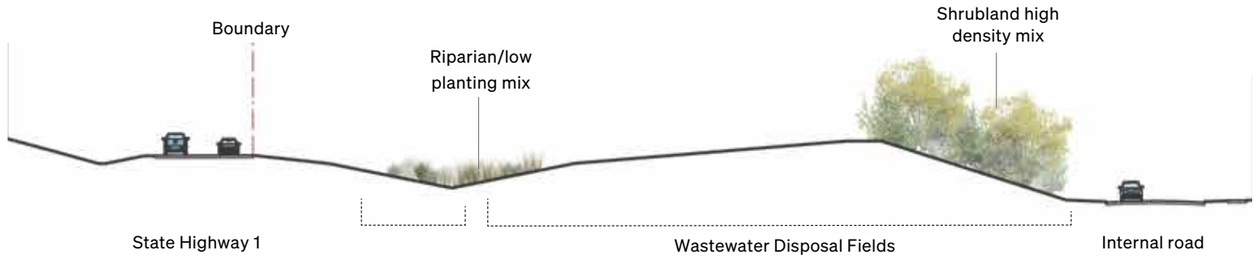
Indicative Reserve Cross Sections

Indicative cross section locations

NORTH



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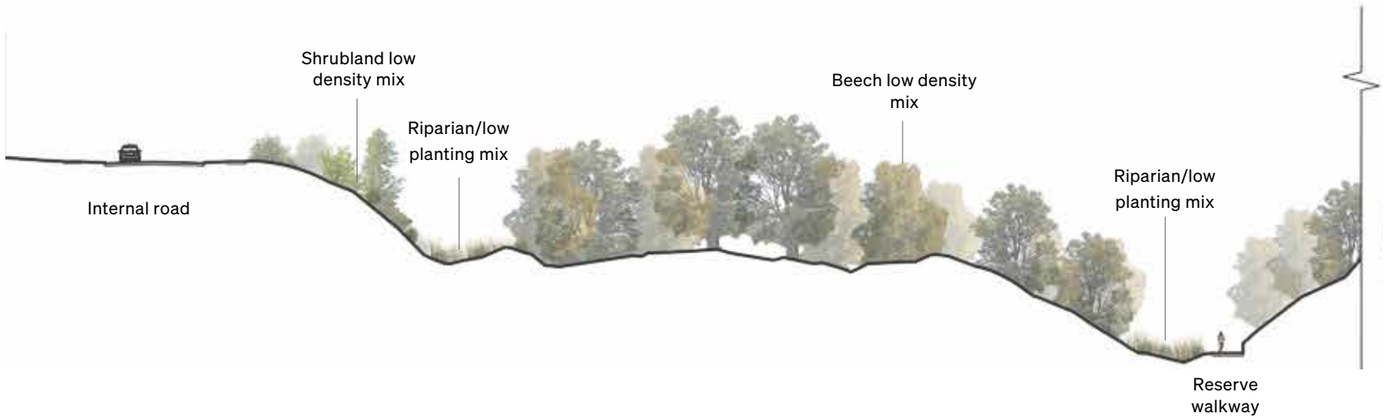

