

## ARTHURS POINT SPECIAL HOUSING AREA: **EXTENSION EOI**

### Bullendale – Tomasi

**Arthurs Point SHA, Queenstown**

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## URBAN DESIGN ASSESSMENT

20<sup>th</sup> October 2017

### Introduction

This Expression of Interest (EOI) represents an extension of the Arthurs Point SHA, currently being developed and marketed as Bullendale, into the Tomasi-owned land on its western boundary by Bullendale Queenstown Ltd. This partnership and SHA extension has been sought by the Tomasi family in response to the quality of design, delivery on the project to date, adherence to agreements and commitments (including affordability), and the proven desirability of the development.

The potential for such an extension of the Arthurs Point SHA into neighbouring properties was envisaged by the Bullendale design team from the initial stages, and a framework which enabled that was intrinsic to subsequent design responses.

The proposal contained in this EOI remains reasonably conceptual design for as the Bullendale development (First stage of the Arthurs Point SHA) has demonstrated, there can be quite significant differences once specific issues and constraints are identified during detailed design for Resource Consent. Notwithstanding, this proposal represents a concept which the applicant is confident can be delivered 'in general accordance' with the framework and outcomes outlined in the attached plans.

This report provides further explanation and rationale for how and why design elements have been structured and are intended to operate.

### Background

The Arthurs Point Special Housing Area (SHA) was formally gazetted (granted qualifying status) by the Queenstown Lakes District Council (QLDC) in December 2016. This development sought to deliver a minimum of 70 households for a 4.18ha site of which 30% of lots were to be less than 300m<sup>2</sup> and at least 25% being 1 or 2 bedroom dwellings. Like all SHA's the developer, Riverton Queenstown Limited, also committed to deliver a range of affordable housing options and transfer a house to the Community Housing Trust.

This development was in fact largely contained within approximately half of the site (circa 2.2ha) with the balance set aside as recreational open space until future development viability (and desirability) merited the significant investment required for the challenging conditions. To meet the tight site constraints the concept showcased a range of innovative built form responses and features to deliver a unique and desirable 'urban

village' environment.

Following detailed site investigation and design, the resource consent application submitted in August 2016 featured an increase in dwellings to 88 and the number of 2 bedroom units to 50 (60% of the total) – which was largely facilitated by the replacement of freestanding and attached dwellings with a Walk-up Terraced Apartment Building typology in block 3. This resulted in a gross density of approximately 40 dwellings per hectare, whilst still meeting standard parking requirements even though the SHA provisions provided for a greatly reduced threshold.



**Img 1.** The latest Bullendale Masterplan (Including amendments to Block 3) with the Tomasi site at left.

The development, branded 'Bullendale' after local mining legend George Bullen, has proven an instant success with Stages 1 and 2 comprising of 26 dwellings sold out quickly (January 2017). More significantly 16 of these sales were to first home buyers – a testament to the commitment to an affordable by design solution and the 'deadline treaty' sales process. The first homes will be ready for occupation by late 2017 and Stage 3 (a block of walk-up terraced apartments) has been submitted for resource consent.

