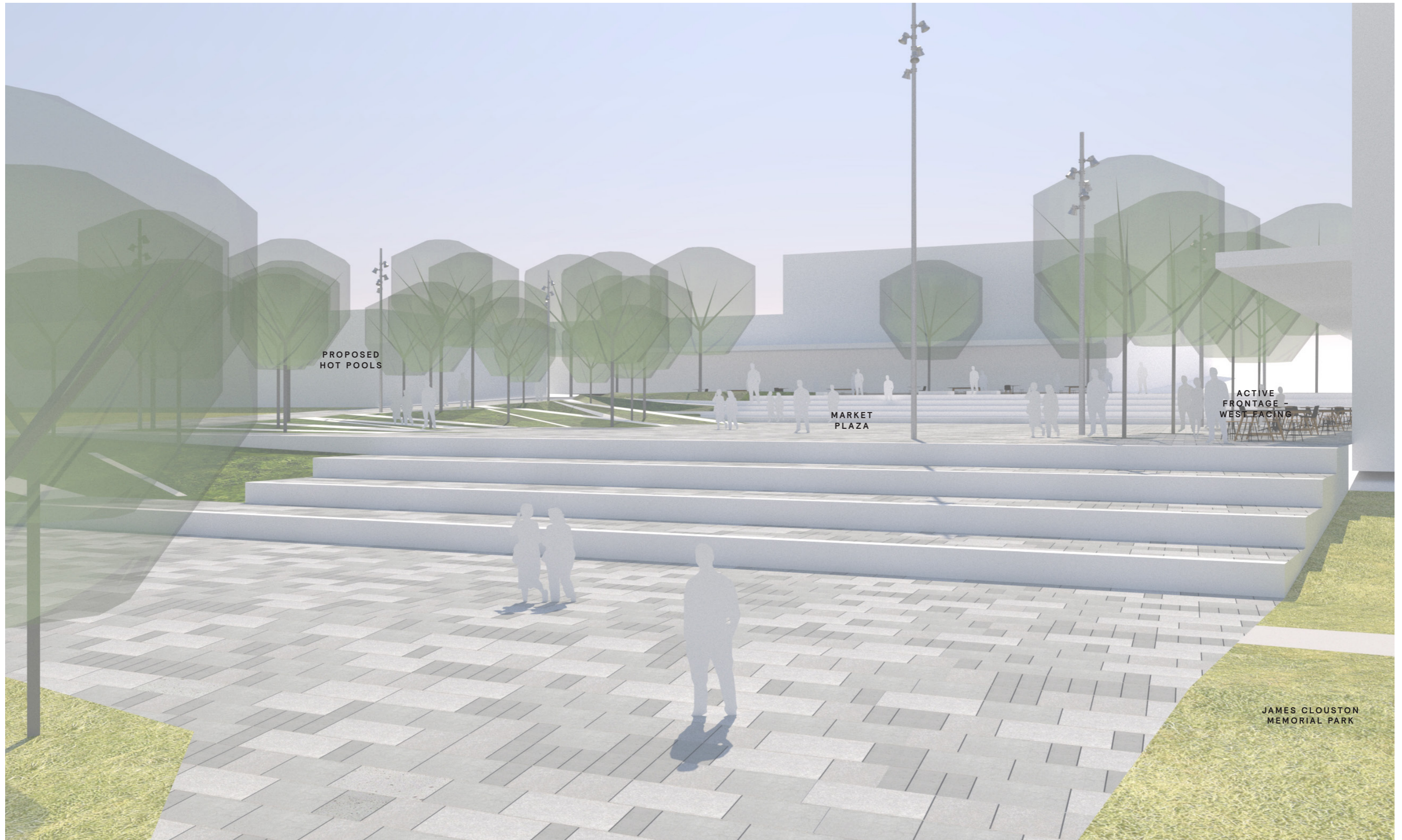
The plaza sits between Isle Street and James Clouston Memorial Park. Two sets of stairs provide an interface into the space.