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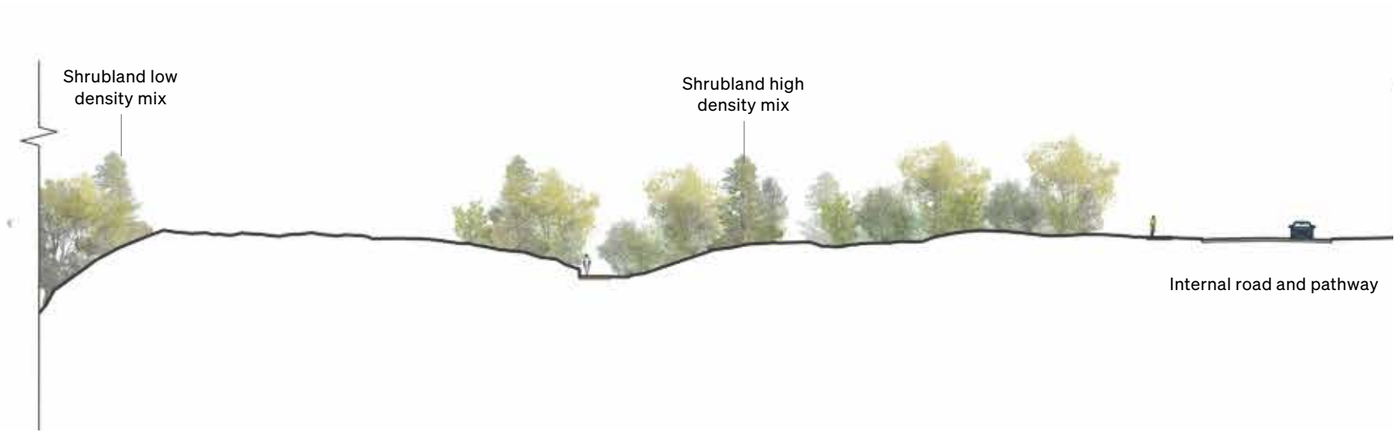
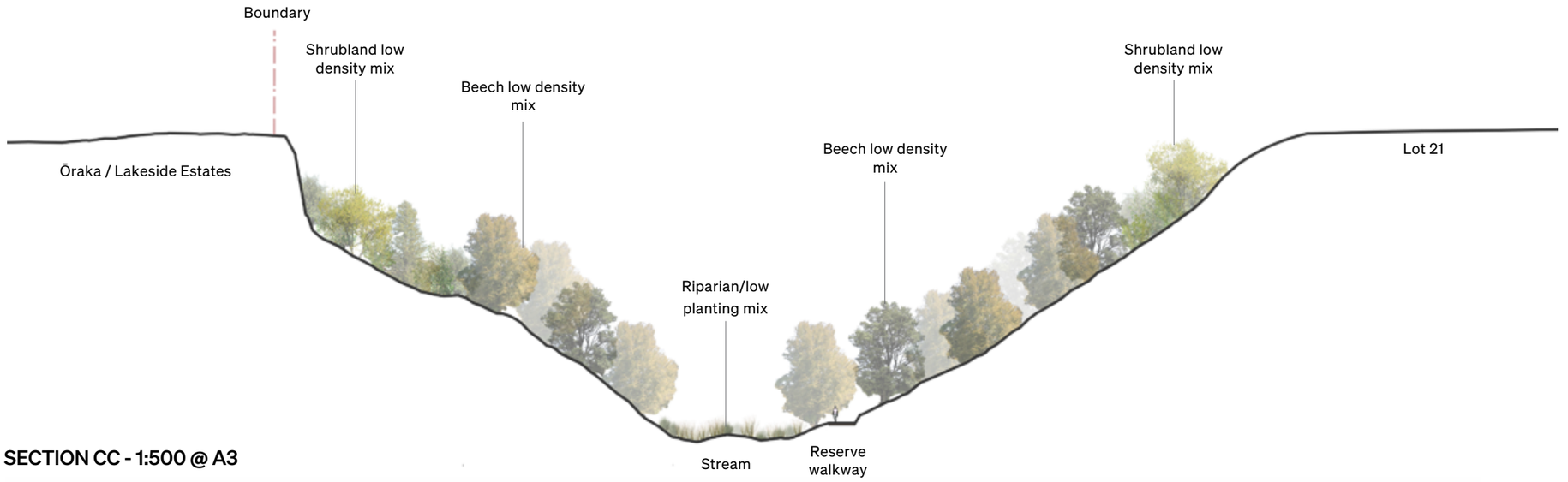