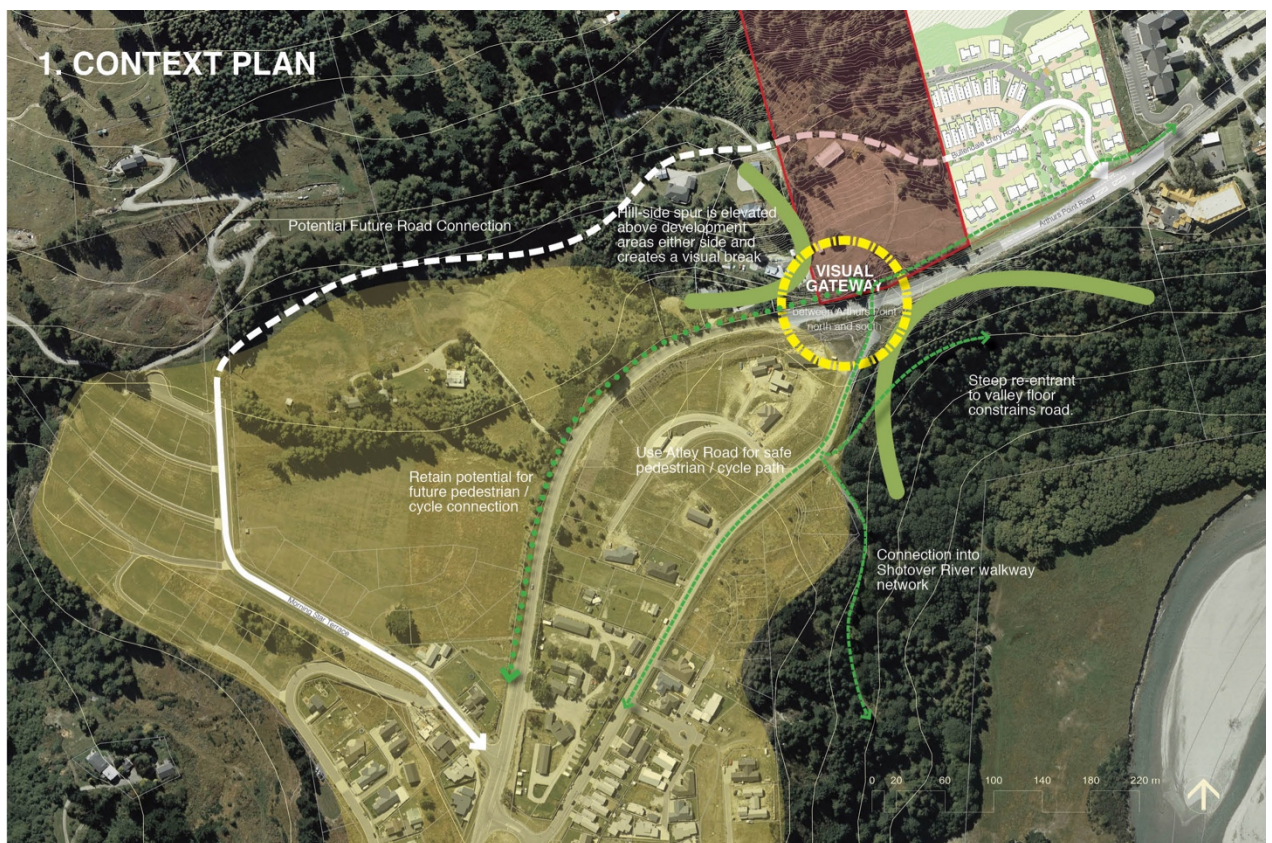




Img 2. Bullendale houses under construction.

## The Tomasi Site

The Tomasi site lies immediately to the west of the Bullendale development and is almost identical in size (4.12ha). It exhibits similar conditions of the Bullendale site including a significant area of gently contoured land at the foot of the hillside. The Tomasi site differs in that it rises to its western edge to a low spur that extends out from the hillside. This spur, in conjunction with steep embankment down to the Shotover River on the opposite side of Arthurs Point Road, effectively create a 'visual gateway' between the northern and southern neighbourhoods of Arthurs Point.



Img 3. Context Plan illustrating conditions in and around the site.



This topographical feature and proximity of property boundaries to Arthurs Point Road on the western edge make the potential for extending the Bullendale / Arthurs Point North walking and cycling pathway any further south along the Arthurs Point Road edge challenging. At the same time, a key entry to the river-side recreational networks along the Shotover River is at the northern head of Atley Road (Arthurs Point South), immediately across Arthurs Point Road at the southern end of the Tomasi site. Enabling a safe pedestrian crossing of Arthurs Point Road to connect the two networks has been a central component of the design response.

Roads in Bullendale are defined by a single main connector that largely follows the base of the hillside, and this extends to the Tomasi boundary. As outlined previously, this alignment was selected in anticipation of future connection into and through the Tomasi site, and allow a further connection to be made again (clear of existing structures) to link with Morning Star Terrace in Arthurs Point South when required. Providing this connection is one of the only viable options for an alternative route between the southern and northern Arthurs Point neighbourhoods and will improve movement (both vehicle and pedestrian) resilience.

Within the Tomasi area, as per the Bullendale site, there are three primary landscape components:

- Lower gently contoured plateau – a largely tree-free area of pasture with a short, steeper section that drops to Arthurs Point Road;
- Upper plateau that extends into the hillside in the north-western northern to form a shallow valley. This area contains the only structure on site – a single-level, 1970's–80's relatively-large footplate dwelling. There is a small ephemeral stream at the base of the hillside that runs down towards the Bullendale site but terminates before reaching the boundary (absorbed into the ground);
- Hillside. Moderately sloping land that rises to the north and covered with wilding pines. There is a plan to clear the hillside of the wilding pines shortly.



