QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM180584

Wednesday, 13 March 2019

1 Annex Pergola View

Refer to Landscape Architect for all landscape details

vertical dark stained timber

Pergola used to define areas of circulation.
They bring elements of the internal rhythm to the external spaces

Black metal plate
Black metal screen to bin store

2 Deliveries View

Existing tree omitted for clarity. Refer to Landscape Architect for all landscape details

AMENITIES ANNEX BUILDING MATERIALS

These materials have been chosen to complement, not compete with the existing stone.
They are distinctly different, but not out of place in the agricultural setting.

Vertical narrow boards of timber reflect the previous vertically laid corrugate cladding to the lean-to and have been extended to the west side of the Amenities Annex building to continue this material horizontally.
Wide format black steel plate clads the east side of the services building to be a monolithic and recessive material against the stone.

These materials, articulated in a contemporary way, assist with the readability of the proposal, as internally steel is used as new intervention.
Likewise, dark colours are used to distinguish new from original.

ROOF: True Oak Corrugate: Colour Slate
RAINWATER GOODS: To match roof
JOINERY: Ebony/Black
SLIDING PANEL DOORS: Black steel plate
FASCIA: Dark stain timber

Precedent image of dark timber next to a heritage building

Precedent image of steel panels used in an adaptive re-use of a heritage building

S A STUDIO

NOTES

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WATERFALL PARK

REV	ISSUE	DATE
A	Final Draft: Coordination	30.03.2018
B	For Resource Consent	16.04.2018

PROJECT	DRAWN	DRAWING TITLE		SCALE @ A3
Ayrburn Domain	JS	Annex Building Views		
CLIENT	CHECK	FILE	SHEET	REV
Waterfall Park Developments Ltd	JS	1801	RC_802	B

1. Cart Shed Plan Existing
1 : 100

QUEENSTOWN LAKES DISTRICT COUNCIL

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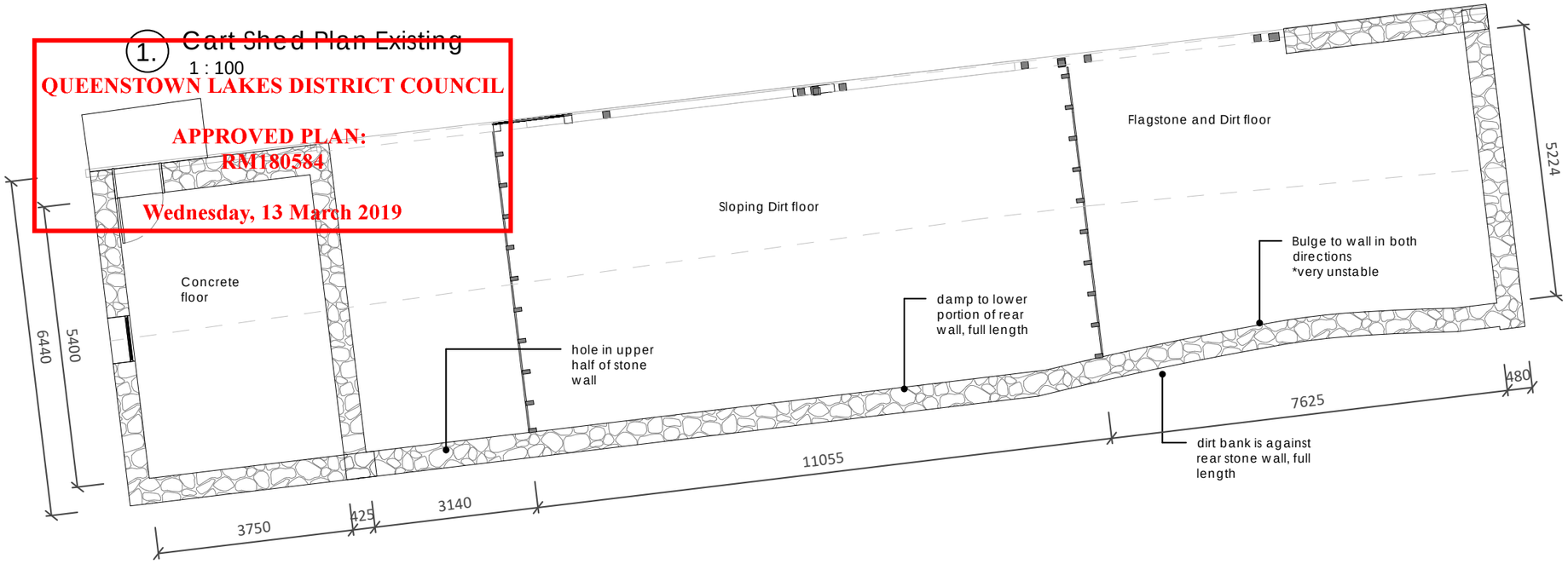
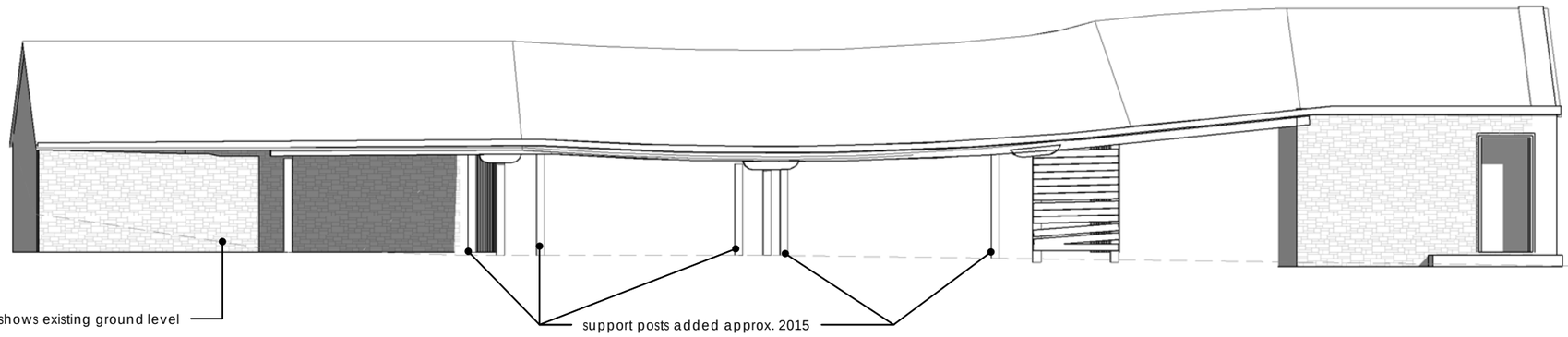
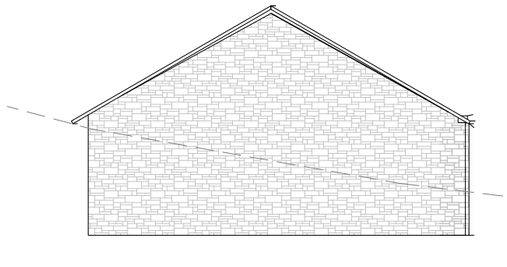
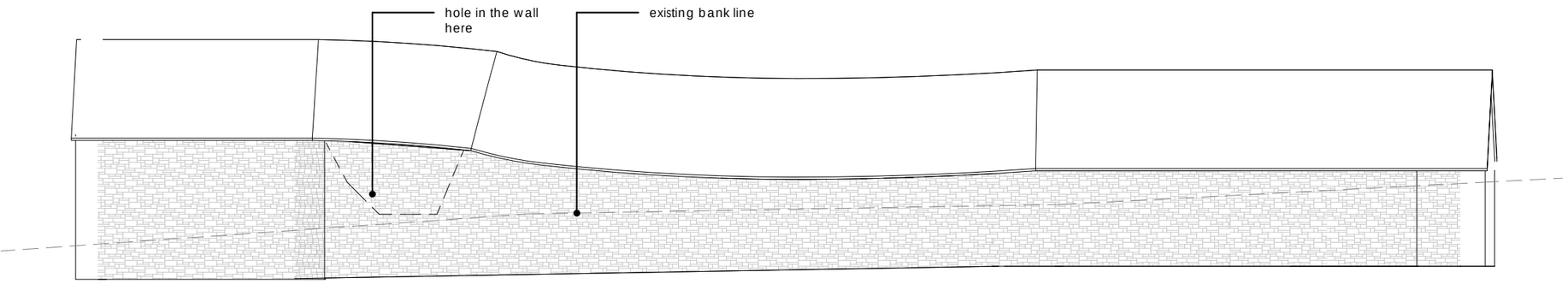




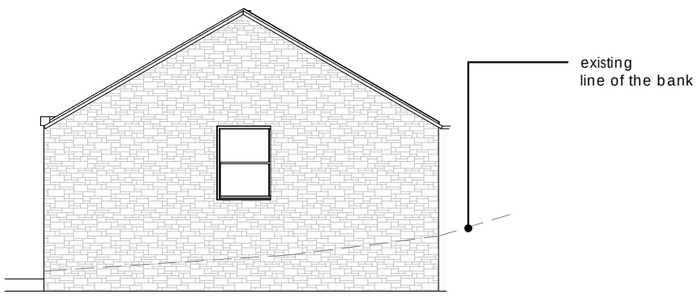
2. Existing West Cart Shed
1 : 100



3. Existing North Cart Shed
1 : 100



4. East. Cart Shed
1 : 100



5. Existing South Cart Shed
1 : 100

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PROJECT	DRAWN	DRAWING TITLE		SCALE @ A3
Ayrburn Domain	JS	Existing Cart Shed		1 : 100
CLIENT	CHECK	FILE	SHEET	REV
Waterfall Park Developments Ltd	JS	1801	RC_1000	B

QUEENSTOWN LAKES DISTRICT COUNCIL

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Wednesday, 13 March 2019

1 Cart Shed View Proposed

Landscape not shown

New glazed facade set back from original posts to maintain depth and shadow

New steel portals installed to follow adjusted curve of existing roof.
The existing front beam is hung of the new structure reducing its load.

Partition walls repaired and partly re-purposed as face sliding doors.

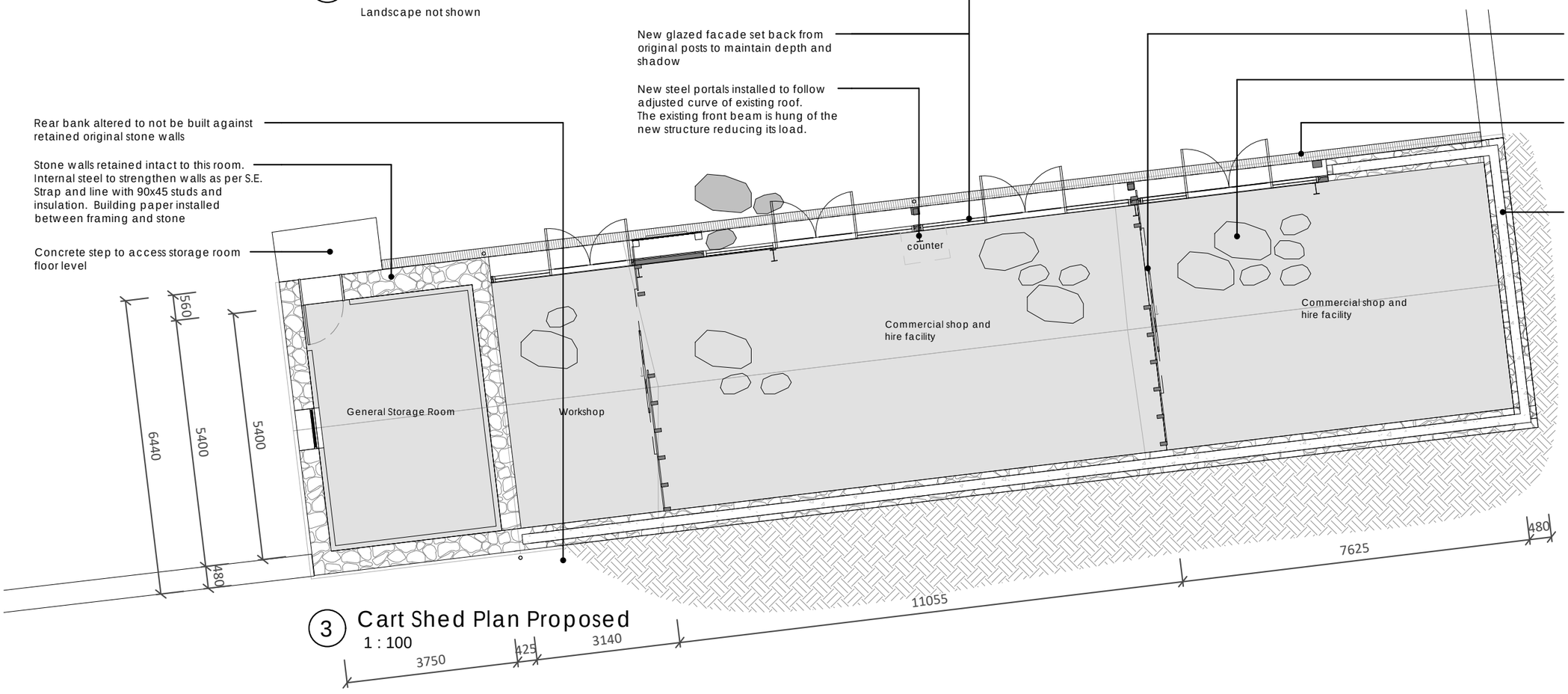
Schist stone flags laid in new concrete slab, flags to extend to external hardscape

Drainage channel to front to allow level entry

Rear bank altered to not be built against retained original stone walls

Stone walls retained intact to this room. Internal steel to strengthen walls as per S.E. Strap and line with 90x45 studs and insulation. Building paper installed between framing and stone

Concrete step to access storage room floor level



3 Cart Shed Plan Proposed
1 : 100

Where existing stone walls are in dis-repair and subject to rising damp it is proposed that they are recorded and dismantled for repair.
The stones will be re-laid to match existing as a veneer on a tanked masonry core wall to comply with current building codes.
An external veneer of stone will sit above a tanked concrete corbel to maintain the existing thickness of the wall.
Subsoil drains will be installed to the perimeter of the building and potentially higher up the bank as well.
* Subject to further structural design.