SECTION BB - 1:500 @ A3

Indicative Reserve Cross Sections

Indicative cross section locations

NORTH



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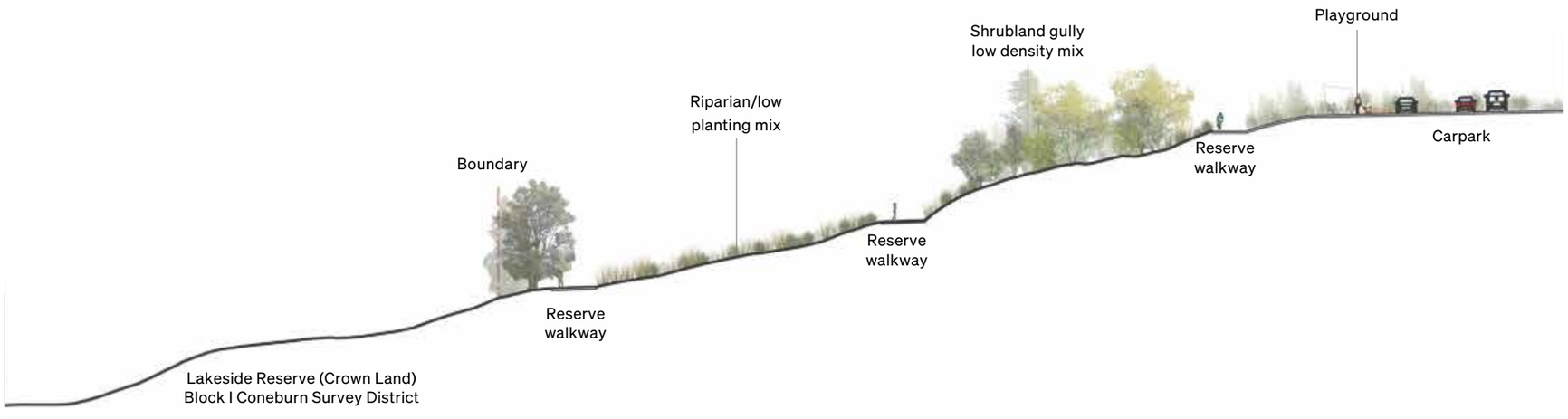
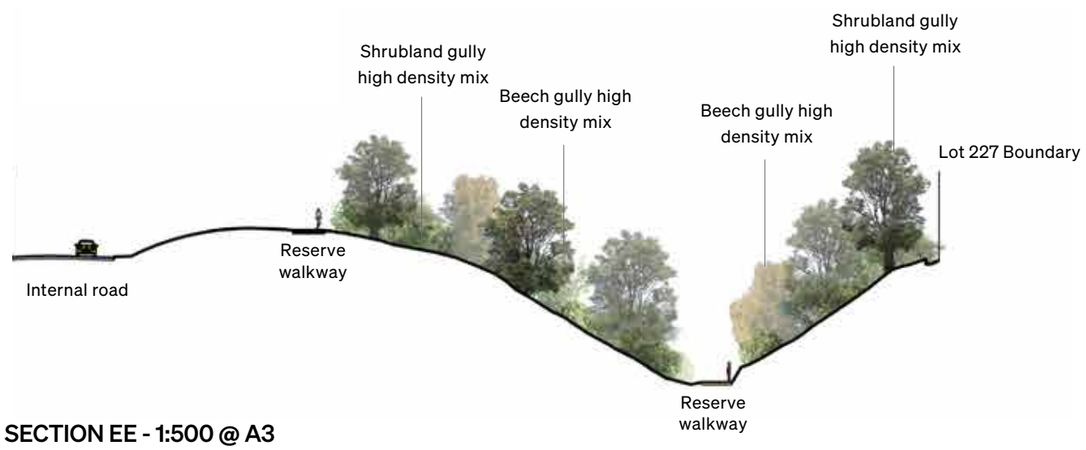