**Img 4.** Looking west to the Tomasi site from the Bullendale site along the primary road route. The wilding pines on the hillside are planned to be cleared in the near future.

A key point of difference to the Bullendale to the site in the is the relative height of the site above Arthurs Point



Road on the southern boundary. The current entry drive traverses across the roadside embankment and enters the lower plateau above a short re-entrant gully along Arthurs Point Road. Whilst anticipated to be an old overland flow path over to the Shotover River bank, there has been no sighting of any water in this gully recently.



**Img 5.** The plateau areas within the site – a large expanse of non-productive pasture. The entry drive appears from over the road-side embankment with Arthurs Point Road not visible at all.



**Img 6.** A wider view of the slope between the lower and upper plateau's. The existing house at far right.

The existing houses to the west sit elevated above the site on the hillside spur. Their driveways run alongside the Tomasi sites western boundary and provide a natural set-back for buildings.

The road-edge bank is capable of modification to create both open space amenity within the site and also to facilitate a pedestrian connection further south. However, as outlined previously, a better link is across to the head of Atley Road on the opposite side provides a safer route for pedestrians and cyclist as well as entry into the Shotover River recreational networks.

Re-contouring the road edge, in particular the southernmost corner, will allow sites to optimise view south across Arthurs Point South down to Lake Wakatipu and Cecil Peak beyond.





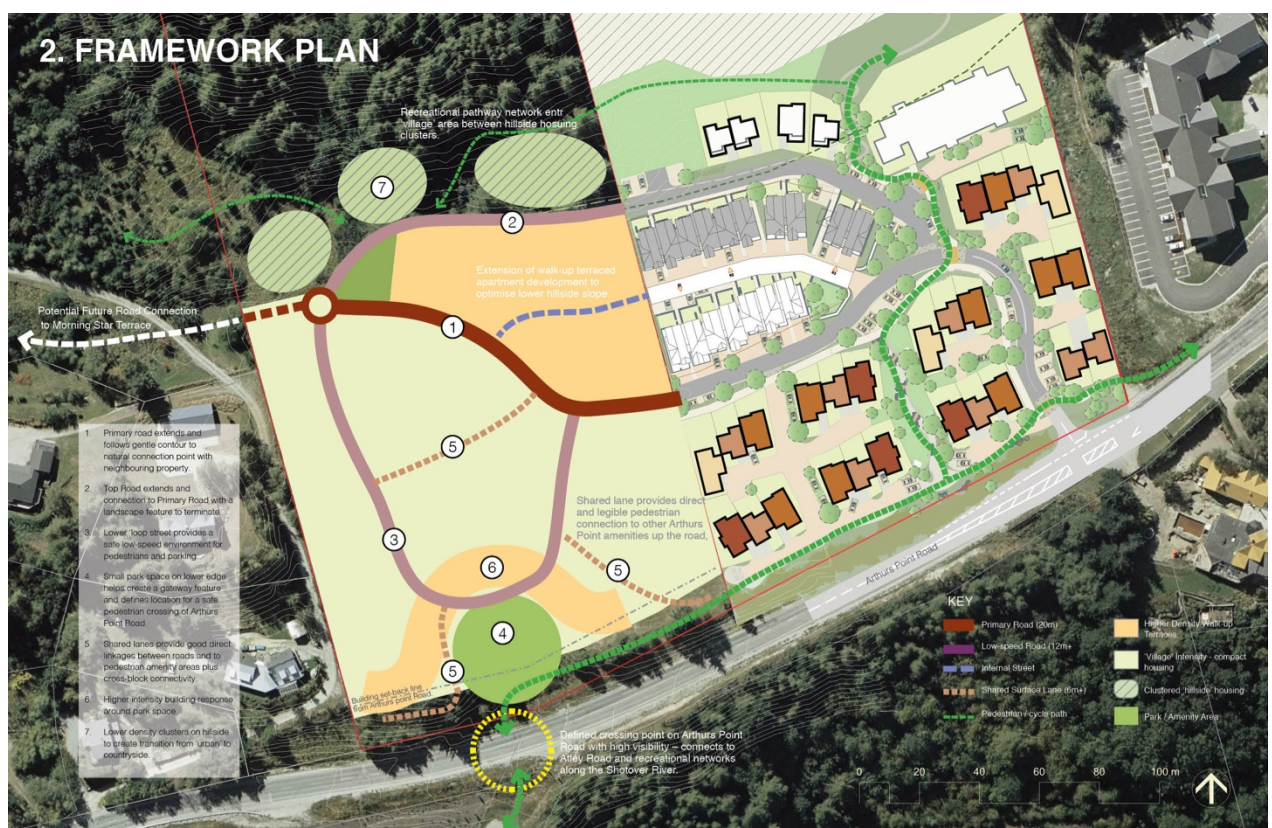
Img 7. The view from the south-west corner over Arthurs point south towards Lake Wakatipu and Cecil Peak (at centre) in the distance.