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Ayrburn Domain	JS	Proposed Cart Shed		1 : 100
CLIENT	CHECK	FILE	SHEET	REV
Waterfall Park Developments Ltd	JS	1801	RC_1001	B

QUEENSTOWN LAKES DISTRICT COUNCIL

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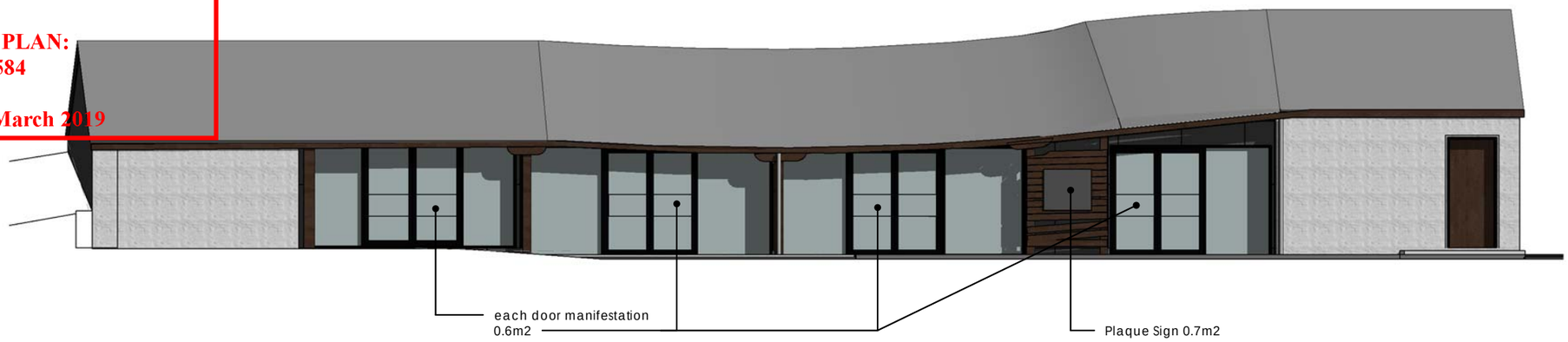
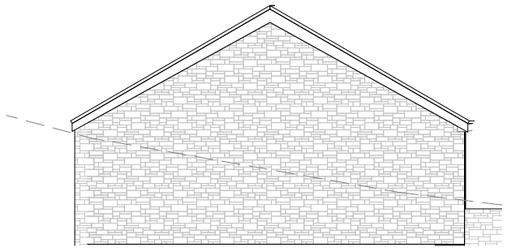
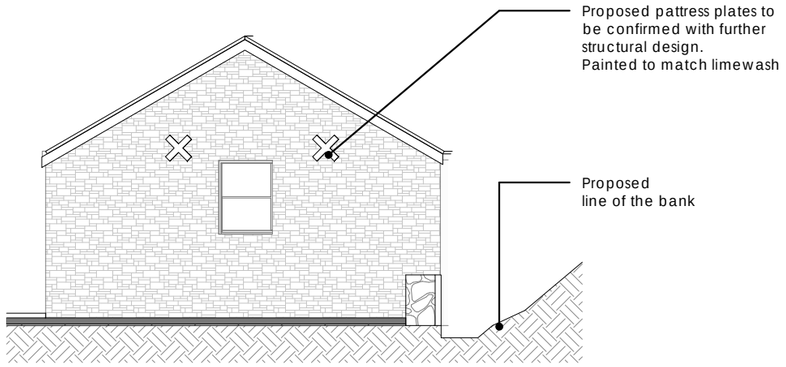


1 Proposed West Cart Shed
1 : 100



2 Proposed North Cart Shed.
1 : 100



3 Proposed South Cart Shed
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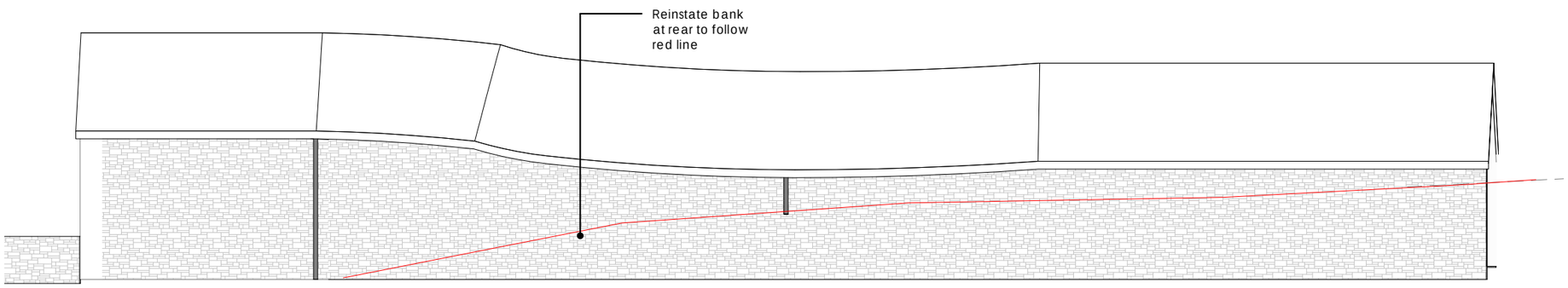

4 Proposed East Cart Shed
1 : 100

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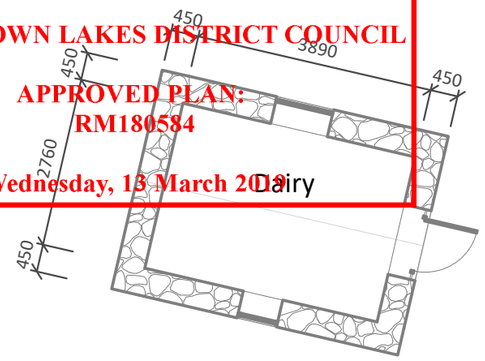
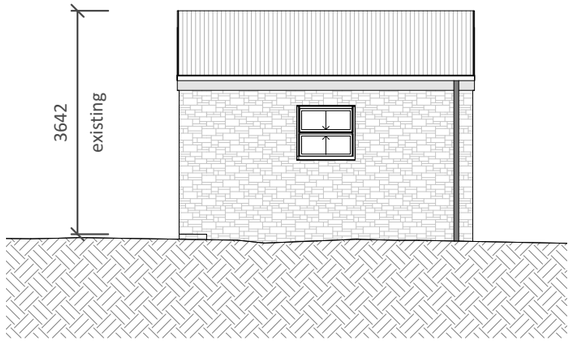
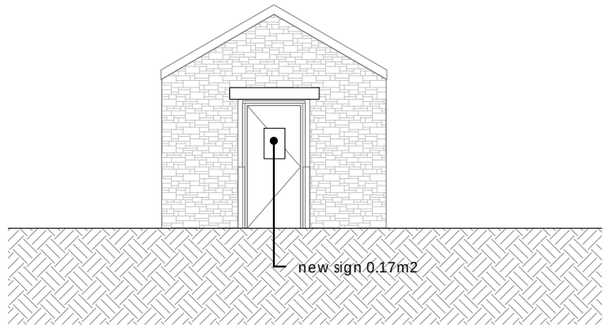
PROJECT	DRAWN	DRAWING TITLE		SCALE @ A3
Ayrburn Domain	JS	Cart Shed Elevations		1 : 100
CLIENT	CHECK	FILE	SHEET	REV
Waterfall Park Developments Ltd	JS	1801	RC_1200	B



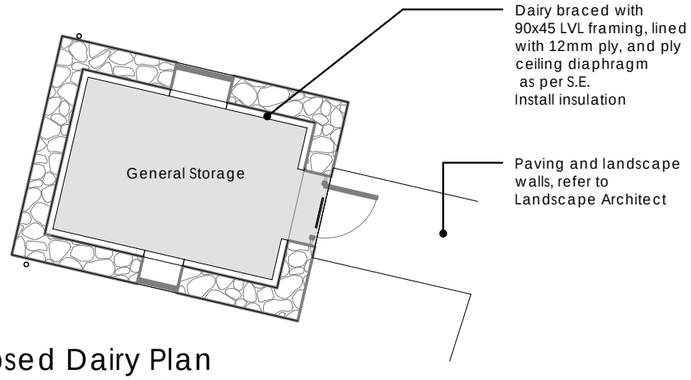
1 Dairy Plan Existing
1 : 100



3 Existing/Proposed North Dairy
1 : 100

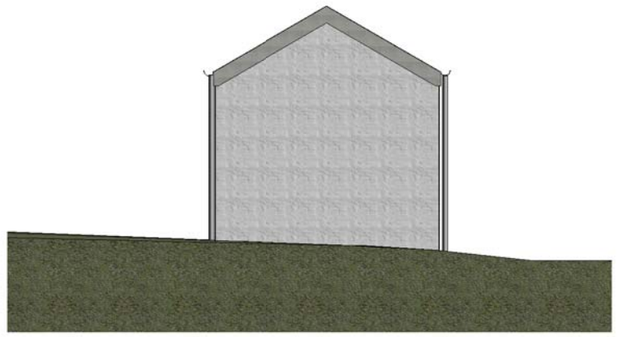


5 Existing/Proposed East Dairy
1 : 100



2. Proposed Dairy Plan
1 : 100

4 Existing/Proposed Dairy South
1 : 100



6 Existing/Proposed West Dairy
1 : 100

	CONSERVATION PLAN NOTES AND SIGNIFICANCE	PROPOSAL
Dairy 1 	Dairy Relatively common building type in such early farms, (now becoming less so). The buildings were nearly always small solid stone buildings with small windows and were designed to keep the interior cool. Essential for storing milk in cool conditions and making butter for the farm. Should be retained but may have new use. Exceptional	Dairy to remain is current form with no additions. Works to make structurally sound. Investigation will be given to the options for strengthening and longevity; steel portals, steel rods, lining the inside, ply lining to ceiling, re-fixing roofing, installing gutters and downpipes, installing surface drains Repointing, grouting and new coats of lime plaster to be applied.

External Changes Proposed
Repair to re-point and limewash
Repair to fascia
Repair to windows and door
New spouting and downpipes.

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If in doubt - ASK

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Ayrburn Domain	JS	Existing & Proposed Dairy		1 : 100
CLIENT	CHECK	FILE	SHEET	REV
Waterfall Park Developments Ltd	JS	1801	RC_2000	B

QUEENSTOWN LAKES DISTRICT COUNCIL

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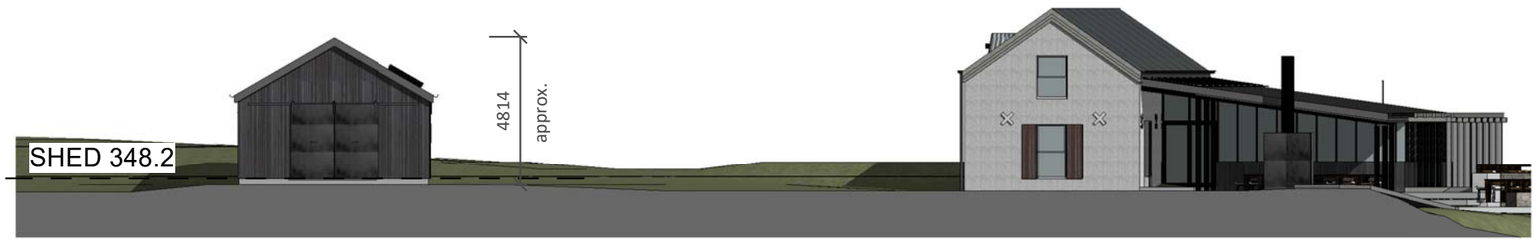
RM180584

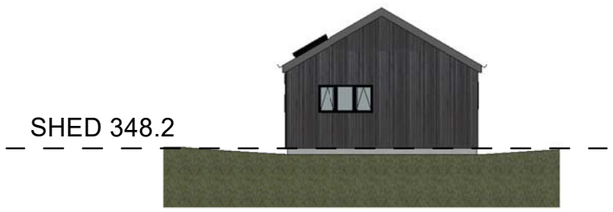
Wednesday, 13 March 2019

1 SHED PLAN
1 : 200



2 Shed North
1 : 200

*Showing relationship to Stable



4 Shed South
1 : 200

3 Shed East
1 : 200

*Showing relationship to Stable

5 Shed West
1 : 200

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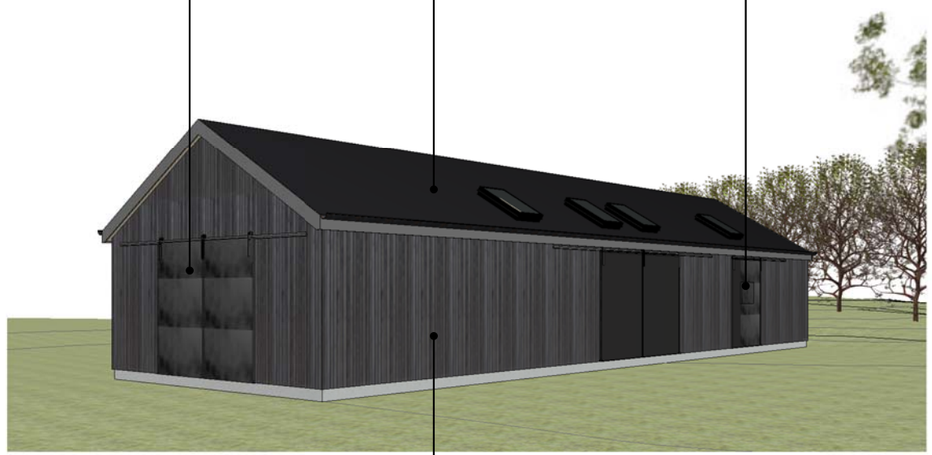
PROJECT	DRAWN	DRAWING TITLE		SCALE @ A3
Ayrburn Domain	JS	Garden Shed		1 : 200
CLIENT	CHECK	FILE	SHEET	REV
Waterfall Park Developments Ltd	JS	1801	RC_3000	B



1 Garden Shed View

Landscape not shown, refer to Landscape Architects plans for details

Precedent image of a contemporary long gable building

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Ayrburn Domain	JS	Garden Shed Views		
CLIENT	CHECK	FILE	SHEET	REV
Waterfall Park Developments Ltd	JS	1801	RC_3800	B

Waterfall Park Hotel

LANDSCAPE STRATEGY

FOR RESOURCE CONSENT

Prepared by:

rough & milne landscape architects

For Waterfall Park Developments Ltd
Issued April 2018

WATERFALL
PARK

Printing Instructions:
Print in A3 landscape format, double sided (colour). Bind on short edge

Disclaimer

Rough and Milne Landscape Architects endeavors to ensure that the information in this publication is accurate and current. However we do not accept liability for any error or omission.