SECTION DD - 1:500 @ A3

Indicative Reserve Cross Sections

Indicative cross section locations

NORTH



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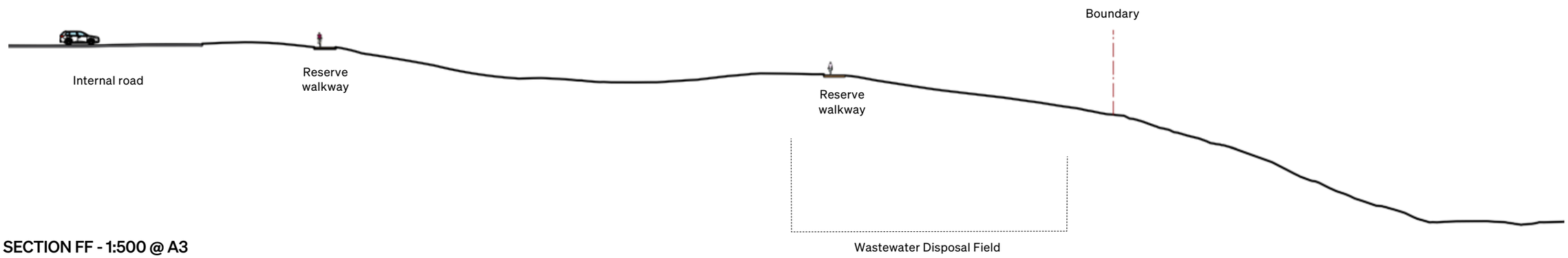
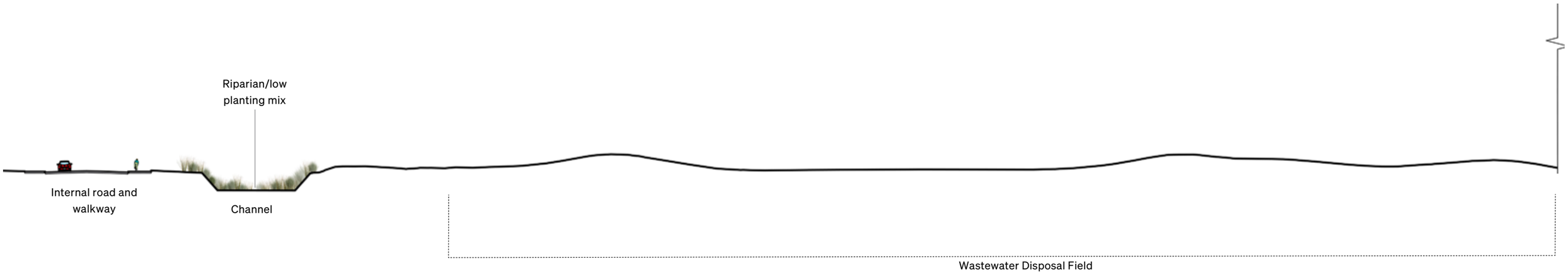


SECTION FF - 1:500 @ A3

Indicative Reserve Cross Sections

Indicative cross section locations

NORTH



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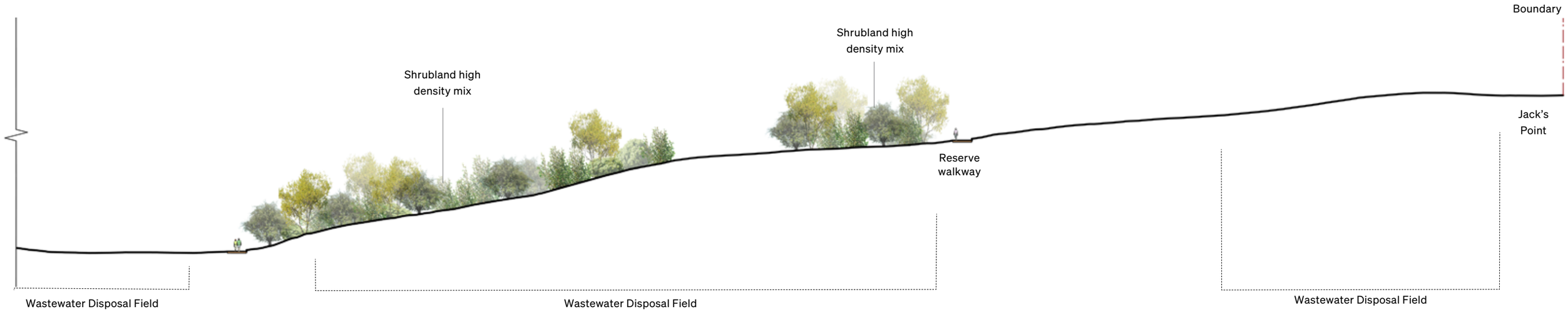
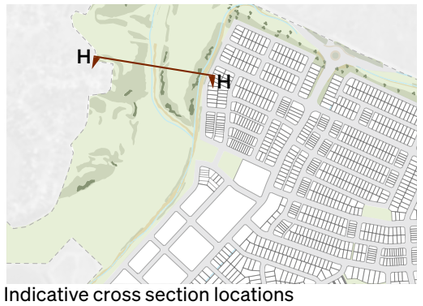