## The Design Concept

The Tomasi concept represents a natural extension, and completion of, the Bullendale concept. The main differences are:

- That the lower, flatter plateaus areas extend further into the site, and consequently;
- The Primary Road (and potential future connection west) sits further back.

These elements provide the opportunity to create a lower connecting road that effectively forms an expanded loop which, in combination with the extension of the internal street of Bullendale block 3 and the public upper access road, provides multiple egress options (network resilience) and a high level of route/hierarchy legibility for users.



Img 8. The Framework Plan. A graphics of the core structural elements of the development.



By utilising the roadside re-entrant/ hollow and easing the road embankment, a larger area of open space can be created that is elevated above the road. This facilitates:

- Intensive built form around (and overlooking) the space – Walk-up Terraced Apartments are proposed;
- A safe and legible pedestrian dwell-space for pedestrian to cross Arthurs Point Road;
- Ability to focus and provide stormwater detention (as per the 'green link; in the Bullendale site).

The lower end of the loop road then provides a clear legible route for pedestrians up in to the upper parts of the combined site. This is supported with shared lanes down to the road-edge pathway/cyclepath to deliver a high level of pedestrian connectivity through and out of the site to the north.

Like the Bullendale development, a limited number of hillside housing clusters (2–4 dwellings each) provides a 'soft' transition between the urban core and the hillside open space above. Using this framework, the evolved concept connects seamlessly with the Bullendale development (as sought).