This publication is intended to provide the best possible guidance to Waterfall Park Developments Ltd, with regard to a strategy for landscaping at Waterfall Park. However, the information is provided as a general guidance only and is not intended as a substitute for specific advice. Rough and Milne Landscape Architects takes no responsibility for the accuracy of this information, its completeness or fitness for purpose.

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Contents

WATERFALL PARK HOTEL

The proposed subject site is located between Lakes Hayes and Arrowtown, in the Wakatipu Basin. The majority of the site includes an incredibly unique valley landscape within the Wakatipu Basin where Mill Creek spills over the head of the valley as a picturesque waterfall. A small portion of the subject site extends beyond the base of the valley to include the historic Ayrburn farm buildings and surrounds.

The overall intent of the Waterfall Park Hotel proposal is to open this unique, privately owned property and collection of historic buildings to the wider local and tourist population. Waterfall Park has been previously recognised by the QLDC as a desirable location for visitor accommodation and as such, has zoned the valley as a Resort Zone in the District Plan.

The Waterfall Park site is a fluvial valley that has topographic, geotechnical and hydrological challenges for development. Through a detailed process of planning a development that works with the opportunities and constraints of the complex site, the proposed master plan deviates from the existing Waterfall Park Structure Plan and zone boundary. The proposal being put forward by Waterfall Park Developments Ltd is, however, consistent with the intent and purpose of the Zone.

The proposal involves:

- Restoring and repurposing of the historic Ayrburn Farm stables and cart shed and dairy as an upmarket restaurant and outdoor retail and hire facility;
- Development of a 4+ star hotel with associated restaurant/bar and function facilities;
- Development of a wellness retreat and day spa;
- Establishment of a small wedding chapel and event pavilion;
- Extensive revegetation and enhancement of Mill Creek riparian zone and the wider valley environment;

The complex nature of the site has led the design and engineering team to resolve the masterplan to a high level of detail, beyond what is commonly required for resource consent. The purpose of this document is to outline the overarching landscape strategy for the masterplan.

THE SUBJECT SITE - CHARACTER ZONES

The subject site is a long, irregularly shaped site that encompasses the Waterfall Park Valley and a small portion of Ayrburn Farm at the base of the valley. The valley can be described in distinct character zones. Mill Creek is a continuous feature that links all four character zones described below.

VALLEY HEAD

The head of the valley is the pinnacle destination of Waterfall Park, where Mill Creek enters the valley as a dramatic waterfall. In this location, the valley is at it's steepest, narrowest and most enclosed giving a sense of total seclusion from the outside world. The waterfall, some 40m high and framed by ferns and sycamores, cascades over rocks to a deep pool below and is the eye catching main feature of the area.

Tucked away beside the waterfall is a curious, steep sided dell. Fern and moss-clad rock faces enclose the tall dell walls, while a thick forest of mainly naturalised sycamores occupy the space between them. The natural amphitheater is fully enclosed to the east, north and west, and opens to the south, framing views down the valley to the Remarkables.

Timber crib and rock retaining walls are remnants of a previous building platform in this area. Notable existing trees in this area include two native red beech and a specimen great white cherry tree which stands gracefully next to the waterfall.

VALLEY ENTRANCE

The valley entrance at the southern most end of the valley, is where the transition happens between the landscape character of Speargrass Flat and that of the Waterfall Park valley. The valley remains very discrete to the outside world until this point. It is a relatively confined area, enclosed by the valley walls to the west and east, and by mature willow trees that line Mill Creek to the south. The area opens to the north, where a portion of the wider valley is visible.

A spur on the western wall of the valley creates a pinch point on the valley floor and acts almost as a 'gateway' to the valley. Mill Creek is a less visible feature of the relatively confined area, as it meanders within in a steep sided creek bed around the eastern side of the area.

MID-VALLEY

The mid-valley area is defined by two spurs in the western valley wall that restrict visibility along the length of the valley from the western side of the creek. It is in this mid-valley area, where the valley walls tower to the east and west, that there is a sense of being completely within the valley and removed from Speargrass Flat.

The undulating valley walls often hide the waterfall from view in this zone, giving a sense of intrigue to the journey up the valley. Mill Creek is the main feature of the valley floor, which has otherwise been cleared of woody vegetation, apart from a few walnut trees.

The valley walls and floor in this location appear severely scarred by earthworks and tracks due to recent forestry, although a regenerating cover of grass now cloaks the landscape and planting of native beech, birch and alder trees has begun.

AYRBURN FARM YARD

The historic Ayrburn farm buildings and surrounds reflect the historic rural character of Speargrass Flat. The area is visually contained by mature willow trees, a sloping terrace landform and Mill Creek. A backdrop of mountains is visible on the skyline to the south.

The area, which contains a cluster of QLDC listed heritage buildings, also contains a number of mature specimen trees including a Golden Elm and a Camberdown Elm.

Site Analysis

VEGETATION + ECOLOGY

DESCRIPTION

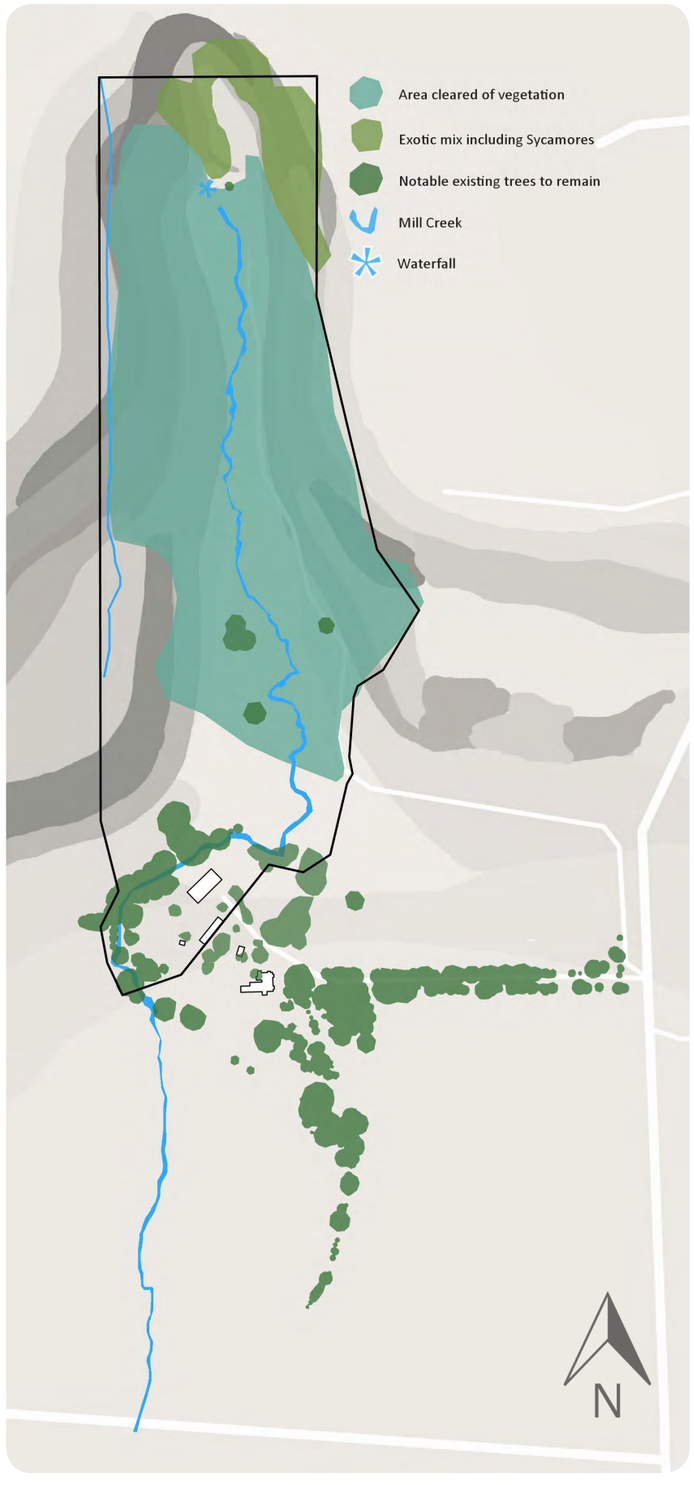
Prior to recent revegetation planting starting on site, the valley was mostly devoid of woody vegetation and re-establishing in pasture grass. A dense stand of naturalised sycamore trees remain at the top of the valley on the slopes surrounding the waterfall and natural amphitheatre. A scattering of willows and walnut trees remain on the valley floor.

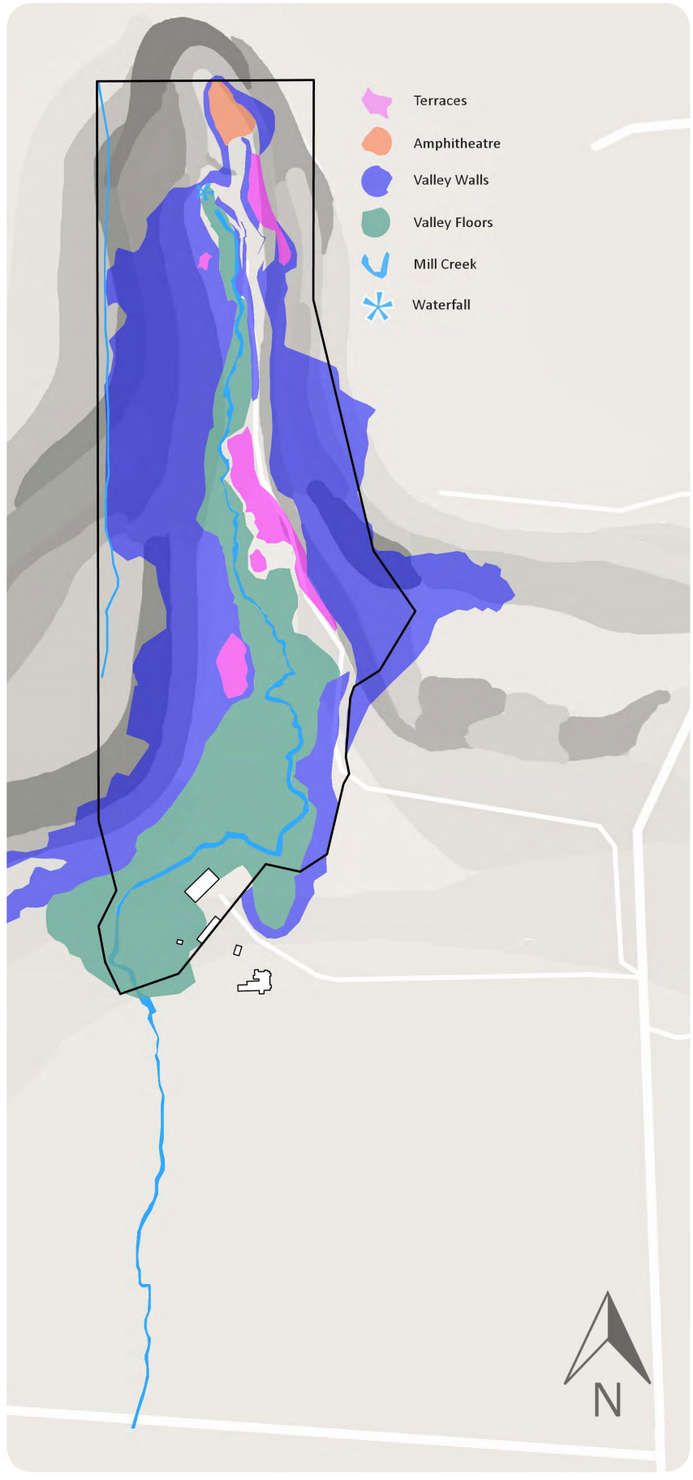
A handful of native plant and tree species remain on the site following vegetation clearance, particularly at the top of the valley. A few flaxes (harakeke) exist near the edge of Mill Creek. Single Crape Fern (heruheru) exists on the steep rocky walls of the amphitheater and beneath the stands of sycamore trees. *Hebe salicifolia* is also present in some places. There are two established *Fuscospora fusca* (red beech) trees on the site (although it is not known if these were planted or naturalised).