SECTION GG - 1:500 @ A3

Indicative Reserve Cross Sections



Indicative cross section locations

NORTH

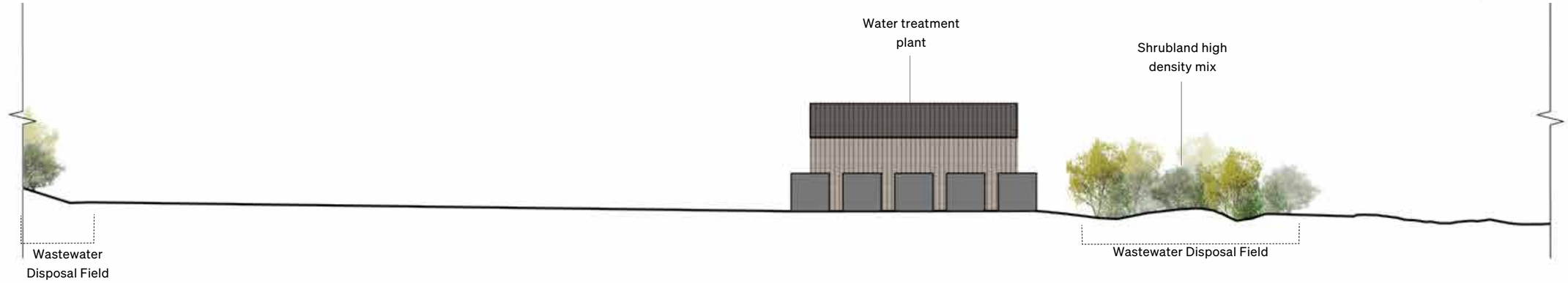
SECTION HH- 1:500 @ A3

SECTION HH - 1:500 @ A3

Indicative Reserve Cross Sections

Indicative cross section locations

SECTION II - 1:500 @ A3



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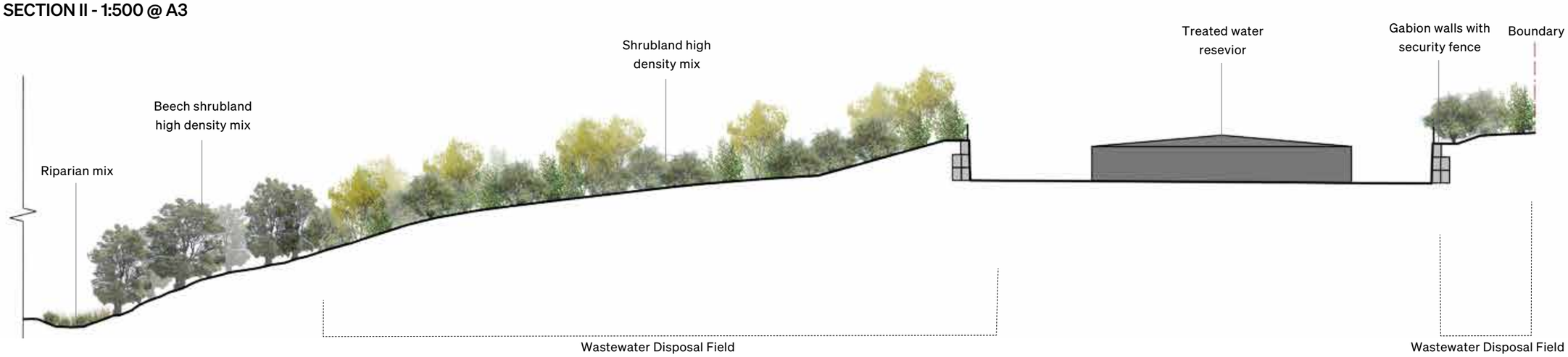