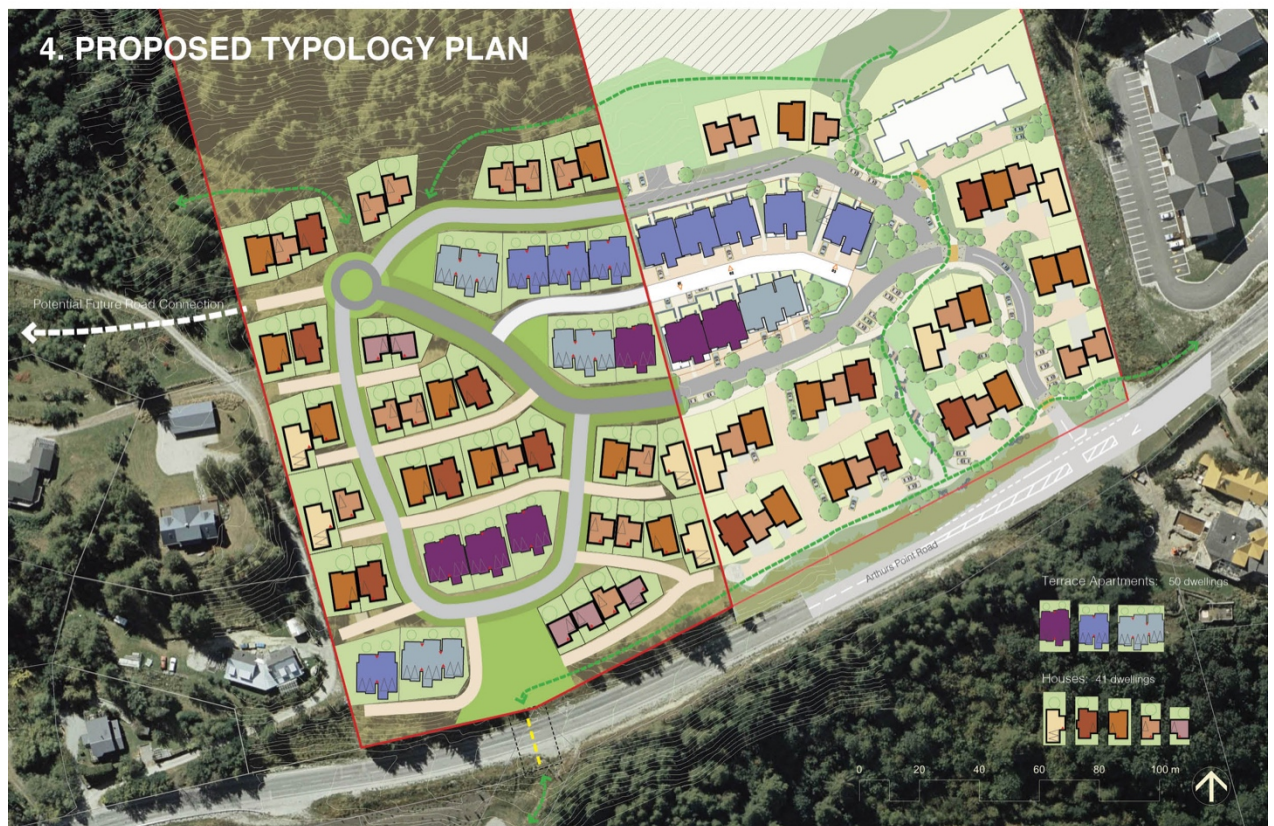


Img 9. The Concept Plan.

The concept plan illustrates a total 91 dwellings of which 50 dwellings (55%) are in the Walk-up Terraced Apartments configuration and the balance are low-level semi-detached and free-standing dwellings. Whilst a developed concept for resource consent may reduce the percentage or number of Walk-up Terraces, this typology was designed for (but not utilised in Bullendale) dual-key self-contained ancillary units – and implementing this innovation would maintain an equivalent yield. Consequently the 91 dwelling outcome represents a 'deliverable' yield to underpin the EOI, however the levels of 1 or 2 bedroom dwellings is harder to cement, suffice to say is will be significant.



The design utilises all the same types as are being used in Bullendale (refer to the appendix for more details).



Img 10. Typology Plan

This is not only to maintain a visual coherence but also because these types have proven to be desirable and cost-effective to deliver for first home buyers. There has been only one addition to the building-type set, a variation of the Type A dwelling (2 bed, 105m<sup>2</sup>) which is even more compact and provides the ability to utilise shallow sloping lots (as low as 16m, total lot size >120m<sup>2</sup>) and deliver a 'standard construction' alternative to apartments.

The majority of dwellings will provide at least 1 internal garage space as well as an additional at-grade secondary space or visitor park – meaning, like Bullendale, the development is well serviced in terms of parking.

In addition to providing outdoor and visual amenity for residents, the two parks provide legible and safe entry ways into the development for pedestrians, which in turn helps support and reinforce the provision of local services and facilities.





Overview of Stage 1 houses from the north.



Front elevation.



Rear living court 1.



Rear living court 2. Note the dual-aspect living area.



Rear living court 3.

Img 11–15. Stage 1 Houses – the quality of housing and living spaces being delivered on compact lots.



The Walk-up Terraced Apartments buildings are a key component of the overall built form response. These provide an apartment lifestyle option but, by being produced as distinct smaller buildings, avoid the costs and management complexities typically associated with larger apartment developments.

The Walk-up Terraced Apartments buildings have been sited with regard to enabling cost-effective extension of the wood-chip fuelled central heating system being installed in Bullendale. This innovation will be a significant contributor to reducing utility costs and delivering a high-quality living environment for apartment dwellers – contributing to an affordability outcomes and consequently their desirability as a living option.



**Img 16.** Artist Impression of Walk-up Terrace Apartments in Bullendale Stage 3. These will be extended into the Tomasi site.