OPPORTUNITIES AND CONSTRAINTS

Based on what we know about the historic (pre-settlement) vegetation patterns of the Wakatipu Basin, we can assume the endemic vegetation cover of the valley is likely to have been indigenous forest, possibly containing beech tree species such as red beech and silver beech, which tend to occupy the more fertile and sheltered valley floors.

There is an opportunity to reintroduce some of the indigenous vegetation cover, creating a mixed forest dominated by beech trees, with an open valley floor. A beech forest setting (for a hotel) would be unique within the Wakatipu Basin and presents an opportunity for visitors to engage with our indigenous environment in a resort location. Beech trees and associated native species would be well suited to the valley environment. They are great for filtering sediment from runoff and creating habitat for native birds and wildlife.





GEOLOGY + LAND FORM

DESCRIPTION

The Waterfall Park site is a deep, north-south orientated valley containing a 600m section of Mill Creek which flows into the northern end of the valley as an impressive waterfall. The steep sided valley is very narrow at the northern end and gradually widens to the south, opening to a pastoral-type setting to the south.

There are several notable topographical features within the Waterfall Park site, including:

- The Mill Creek waterfall at the head (northern end) of the valley, which flows over a terrace edge of bedrock;
- A natural dell with walls of sheer rock faces to the northern-most end of the site;
- Mill Creek itself, which flows in the southern direction beyond the site to Lake Hayes;
- The steep, enclosing valley walls and flatter, terraced valley floor.

The site is geologically *"part of a glacially sculptured valley and ridge complex composed of schist outcrops, glacial till, river alluvium, stream fans and flood plains*". Wharehuanui Landscape Study – p12.

OPPORTUNITIES AND CONSTRAINTS

The unique topography and geology of the site creates a rare opportunity to celebrate the secluded and unusual site as a unique location for a hotel. It also presents significant constraints for the location and type of development within the valley.

The steep valley walls are less suited to built form, while the valley floor contains a flood zone. The geology of the site further constrains where built form may be located due to geotechnical hazards. Some of the valley walls, particularly near the head of the valley are unstable and pose a rock fall hazard, while many of the valley walls are not stable enough to construct upon either.

The enclosed nature of the valley generates an unusual microclimate of extremes within the Wakatipu Basin. The north-south axis of the valley creates an environment sheltered from prevailing winds, that is very hot in the summer when the sun tracks overhead, and very cold in the winter when the sun is low in the sky. This harsh microclimate is hard on materials and plants.

DESCRIPTION

Ayrburn Farm was originally established in 1862 as a vegetable, cereal and cropping farm to provide for the mining population and local flour mills. At this time, Waterfall Park valley was not connected to the farm. The buildings, originally forming the farm centre, have previously been identified and recorded as an archaeological site and are within the Queenstown Lakes Operative District Plan (Ref. No. 110).

The original dwelling on Ayrburn Farm was a small stone cottage constructed in the 1860s (this is located just outside of the subject site boundary). This was later repurposed as a garage and still exists on site today along with a collection of farm buildings which were constructed about the same time. These include a cart and implement shed, a dairy and stables (all located within the subject site). The stables have been added on to and re-purposed as a woolshed, however the original buildings remain mostly intact. The existing Ayrburn Farm Homestead (located just outside of the subject site boundary) is a timber villa built during the 1890's.

Within the valley, a wooden waterwheel and steel piping water-race remnants are located near the Mill Creek waterfall. It is quite possible that water directed through this waterwheel generated power for the homestead.

Remnants of a water race constructed some time in 1910 exists along the upper western valley edge. It is thought the water diverted through this race from Mill Creek, was transported via an elevated timber aqueduct to the Lake Hayes Flour Mill downstream.

A number of mature specimen trees, including walnuts, elms, willows and flowering cherries remain on the site. Although these are not listed trees, they represent a previous use of the site.

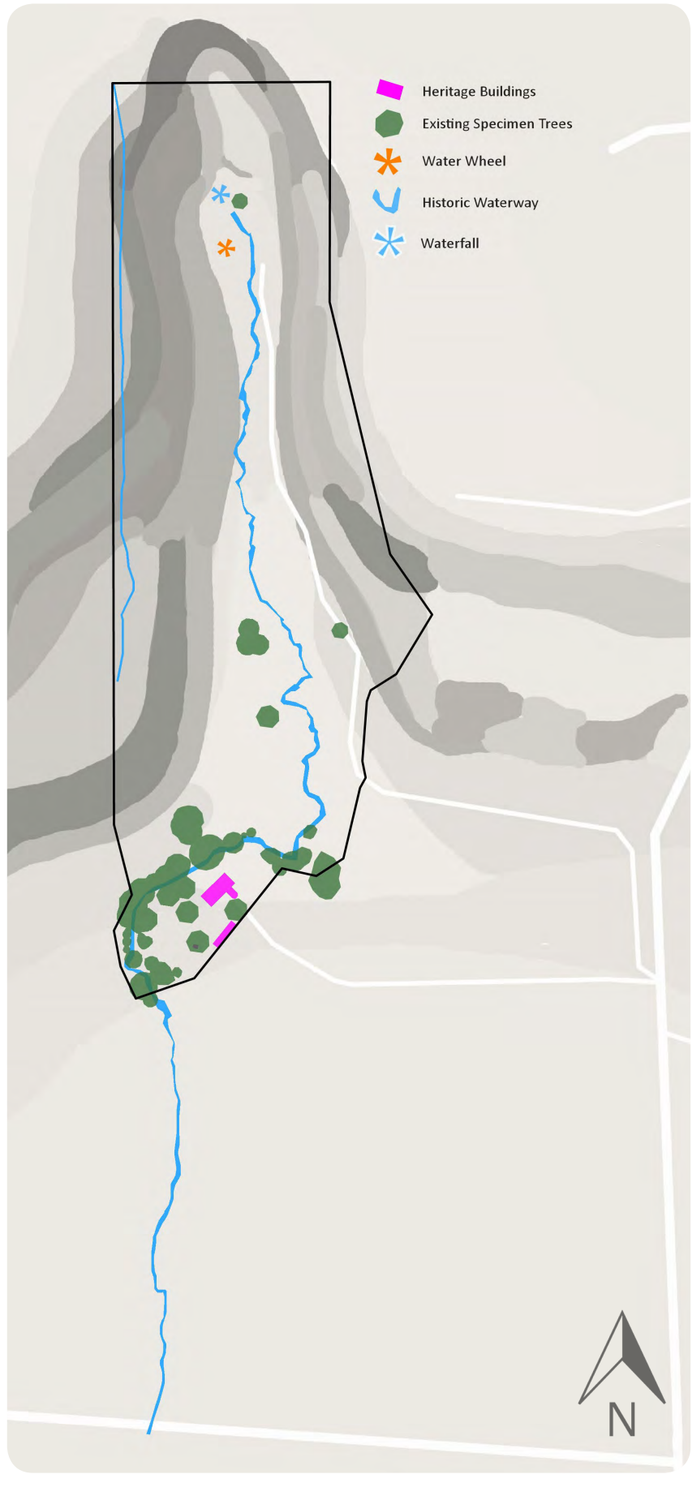
OPPORTUNITIES AND CONSTRAINTS

There is an opportunity to celebrate the site's history by restoring heritage features and/or making them accessible to public.

Existing specimen trees, heritage buildings and historic features present both opportunities (to retain aspects of the site's existing character and heritage) and constraints when it comes to sensitively designing around them.

There needs to be careful consideration of tree roots when constructing buildings, changes in level and surfaces within close proximity of specimen trees.

The context of heritage buildings should be carefully designed to celebrate the historic setting.



Waterfall Park is located in the countryside between Arrowtown and Lake Hayes. The site is positioned on the north-eastern edge of Speargrass Flat and includes a valley in the south facing flanks of Ayrburn Ridge, below Millbrook Country Club. The valley contains a significant section of Mill Creek, which falls as a spectacular waterfall at the northernmost boundary, before meandering in a southerly direction through a steep sided valley toward Lake Hayes.

Vehicle Connections: The site is located 4min (3km) from Arrowtown, 20min (18km) from Queenstown CBD and 15min (13km) to Queenstown International Airport by car.

A new road (currently being applied for under RM 171280 is being proposed to link Waterfall Park with the Arrowtown-Lake Hayes Road.

Cycle / Pedestrian Connections: The Queenstown Trail passes by within close proximity of the subject site along the western Ayrburn Farm boundary as it links Speargrass Flat Road with Millbrook.

Ecological Connections: Mill Creek is essentially an ecological corridor that connects the landscape to the north and south of Waterfall Park. Upstream, Millbrook has been enhancing the stream environment through extensive riparian planting. Not far downstream, Mill Creek enters Lake Hayes.

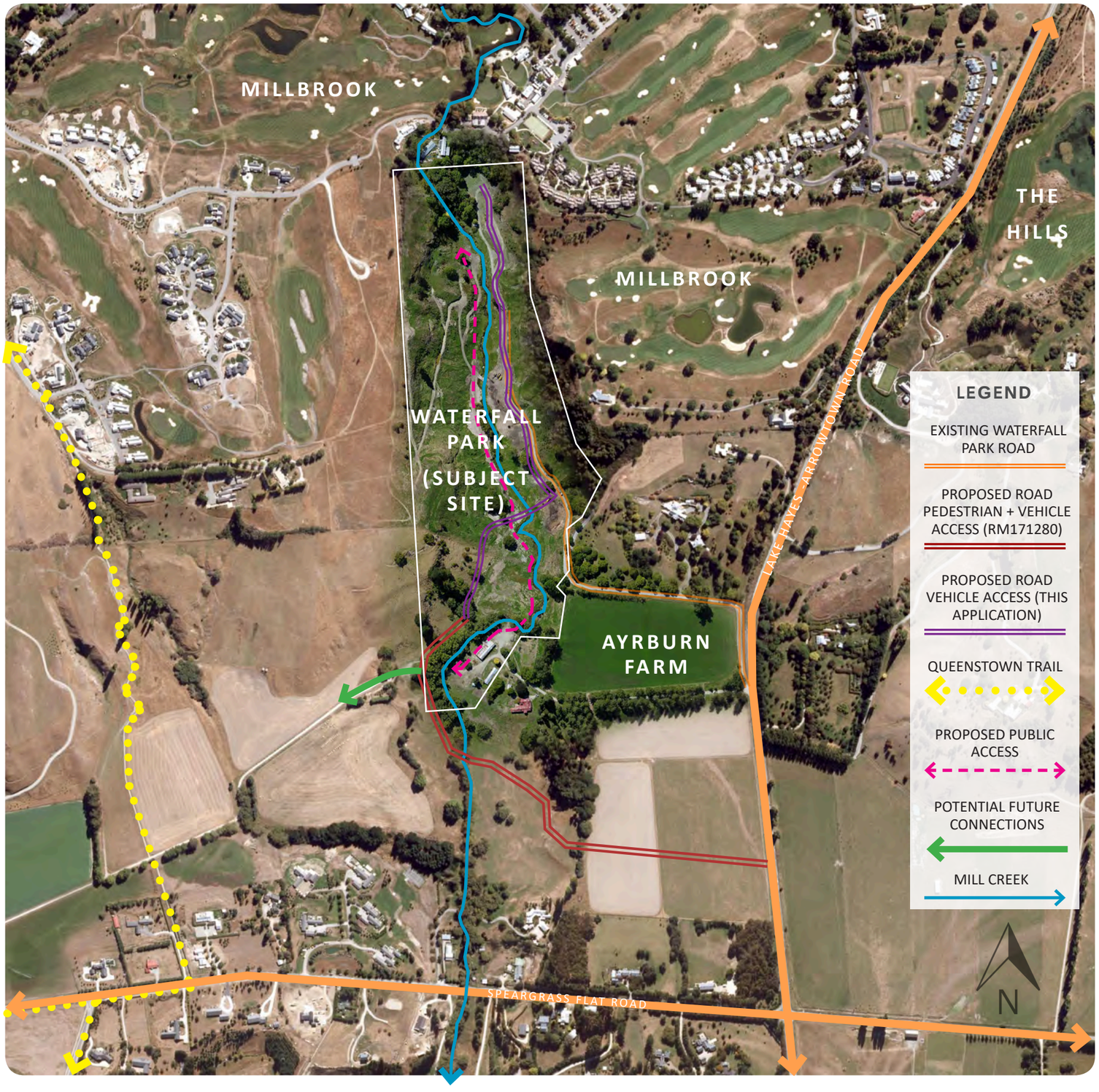
OPPORTUNITIES AND CONSTRAINTS

The general location of the site in close proximity to Queenstown Airport, Arrowtown, Queenstown CBD and other local visitor attractions such as golf courses, presents an opportunity to provide accessible and well connected visitor accommodation for the region.

There is an opportunity to connect the site to the Queenstown Trail. Potential future pedestrian and cycle access through Ayrburn Farm would connect Waterfall Park Hotel with the Queenstown Trail where it links Millbrook with Speargrass Flat Road. This connection would need to exist beyond the subject site and is therefore not part of this application.

The existing Waterfall Park Road is considered a constraint, as the intersection with Lake Hayes - Arrowtown Road is located in a dangerous position. This is addressed by the proposed road location (being applied for under RM 171280).

There is an opportunity to enhance the ec ological connections with the wider context through strengthening and enhancing the ecological corridor of Mill Creek. When revegetated, the wider valley may also become an important habitat ‘patch’ in the wider ecological network.



Design Narrative

WATERFALL PARK IS AN EDIBLY UNIQUE SITE FOR A HOTEL IN THE WAKATIPU BASIN, IN NEW ZEALAND AND IN THE WORLD. LOCATED NEAR HISTORIC ARROWTOWN, WITHIN A NATURALLY CARVED OUT VALLEY THAT CONTAINS MILL CREEK WITH A SPECTACULAR WATERFALL AT IT'S HEAD; A SITE SUCH AS THIS ONLY REQUIRES SIMPLE DESIGN INTERVENTION.