SECTION II - 1:500 @ A3

LANDSCAPE NODES

Community Node

The Community Nodes located within the reserves will provide gathering opportunities for picnics, sport, informal events, and play opportunities for all ages and abilities. This imagery is indicative of the features and development envisioned for the community node.

Key Features could Include:

- Shelter
- BBQ
- Playground
- 30mx 30m ball space
- Fitness stations/ trail
- Sheltered community garden / orchard
- Car parking
- Seating

Community Playground Imagery

The play features and elements could be influenced by connection to the wider natural environment, native taonga species, the region's agricultural heritage, and local Ngāi Tahu kōrero if appropriate engagement with tāngata whenua occurs in future design stages.

The topography of the site will be embraced and enhanced with interactive and climbing elements such as thick rope nets, climbing logs, informal sleeper steps and stepping posts. The playground spaces can be layered over various levels within the reserves, providing a range of play experiences, climbing experiences, a slide, and several accessible play elements. This imagery is indicative of the features and development envisioned for the community play areas.

Key Playground Features could Include:

- Slides
- Flying fox
- Climbing tower
- Swings
- Balance logs
- Scooter and bike tracks
- Rope nets

Engagement Node

The Engagement Nodes within the site will provide opportunities for reserve users to engage with the wider landscape of the site, providing opportunities to enjoy views, explore through nature play opportunities, pause to admire sculptures, and rest while using the series of tracks and paths which connect through the reserves. This imagery is indicative of the features and development envisioned for the engagement nodes.

Key Playground Features could Include:

- Viewpoint
- Seating
- Nature play
- Interpretation
- Swing
- Sculpture

Nature Node

The Nature Nodes within the site will provide opportunities for reserve users to engage with the ecological restoration activities that could occur as part of the Homestead Bay Development. Nature nodes are points along the tracks and paths within the reserves, where interpretation panels, seating, and stream access points will be located. This imagery is indicative of the features and development envisioned for the nature nodes.

Key Playground Features could Include:

- Seating
- Interplay with water
- Interpretation

Connection Node

Connection Nodes are decision points at intersections within the track and path network within the reserves. This imagery is indicative of the features and development envisioned for the connection node.

Key Playground Features could Include:

- Paving indicator of decision point
- Directional signage

MATERIALITY

Materials Palette

Material use on site has the opportunity to be informed by a range of local materials, former agricultural activities of the site and significant surrounding landforms.

Examples of such materials may include the use of schist stone, a range of concrete finishes, concrete pavers, corten steel and aged hardwood timbers across the site. Applications may include combinations of differing paving types and hardscape finishes and these being integrated into key areas such as walkways, playgrounds and significant road intersections.

Site Navigation and Accessibility Precedent Imagery

A variety of different interaction points, both physical and visual, may be included within the reserves network. These features can allow park users to be immersed in the stream revegetation process, highlighting the physical and ecological changes, which will occur to the environment as water quality improves and the riparian margins establish.

The natural materials will complement the green backdrop, and elements will be imbued with a sculptural quality to complement the reserve aesthetic.