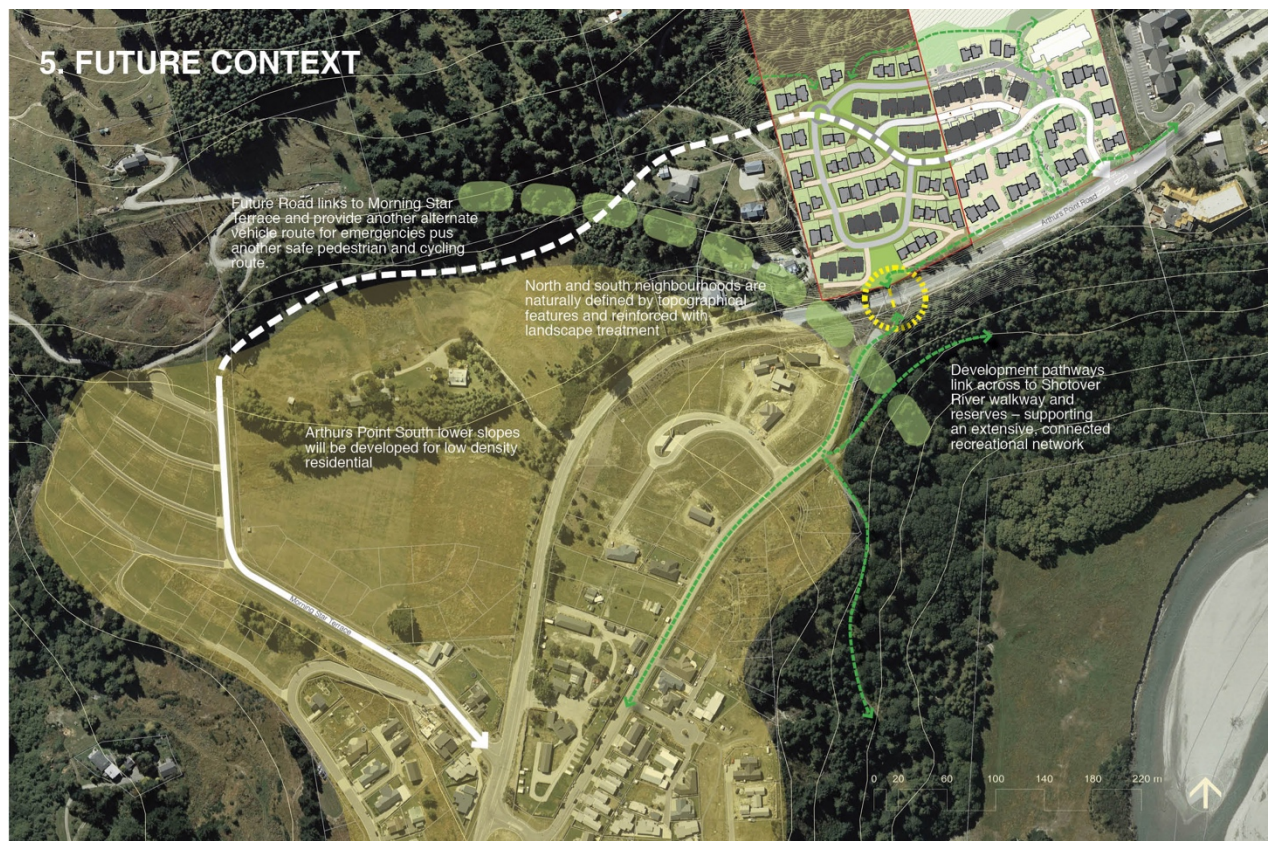
The combination of dwelling responses, siting and connections hierarchy (both vehicle and pedestrian) deliver a low-speed, safe pedestrian-friendly urban village environment that will appeal to a wide socio-economic market.

More detail of the Bullendale plans architectural responses is contained in the attached appendix.



## Summary

Viewed in context with the developing southern Arthurs Point neighbourhood (on both sides of Arthurs Point Road), the Tomasi extension of the Bullendale / Arthurs Point SHA represents a logical, defensible and desirable development outcome that will help achieve a deliver a range of wider community outcomes – not the least of which is quality, affordable housing for residents.



Img 17. Future Context

The concept design achieves all the outcomes sought, and as demonstrated by the development and sales of housing in Bullendale, has proven deliverability. A summary of these outcomes includes:

- A seamless and synergistic integration of the two sites
- Leveraging the sites inherent attributes to create amenity that supports a higher density 'village lifestyle' concept
- A clear and legible hierarchy of movement (vehicle and pedestrian)
- The creation of additional internal open space amenity and strong linkages to external amenity and networks
- A safe pedestrian-centric environment that reinforces and support local services and amenities
- A coherent architectural response
- Introduction of more innovative building types
- Quality building design and construction that supports 'affordable by design' outcomes
- A development that sets a new standard for residential development

Overall, the Tomasi extension of the Bullendale (Arthurs Point SHA) development promises to be an exciting addition to this 'exemplar' project which sets high standards of both quality urban living and affordability-by design housing options for Queenstown.



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