Waterfall Park and Ayrburn Farm is a place rich with historic charm and natural beauty. Our design response is to restore and enhance the existing characteristics of the site and enable this special place to be available to visitors to use and enjoy.

As an overarching theme, the landscape character will subtly morph from a cultural landscape familiar to Speargrass Flat, into an indigenous environment quite unlike anywhere else in the in the Wakatipu Basin. The waterfall, which is a feature only visible from within the valley, is the pinnacle of the natural setting. Both landscape and architecture will reflect this underlying narrative.

Ayrburn Farm is a historic land holding, first settled in 1862 by Scotsman William Patterson. Many of the farm's original tree plantings and buildings, (including the first cottage, original homestead and associated farm buildings) remain on the site and are protected as listed heritage features. The original Ayrburn Farm stables, cart shed and dairy are included as part of the subject site and are proposed to be restored and re-purposed as a restaurant and outdoor retail and hire facility. The landscape language within proximity of the historic buildings will reflect farm yard characteristics and remain in keeping with the wider *Arcadian* landscapes associated with Arrowtown and Speargrass Flat. Many of the existing specimen trees will be retained and simple use of rustic timbers, rusted steel, schist masonry and planting will allude to the historic use of the area.

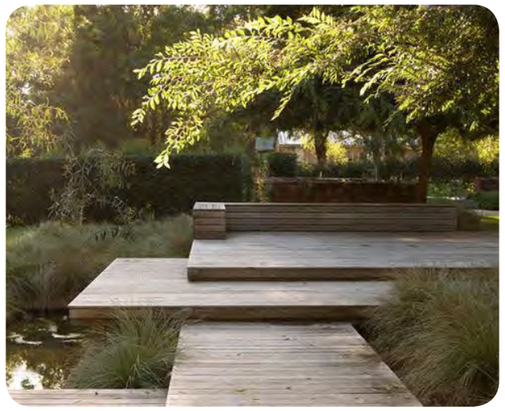
To the north of Mill Creek, behind a wall of mature willows, the discrete Waterfall Park valley becomes the main point of intrigue. This is where the hotel is proposed. Within the valley, our vision is to enhance the environment's natural characteristics, mostly with natural planting patterns and simple sculptural elements. Mill Creek will be regenerated with an extensive native riparian zone and the lower valley walls will be revegetated with patches of endemic native forest. Areas of deciduous woodland, concentrated at the base of the valley and dissipating near the head, will link the site back to the wider landscape context of Speargrass Flat.

As the vegetation patterns become more natural, the landscape design aesthetic will depart from the typical Speargrass Flat rural character to be more contemporary. We wish to highlight the beauty of the natural landscape by juxtaposing strong yet very simple sculptural forms in the landscape.

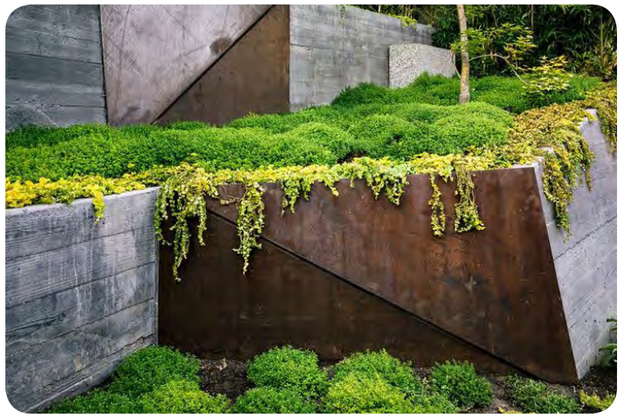


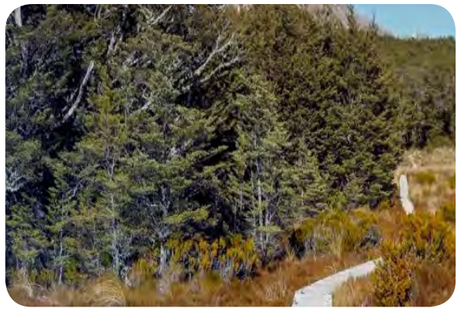






Juvet Landscape Hotel - Norway





Trollstigen - Norway

Juvet Landscape Hotel and Trollstigen, both in Norway, are examples of where bold and simple architectural forms are used to highlight natural beauty.

Retaining walls and the site's circulation network are opportunities to use raw materials such as concrete, steel and solid timber to create necessary yet harmonious man-made elements. Bridges and board walks providing access to the hotel buildings will be features in themselves; intentionally contrasting elements that compliment the landscape rather than compete with it.

Planting within landscaped areas associated with the buildings are also to be bold and simple, distinct from the natural planting patterns associated with Mill Creek and the valley walls. These plantings are a 'maintained edge' to the surrounding natural landscape.

Striking stands of Himalayan birch and Italian alder, reflective of the historic Arrowtown countryside, will form an entrance to the hotel at the base of the valley. Deeper into the valley, the landscape character transitions to become native, like a hidden remnant of an indigenous environment, unique only to Waterfall Park.

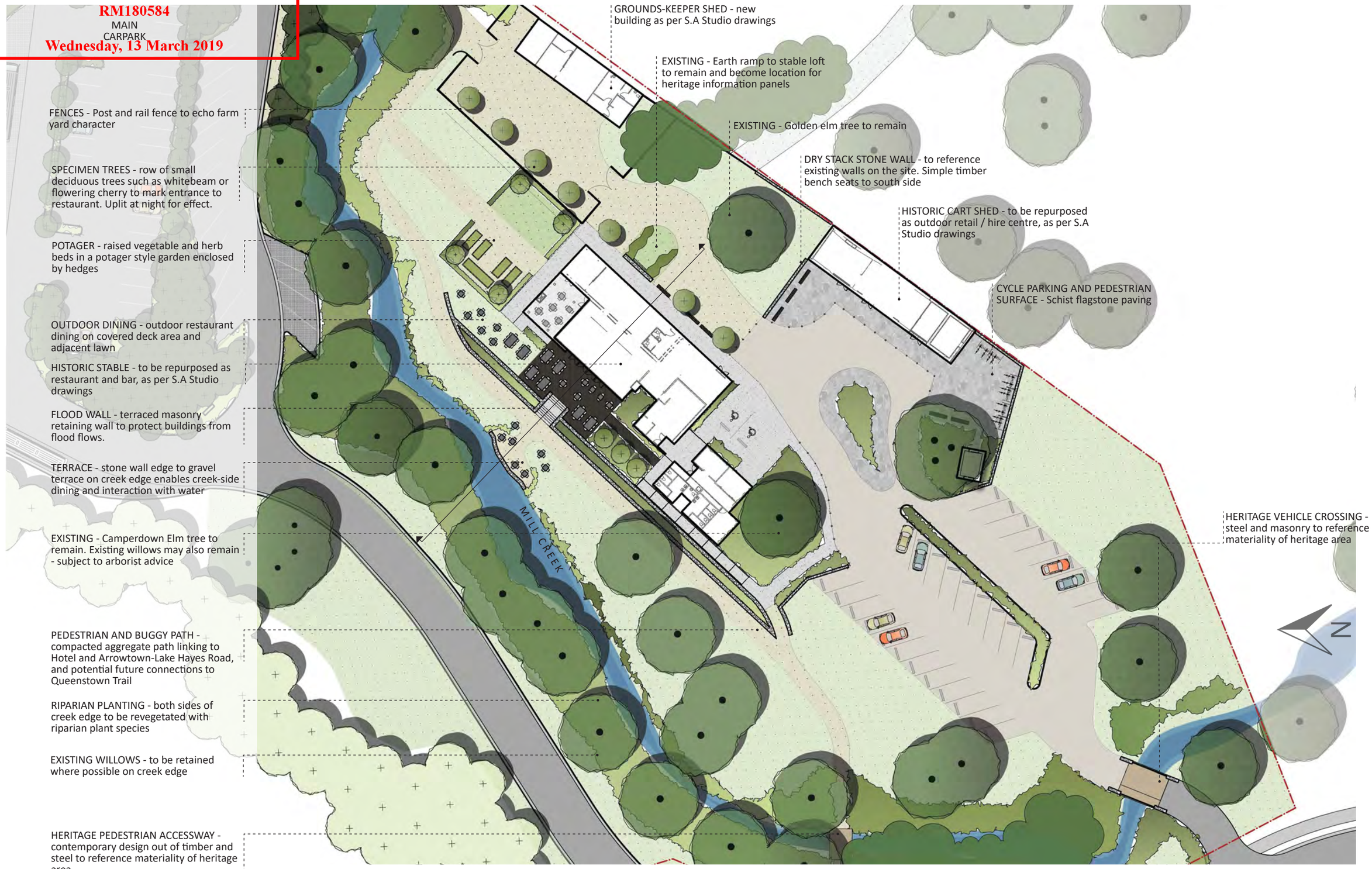
The landscape will be designed for resilience. Plant materials will be selected based on their suitability for the valley environment (which has a microclimate distinct from the surrounding Wakatipu Basin) and relevance to historic and endemic plant communities. Hard landscape materials will be durable and low maintenance, intentionally left to weather in the elements and blend with the natural environment.

Master Plan

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM180584

Wednesday, 13 March 2019



Plan Revision A (31st May 2018)

OVERVIEW

The design intent for the landscape within Ayrburn Domain is to retain the historic farm yard character of the setting, while encouraging visual and physical access to Mill Creek. Circulation and creating pleasant dining spaces for restaurant guests, separate from passers-by has also been considered.

The openness of the farm yard will be retained and most of the existing specimen trees will be protected. The hardscape will be simple concrete, schist paving and stone walls, steel fixings and timber gates and fences. Planting, also simple, will consist of a simple palette of deciduous trees, native tussocks, exotic shrubs and perennials that add pops of colour. A hedged potager style raised garden may be included to the north of the stable to provide fresh produce to the restaurant.

INDICATIVE RENDER

Rendered Image by Brandspank

INDICATIVE CROSS SECTION

Building A | Hotel Reception, Restaurant and Conference Centre

OVERVIEW

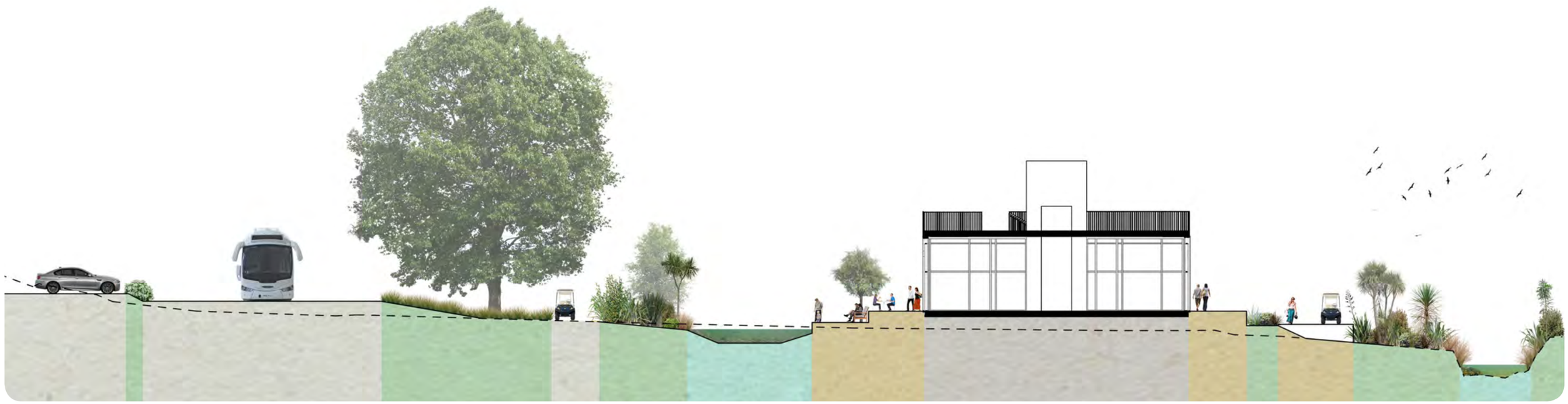
The intent with the landscapes surrounding the hotel reception building, also containing a restaurant, bar and conference facility, is to form a striking arrival experience to the valley. A simple, striking mass planted woodland of Himalayan birch will be responsible for first impressions. The woodland is representative of the typical local character of Arrowtown countryside and marks the transition zone between the rural character of Speargrass Flat and the increasingly natural character of Waterfall Park.

Building A landscapes also include some modified areas adjacent to buildings, such as the arrival court, outdoor dining areas, a stormwater attenuation pond, and an internal court.