Visual indicators can be used throughout the site for both wayfinding, and to indicate land use changes. These indicators will also tell the history of the site.

Furniture Precedent Imagery

A variety of site furniture can contribute to the accessibility, usability and enjoyment of the various open spaces throughout the reserves.

Timber seating mounted on gabions could provide informal seating opportunities, while long accessible picnic benches will provide opportunities for gathering and enjoying a meal together. Site furniture along paths and trails will allow visitors to be immersed in key locations and interaction points throughout the site.

Furniture elements used will utilise natural materials, and will reference natural forms and local history. Orientation and placement of these pieces can be strategic in the way they encompass key views and site features whilst allowing for practicality and enhanced user experience in public space.


(RMM)


(RMM)

PLANTING STRATEGY

Shrubland Low Density

The planting strategy incorporates a range of native shrubs and trees that have been selected due to their presence in the Queenstown Lakes and wider Otago area. Each mix incorporates shrubs and trees that work to provide erosion control and support for local biodiversity. The selection also takes into account the harsh local climate and will withstand common environmental stressors such as frost, drought and wind. Planting mixes and their densities are tailored to specific land features such as steep gullies, exposed open space, channels and creeks .

SHRUBS

Carpodetus serratus
putaputaweta

Corokia cotoneaster
korokio

Coprosma linarifolia
mikimiki

Coprosma propinqua
mingimingi

Coprosma crassifolia
thick leaved coprosma

Olearia lineata
twiggy tree daisy

Olearia avicennifolia
mountain akeake

Olearia odorata
scented tree daisy

Griselnia littoralis
kapuka

Veronica salicifolia
koromiko

TREES

Pittosporum tenuifolium
kōhūhū

Cordyline australis
Cabbage Tree

Plagianthus regius
ribbonwood

Pseudopanax crassifolius
Lancewood

Sophora microphylla
South Island Kowhai

Beech Low Density

TREES

Fuscospora cliffortioides
Mountain beech

Fuscospora fusca
Red beech

Shrubland High Density

SHRUBS

Carpodetus serratus
putaputaweta

Corokia cotoneaster
korokio

Coprosma crassifolia
thick leaved coprosma

Coprosma linarifolia
mikimiki

Coprosma propinqua
mingimingi

Veronica salicifolia
koromiko

Griselnia littoralis
kapuka

Olearia avicennifolia
mountain akeake

Olearia odorata
scented tree daisy

Olearia lineata
twiggy tree daisy

TREES

Pittosporum tenuifolium
kōhūhū

Sophora microphylla
South Island Kowhai

Cordyline australis
Cabbage Tree

Plagianthus regius
ribbonwood

Pseudopanax crassifolius
Lancewood

Beech High Density

SHRUBS

Coprosma propinqua
mingimingi

Coprosma crassifolia
thick-leaved coprosma

Griselnia littoralis
kapuka

Olearia avicennifolia
mountain akeake

Olearia lineata
twiggy tree daisy

Olearia odorata
scented tree daisy

Pittosporum tenuifolium
kōhūhū

Veronica salicifolia
koromiko

Exotic Reserve Trees

TREES

Fuscospora cliffortioides
mountain beech

Fuscospora fusca
red beech

TREES

Acer rubrum
red maple

Fagus sylvatiga
European beech

Liquidambar styraciflua ‘Worplesdon’
sweet gum

Quercus ‘robur’ fastigata
Oak

Abies alba
European silver fir

Riparian/ Low Planting

SHRUBS

Chionochloa rubra
red tussock

Austroderia richardii
South Island toe toe

Carex secta
makura sedge

Coprosma propinqua
mingimingi

Chionochloa rubra subsp. cuprea
red tussock

Phormium tenax
harakeke

Discaria tomatou
matagouri

Astelia fragrans
bush lily

Coprosma linarifolia
mikimiki

Juncus edgariae
wiwi

Nature play plant list

SHRUBS

Poa cita
silver tussock

Austroderia richardii
South Island toe toe

Carex secta
makura sedge

Chionochloa rubra subsp. cuprea
red tussock

Astelia fragrans
bush lily

Chionochloa conspicua
hunangamoho snow grass

Veronica salicifolia
koromiko

Hebe odora
Boxwood Hebe

Phormium tenax
harakeke

Street Tree Plant List

A variety of suitable tree species have been selected to create a hardy street tree palette for the development. The trees selected will provide both a local feel in conjunction with seasonal change and shade.