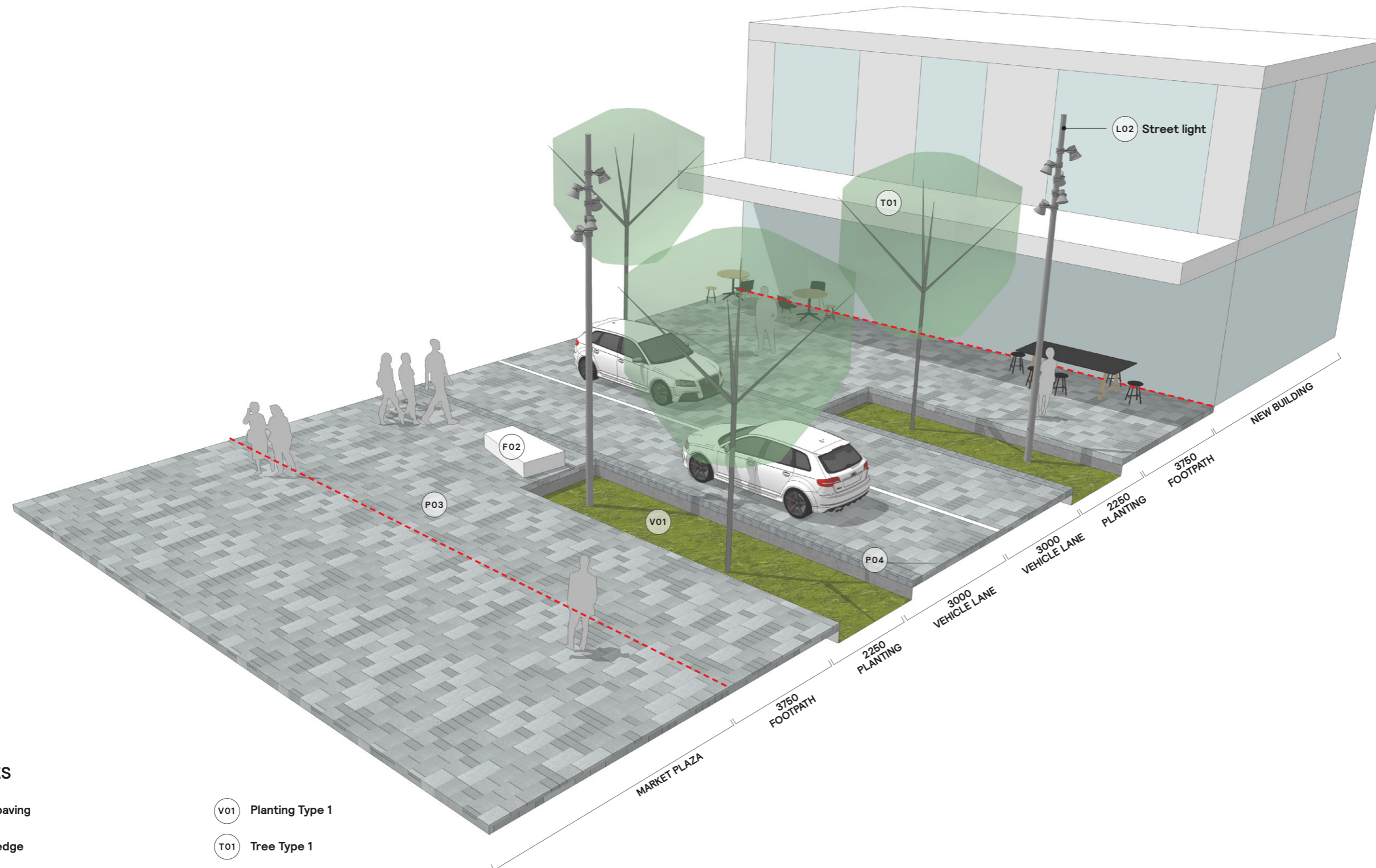












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 CADASTRAL  
 BOUNDARY

**KEY NOTES**

- P03** Basalt paving
- P04** Basalt edge
- L02** Lighting Type 2 - Street

- V01** Planting Type 1
- T01** Tree Type 1
- F01** Seat Type 2 - Custom