INDICATIVE RENDER

Rendered Image by Brandspank

INDICATIVE CROSS SECTION



Buildings B-E | Hotel Accommodation Blocks

Plan Revision A (5th July 2018)

OVERVIEW

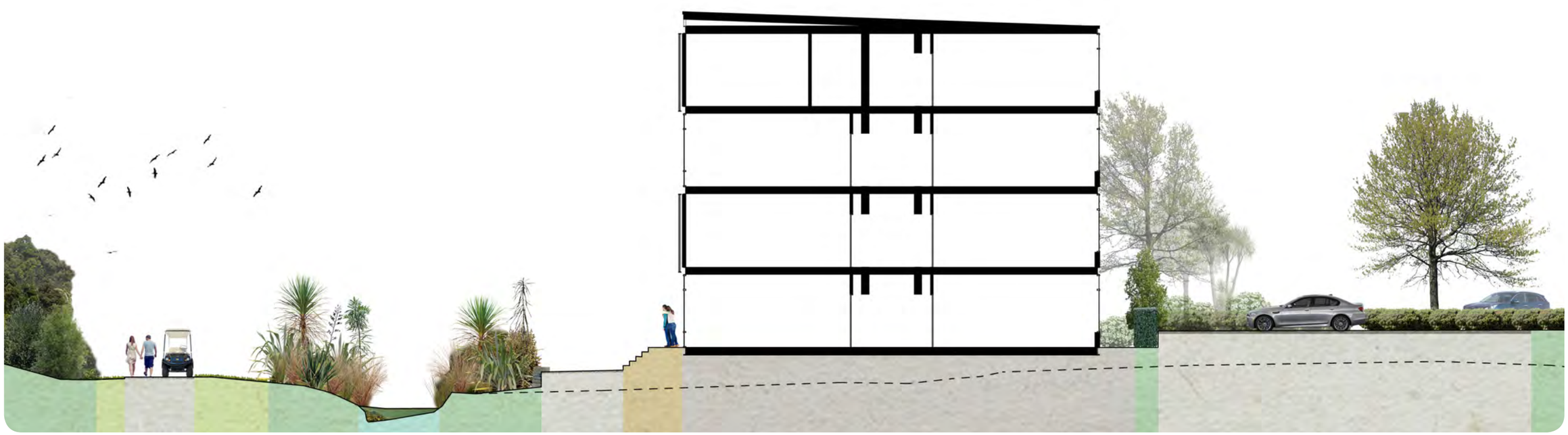
Located in the mid-valley character zone, the accommodation blocks are nestled on the valley floor amongst riparian planting. In this location, where the landform alone gives a sense of being totally secluded from the rest of the Wakatipu Basin, there is little remaining reference to the Speargrass Flat rural character other than the swathes of woodland on the valley walls and retained walnut trees. The setting, including landscaping is more natural and native in appearance, with simple mass plantings adjacent to buildings that merge with more diverse, natural plant compositions in the riparian zone and valley walls.

Hard landscaping adjacent to the accommodation blocks is raw and contemporary, distinct from the heritage character of Ayrburn Domain in composition and detail rather than materials themselves. Consideration has been given to the separation of public and private spaces around these buildings for guests using level changes, timber and plant screening.

INDICATIVE RENDER

Rendered image by Brandspank

INDICATIVE CROSS SECTION



RETAINING - will be required to support hillside cuts. In highly visible locations these will be made into feature walls of mild steel

BUILDING B

RIPARIAN TERRACE - A gravel terrace exists on the edge of the riparian zone between the accommodation blocks and Mill Creek. This terrace creates a connection to the water and gives guests a common area separate from public who may be using the main path to reach the waterfall.

WESTERN BALCONY - The western balconies are floor level decks that extend from the premium ground floor rooms overlooking the creek. Surrounded by planting, these decks are orientated to create privacy and separation, with steps down on to the riparian terrace.

CAR PARKING - Guest car parks will be provided on the eastern side of buildings. The asphalt surface will be surrounded by simple native plantings and illuminated with low lighting at night.

BUILDING C

FIRE STAIR SURROUNDS - The fire stairs located on the end of each block will be surrounded by a mesh which will support a series of mild steel planter boxes containing *Muehlenbeckia complexa* - a NZ native scrambling plant that will climb its way over the mesh to create a soft, green facade. These facades will be a very visible aspect of the building due to the direction of views up and down the valley from the main path. The intent is to soften the buildings into the landscape and make them appear as though they are being merged with the wilderness.

Plan Revision A (5th July 2018)

EASTERN PATIO - The eastern patios are small outdoor courtyards that provide a sense of separation between the ground floor rooms and the car park. They will be partially screened by narrow seat planters that double as both a partition and an amenity planter. Narrow trees such as lancewoods will be planted between courtyards to help break the form of the building from the car park.

BUILDING D

CREEK WIDENING - the creek will be widened in some locations to assist in slowing flood flows and creating aesthetic pools visible from the bridges.

Widening will be created using rock weirs and in some cases, excavation of the creek bed (refer to page 33)

EAST ENTRY LANDINGS - The entry landings on the eastern and sides of the building 'knuckles' are to be large timber decks that appear to continue at internal floor level from one side of the building to the other. These spaces are to include bike racks for guest bicycles, and seat-planters

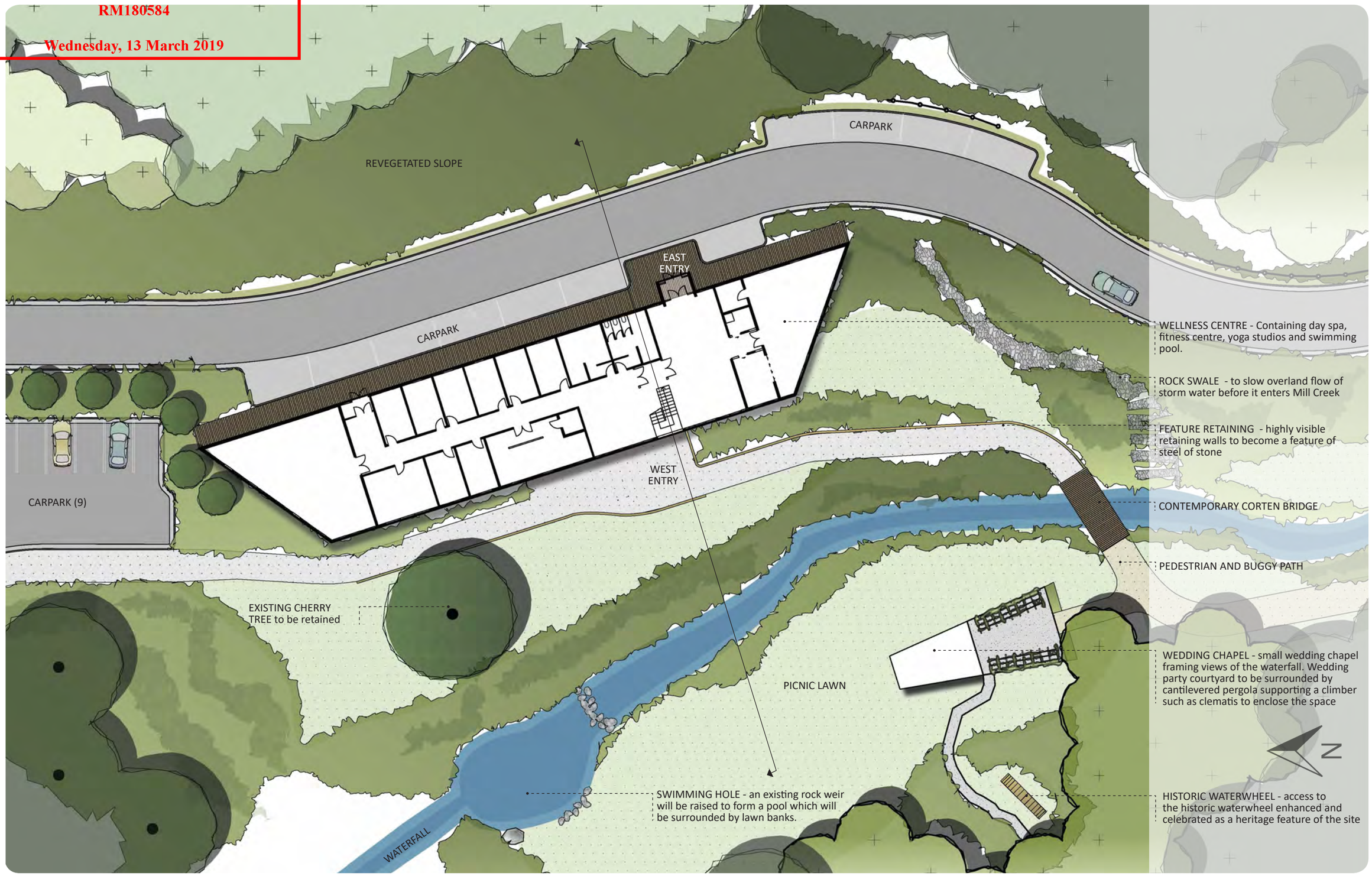
BUILDING E

WEST ENTRY LANDINGS - The landings on the western sides of the building 'knuckles' are to be large timber decks that appear to continue at internal floor level from one side of the building to the other. Simple furniture - bench seats and planters will be features of the landings, which are likely to be places where people wait and gather.

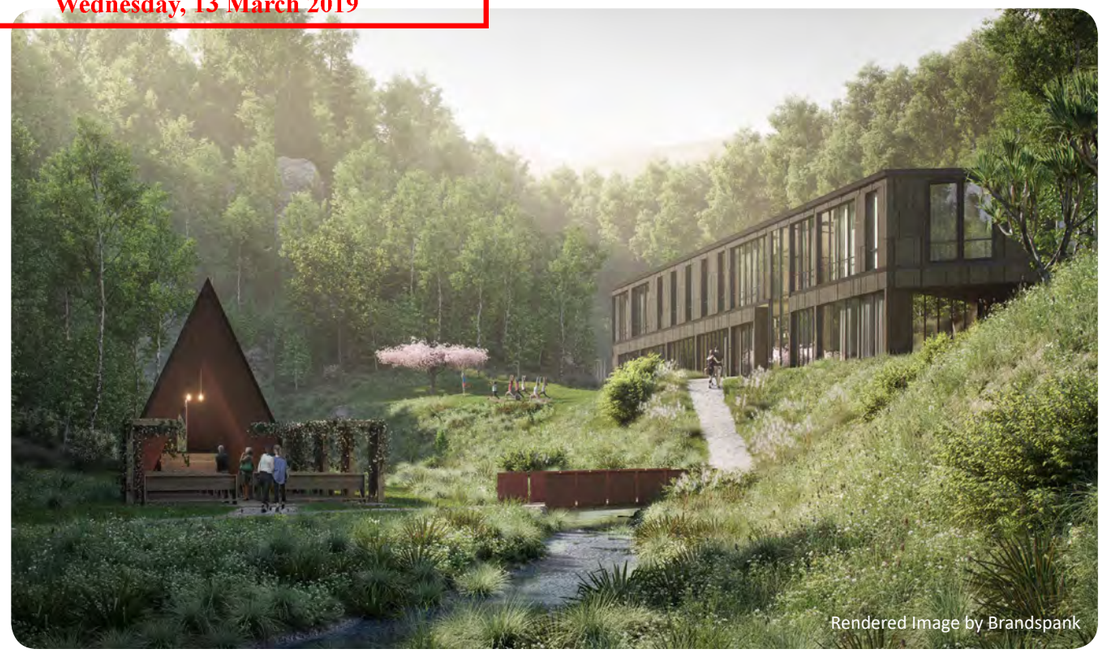
Bridges linking the landings to the main pedestrian and buggy path are detailed on page 28 below.

Plan Revision A (5th July 2018)

Wellness Centre and Chapel



INDICATIVE RENDER



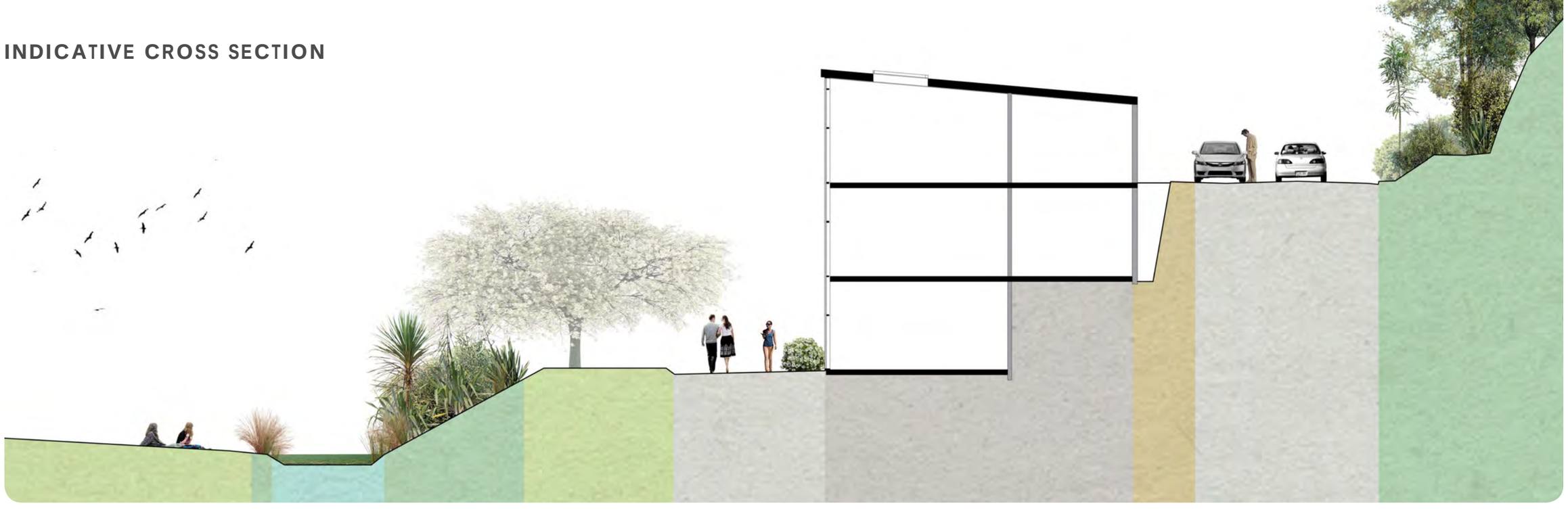
Rendered Image by Brandspank

OVERVIEW

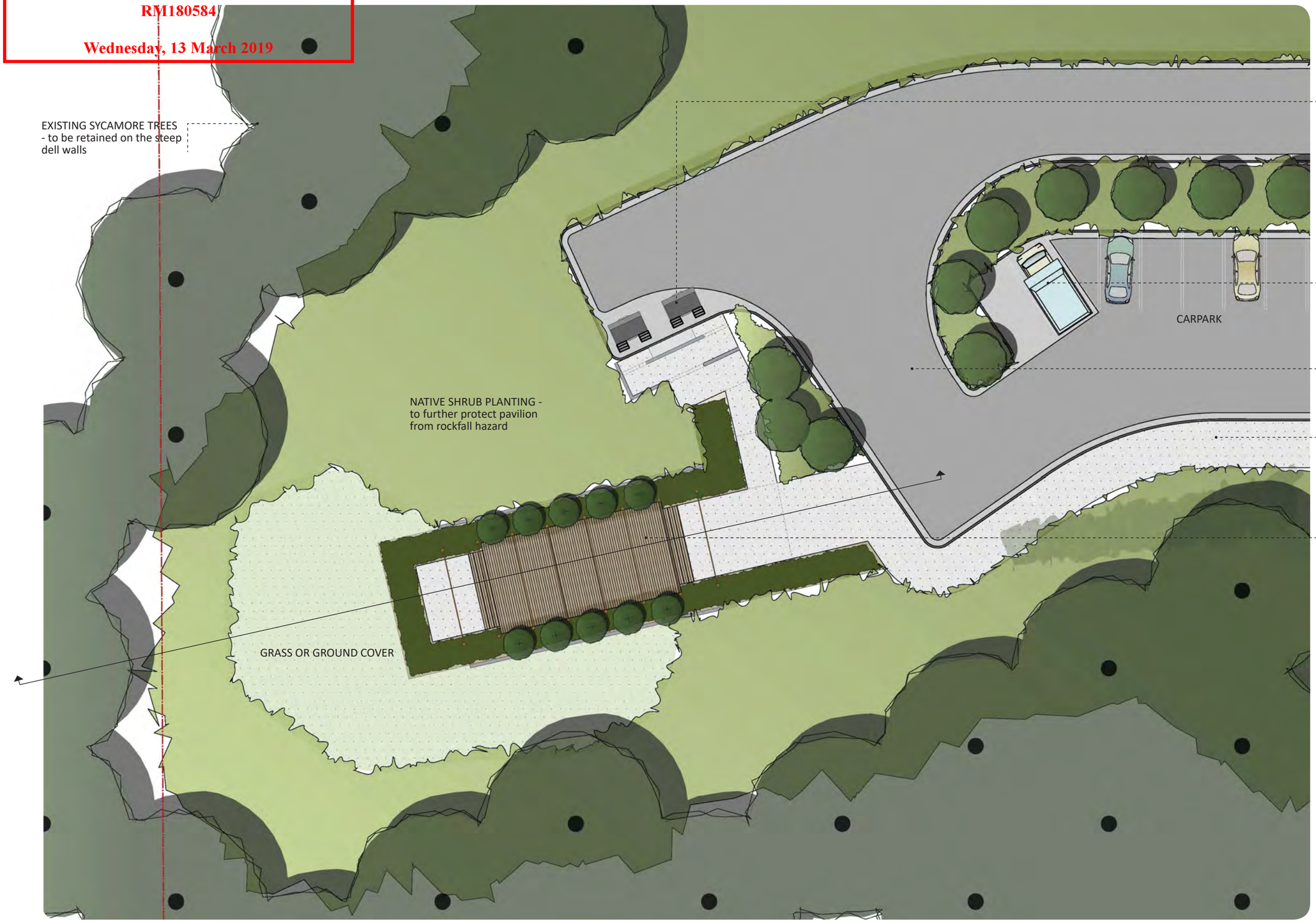
The wellness centre, containing day spa, retreat facilities, fitness centre and swimming pool, will be a destination for hotel guests and the wider public. It is nestled into the hillside in a prime location with views to the waterfall. The design intent with the landscaping in this location is to assist with nestling the building into the landscape with plantings that soften the building form, but ultimately keeping it simple to make it all about the natural landscape setting. A simple lawn terrace containing the existing cherry tree will be all that exists between the building and the waterfall. Plantings will be otherwise native.

The small wedding chapel on the western side of Mill Creek is a unique and intimate location for a wedding ceremony. Located within a glade beside Mill Creek, the chapel is designed to frame the waterfall. Landscaping is once again simple in order to celebrate the natural setting. A small existing swimming hole beneath the waterfall will be enhanced and widened, and the glade beside it will be smoothed as a picnic lawn. Timber pergolas supporting NZ native clematis frame the chapel courtyard to enclose and shelter wedding guests. Native beech trees and birch woodland will surround the setting, giving a sense of total seclusion from the outside world.

INDICATIVE CROSS SECTION



Dell Pavilion



OVERVIEW

The dell is a very unique feature of Waterfall Park. Located near the waterfall, this discrete area is only discovered at the northernmost reaches of the valley and is a very special place to experience. The sheer walls enclose the dell to the east, north and west, and frame views of the remarkables to the south.

The almost vertical walls are an impressive feature of the natural amphitheater, but they also pose a potential rockfall hazard. In order to allow people to experience the dell environment safely, people will be restricted to certain areas and schist walls will be required in some locations to protect from rockfall hazard. On their own, rockfall protection walls would likely taint the dell experience. To make these more discrete, a raised decking structure has been designed to elevate the viewing area and allow people to see over the walls.

The landscape has been designed in a way that easily transforms for events, with allocated areas for loo trailers and catering trucks. The deck has also been designed as a pavilion with overhead pergola structure (to be fitted with a custom made canvas cover to turn it into a marquee if desired), which can be used for events such as wedding receptions and yoga classes.

The dell floor is to be planted with native shrubs and ferns to blend the pavilion with the landscape and discourage people from venturing beyond the protected areas.

INDICATIVE SKETCH

INDICATIVE CROSS SECTION

Circulation

OVERVIEW

Site circulation involves a network of compacted gravels and concrete paths, board-walks, bridges and roads. Waterfall Park is best experienced on the ground. It was resolved early on in the design process that the primary route through the site would be for pedestrians, bike and buggies only, to ensure visitors have the greatest opportunity to experience the site.

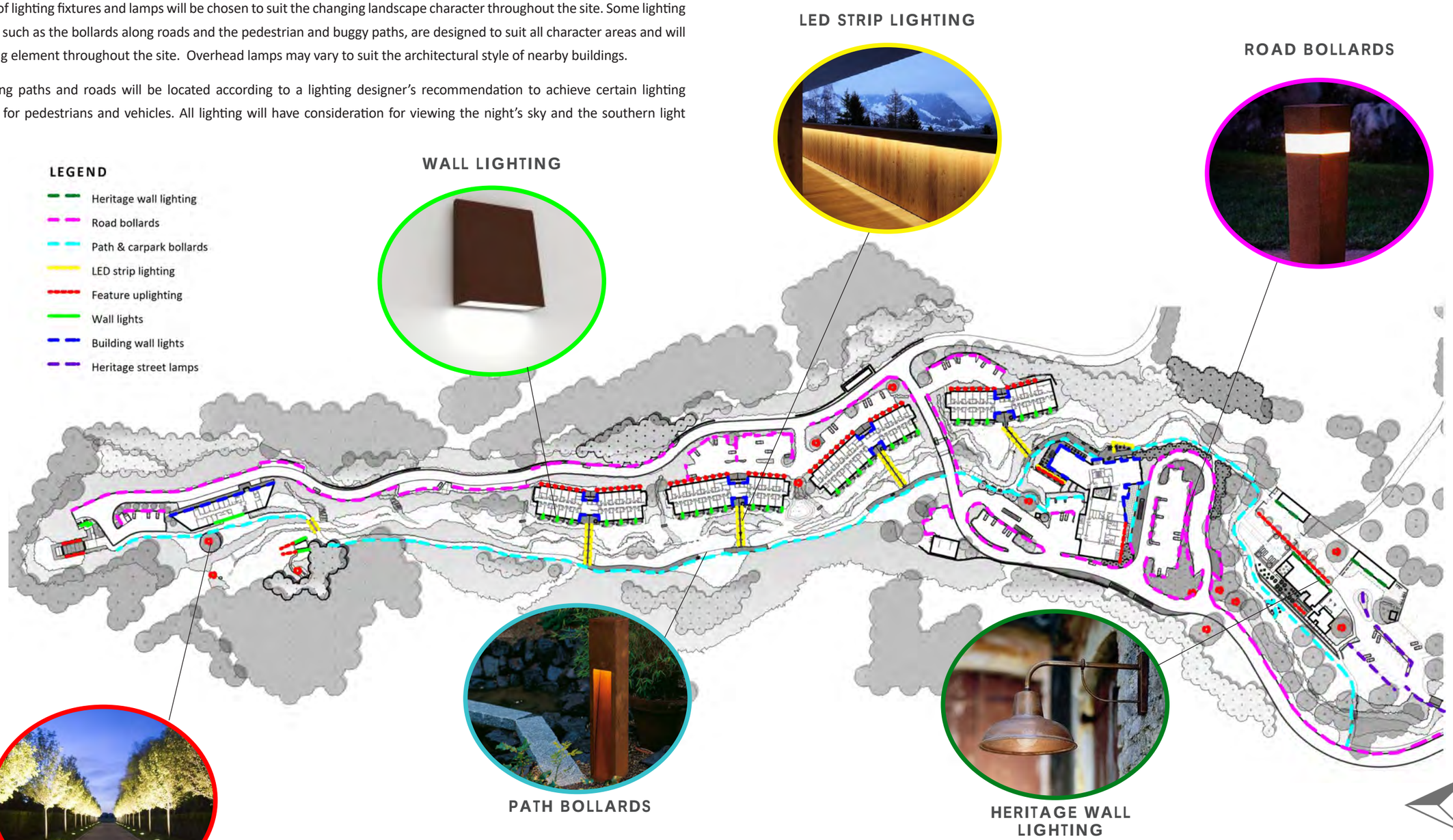
A single, 2.5 - 3m wide buggy and pedestrian path forms the main route through the valley from Ayrburn Domain to the Dell Pavilion. The preferred arrival experience for hotel guests is to arrive at the hotel reception to be checked in before being driven, by buggy, along Mill Creek to their accommodation block. Future connections may allow the opportunity to continue the path beyond the subject site boundary, through Ayrburn Farm and connect to the Queenstown Trail that connects Speargrass Road and Millbrook.

Circulation has also been designed to restrict coaches to the primary building area, only allowing occasional coach passage to service the chapel and Dell Pavilion when required.

OVERVIEW

A variety of lighting will be used to illuminate circulation paths and signage for guests at night. Like all other landscape features, a selection of lighting fixtures and lamps will be chosen to suit the changing landscape character throughout the site. Some lighting elements, such as the bollards along roads and the pedestrian and buggy paths, are designed to suit all character areas and will be a linking element throughout the site. Overhead lamps may vary to suit the architectural style of nearby buildings.

Lights along paths and roads will be located according to a lighting designer's recommendation to achieve certain lighting standards for pedestrians and vehicles. All lighting will have consideration for viewing the night's sky and the southern light strategy.



Note: *Where possible lighting design will also take into consideration potential effects on aquatic communities. Measures to reduce disturbance to invertebrates and fish will include no direct lighting of the creek channel, installation of motion sensor lighting when near to the creek, and the use of LED lights that are shielded and have a wavelength that will minimise their attractiveness to insects.*

Retaining Walls

OVERVIEW

Due to the complex topography and hydrology of the valley floor, retaining will be required throughout the site to enable accessways, build-able platforms and accessible grades in places where batter slopes are not achievable. A variety of retaining systems have been selected to deal with different situations and landscape character zones.

RETAINING TYPES

TIMBER CRIB

Planted timber crib walls are proposed for long stretches of retaining beside the road as it hugs the eastern side of the valley floor. In this location they are designed to blend with the landscape rather than stand out as a feature.

Timber crib walls would suit this application as they are easy to curve and to adjust the height gradually, fitting with the varied topography of the hillside.

Plants such as native ferns and ground covers would be encouraged to grow on the wall to blend it with the natural surroundings.

CONCRETE WALL

Plain, insitu, off-the-form concrete or smooth plaster rendered concrete walls are to be used for retaining (up to 1m) in high profile areas within close proximity to buildings.

The simple walls will provide a smooth contrast and clean lines between levels of hard landscaping and garden beds.

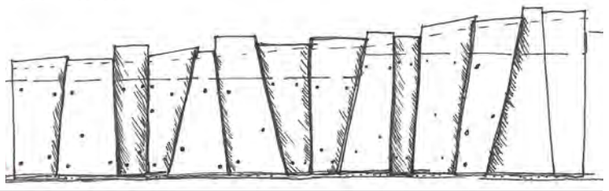
TIMBER POLE

Timber pole retaining is proposed in locations where a vertical cut face is required.

This form of retaining will be used in less visible locations, either hidden by foreground planting or in places less frequented by public or guests.

TIMBER POLE WITH CORTEN VENEER

Steel sheets with a rusted appearance may be used as a sculptural veneer in locations where larger retaining walls are more prominent to public and guests. Sheets may be cut into angular shapes and fixed to timber pole retaining walls in sculptural arrangements to provide visual interest.



BOULDER STACKED

Boulder stacked retaining is to be used within the riparian zone / creek margins and in locations where a more natural character is desired.

There are boulder stacked retaining walls existing on site (as photographed). It is suggested that the rock from these retaining walls be reused throughout the site as required.

STONE MASONRY

Schist masonry will be used to clad concrete block retaining walls within the Heritage Precinct, where flood walls and hard edge level changes are required.

The masonry will be selected to either reflect the stable and cart shed cladding (lime rendered/mudded) or the dry stacked schist walls closer to the homestead (raked). Note, both types are shown on the end of the cart shed facade in this photo.

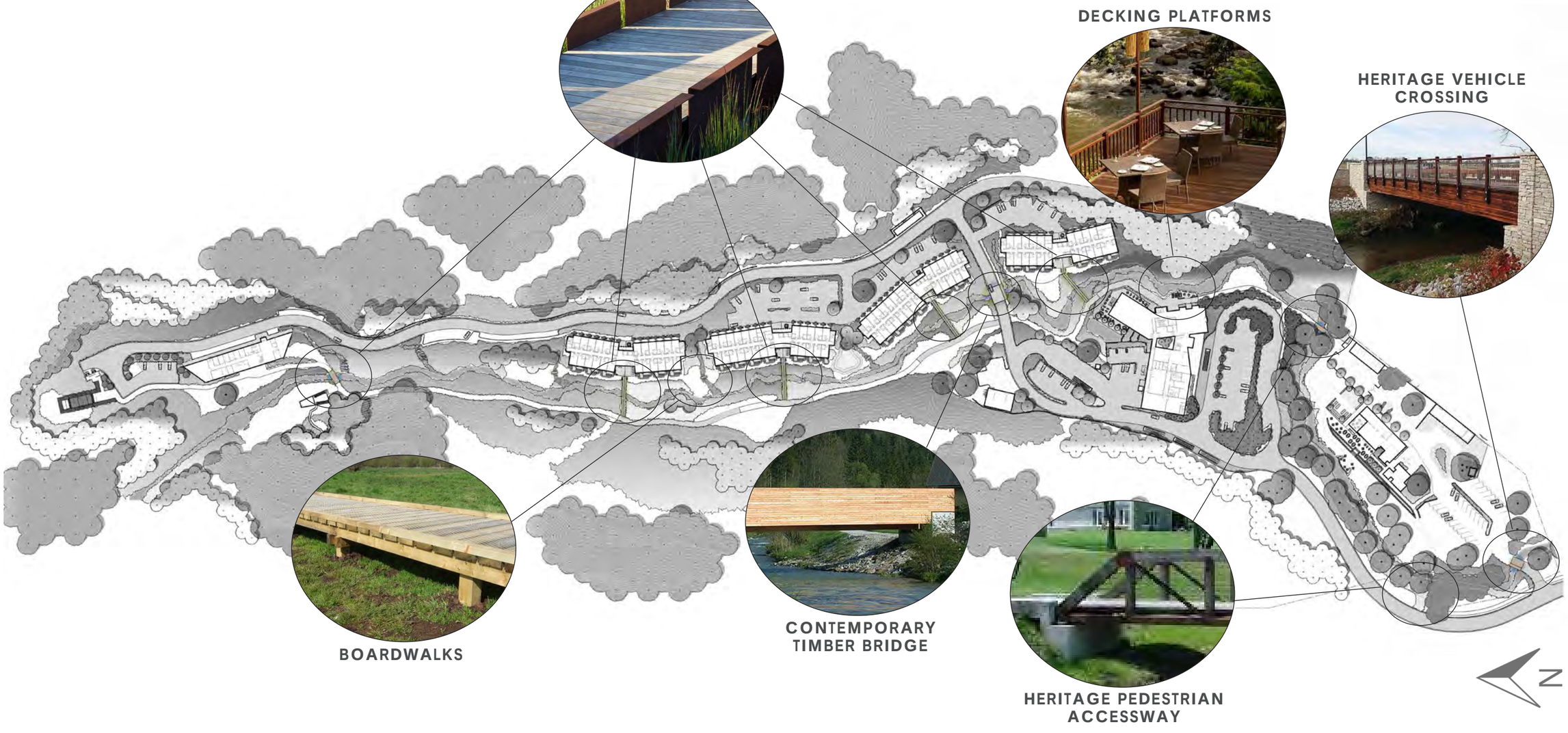
Bridges, Boardwalks and Decking

OVERVIEW

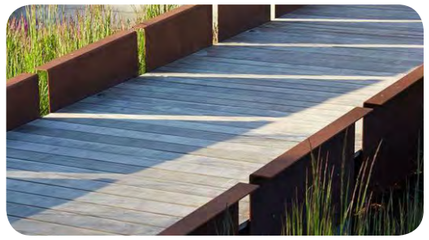
Throughout the valley there are a series of pedestrian, buggy and vehicle bridges that link the site circulation across Mill Creek. Boardwalks are also a feature of the path network where the path crosses through flood prone areas or requires a gradual incline to meet accessible grades.

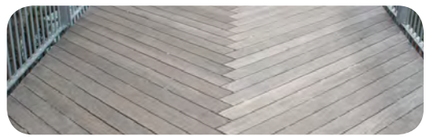
A variety of bridge concepts have been designed to suit various locations within the valley. Bridges will become landscape features in themselves, designed to reflect the landscape character of the area.

For the most part, bridges, boardwalks and decking platforms will be constructed on piles and with large spans so as to not affect flood flows (similar to this bridge upstream in Millbrook). All piles within the riparian zone are to be steel or concrete to avoid leaching of treated timber into the waterways.



CONTEMPORARY STEEL AND TIMBER BRIDGE (PEDESTRIAN + BUGGY)

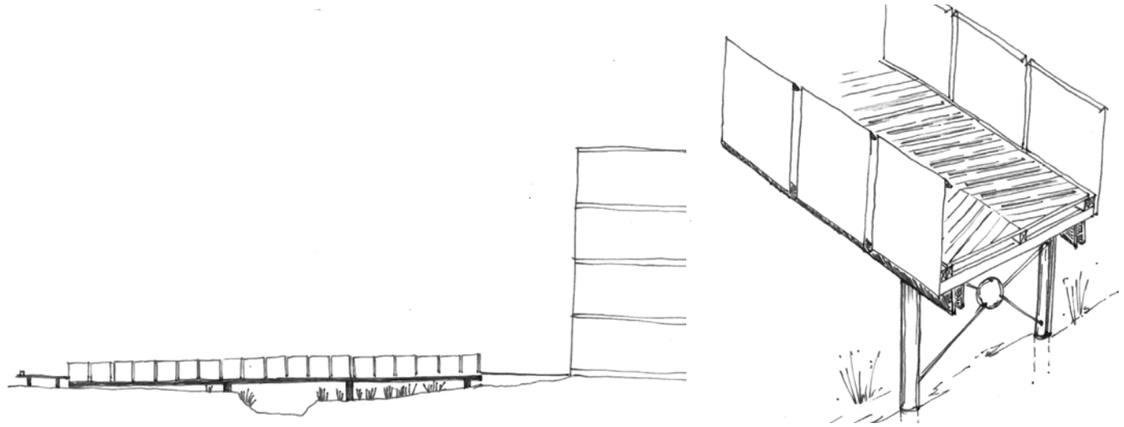




The contemporary steel and timber bridges are to provide pedestrian and buggy access across Mill Creek to accommodation buildings, creating a unique arrival experience for guests.

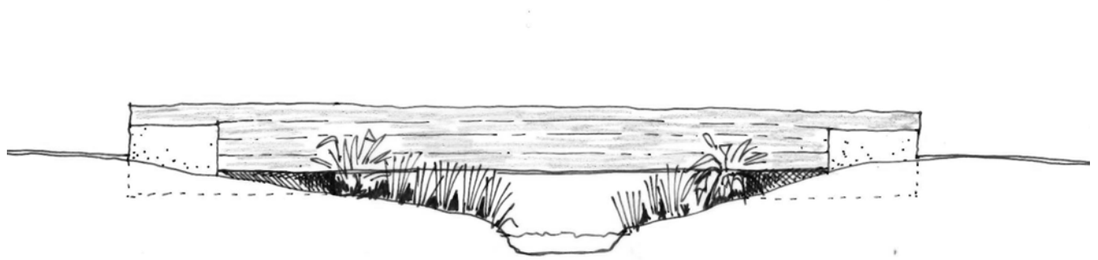
Bridges will be designed to gently slope up at an accessible grade from the main path to the accommodation building foyer. At 20 - 30m in length, the bridges will span not only Mill Creek, but the whole riparian zone.

Steel beams will be used in the base structure to ensure maximum spans and steel or concrete piles will be used where necessary to support the structure. Steel sheet balustrading will set these bridges apart from the others as sculptural features.



CONTEMPORARY TIMBER CROSSING (VEHICLE + PEDESTRIAN)

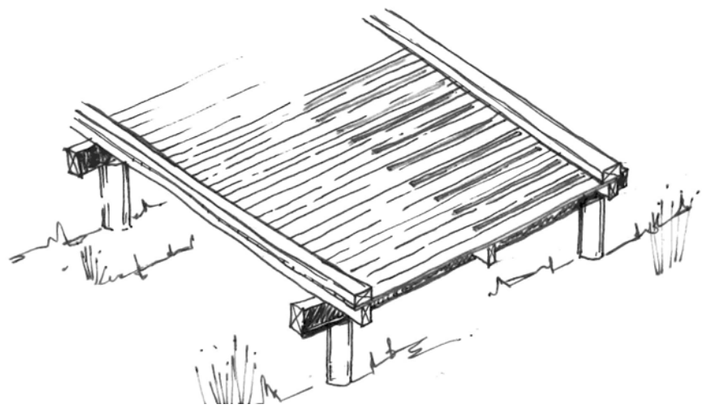
A contemporary, almost sculptural appearance is proposed for the vehicle crossing to the north of the main reception building. The crossing is to be a solid, simple timber sided structure that spans the creek up to 6m.



BOARDWALKS

Boardwalks form a major part of the buggy and pedestrian circulation network. They are used in locations where the path passes over flood prone areas and at intersections between the path and the corten bridges.

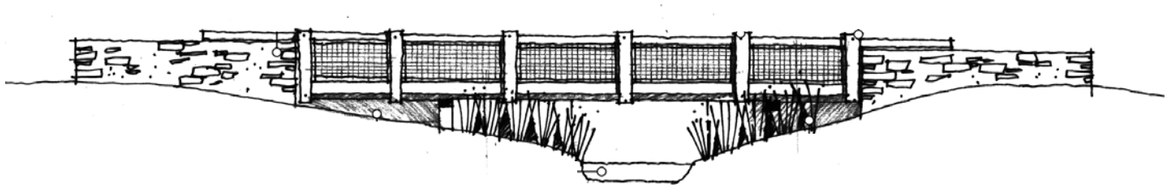
Boardwalks are to be of simple construction. Sub-structures are to be treated timber. Decking boards are to be hardwood (*Eucalyptus saligna* or similar) and laid perpendicular to the flow of travel. Grip tape is to be applied to every second board over one side of the boardwalk to provide a non-slip surface in frosty or wet conditions.



HERITAGE VEHICLE CROSSING

The heritage-inspired vehicle crossing over Mill Creek to the Ayrburn Domain will be consistent with the bridge already designed for the proposed access road.

Schist masonry-clad wing walls frame the entrance to the bridge. Hardwood timber and mesh balustrading.



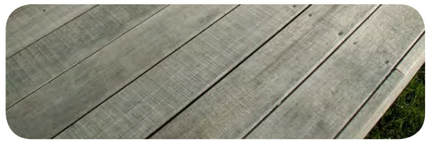
HERITAGE BRIDGE (PEDESTRIAN + BUGGY)

The heritage-inspired pedestrian and buggy bridges that cross Mill Creek in the vicinity of the Ayrburn Domain are influenced by an old fashioned bridge design using steel and timber.

The bridges are to be constructed with steel beams and fixings and chunky recycled timber to give the bridge a solid, weathered appearance. The main steel structure will sit on small concrete abutments either side of the creek and steel piles where necessary to support the structure.

Simple wire will be strung horizontally to fill in the balustrading.

DECKING PLATFORMS (PEDESTRIAN + DINING)

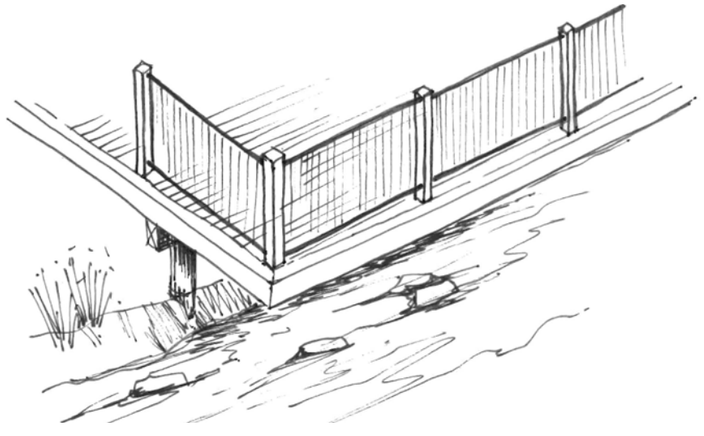


Timber decking will be used extensively around the restaurant and bar areas of Building A.

Decking platforms will be constructed of a typical joist and bearer system, with steel or concrete piles used within the riparian and flood zones.

Decking timbers are to be hardwood (such as *Eucalyptus saligna*) and laid perpendicular to the typical flow of foot traffic.

In locations where the deck is to overhang the waters edge, the structure is to be cantilevered to ensure piles are not driven into the original creek bed. Simple balustrading may be required in cases where falling may be a hazard.



OVERVIEW

Mill Creek is a continuous feature and focal point throughout the valley floor. It is an important waterway ecologically as it is habitat for the native fish species, koara, and a spawning ground for the trout in Lake Hayes. The overarching intent of the masterplan is to enhance the creek environment both ecologically and aesthetically. We propose to widen and deepen the creek bed in several locations, as well as carry out extensive riparian planting. Treatment of the riparian zone that surrounds the creek will differ along its length as it passes through the various character zones.

Example of riparian planting beside Mill Creek upstream at Millbrook