The selection of tree species indicated in the table below will be planted, with one species per street, except for the 24m-wide roads, where two species will be used. The street trees will be planted on streets appropriate to their size as dictated by the street width; the narrower the street, the smaller the tree. The trees will be planted at an average spacing of 15-25m in coordination with below-ground services, sightlines, and street lighting and in conjunction with root barriers in compliance with QLDC street tree guidelines.

	Road Type	Height Mature	Spread Mature	Height (10 years)	Spread (10 years)	Wind Resistance	Drought Tolerance	Summer Colour	Autumn Colour
Tallest Trees (15–20 meters):									
Zelkova serrata	24M ENTRANCE (MED) 13.6M	12-20m	10-15m	10-12m	5-7m	Very High	High		
Quercus robur ‘Fastigiata’ (Upright English Oak)	24M RES SPINE 11.6M	15-20m	6-10m	8-12m	2-4m	Very High	Moderate-High		
Platanus x acerifolia ‘Pyramidalis’	24M RES SPINE 11.6M	15-20m	5-8m	10-15m	4-6m	High	Moderate-High		
Tilia cordata	24M ENTRANCE (MED) 13.6M	15-20m	10-15m	7-10m	4-6m	High	Moderate-High		
Ulmus ‘Frontier’ (Frontier Elm)	24M RES SPINE (MED) 13.6M	15-20m	10-12m	8-12m	4-6m	Very High	High		
Medium-Tall Trees (12–15 meters):									
Fraxinus Cimmzam	20M TC MAIN 11.6M	12-15m	6-8m	7-10m	4-6m	Good	High		
Liriodendron ‘Arnold’	21M RES CYC 8.0M	12-15m	8-12m	10-12m	5-7m	Moderate	Moderate		
Liquidambar ‘Lane Roberts’	20M TC HD RES 12.5M	12-15m	8-10m	8-12m	4-6m	Good	Moderate		
Acer platanoides (Norway Maple)	22M RES SPINE 11.6M	12-15m	10-12m	7-10m	5-7m	High	Moderate		
Carpinus betulus ‘Fastigiata’	20M RES SEC 9.5M	12-15m	4-6m	6-10m	3-5m	High	Moderate-High		
Acer Rubrum ‘Brandywine’	20M RES SEC 9.5M	12-15m	6-10m	5-7m	3-5m	Moderate	Moderate		
Ulmus Lobel	21M RES SEC 10.7M	12-15m	8-10m	10-12m	3-5m	Very High	Moderate		
Medium Trees (8–12 meters):									
Acer campestre (Field Maple)	19M TC SIDE 11.6M	8-12m	6-10m	6-9m	4-6m	High	Moderate		
Pyrus Candelabra	17M HD RES OS 10.7M 17M RES OS 8.0M	8-10m	6-8m	6-9m	3-5m	Moderate-Good	Moderate-High		
Fraxinus ‘Green Glow’	18M RES 9.5M	8-12m	6-8m	8-10m	4-6m	High	Moderate		
Parrotia persica	18M RES PATH 8.0M	8-12m	6-8m	5-8m	4-6m	High	Moderate		
Small Trees (6–8 meters):									
Prunus serrulata ‘Kanzan’ (Kanzan Cherry)	16M HD RES 10.7M 16M RES STD 8.0M	6-8m	4-6m	5-8m	4-6m	Moderate-High	Moderate		
Prunus ‘Amanogawa’ (Fastigiate Cherry)	15M RES OS 8.0M 13.5M RES OS 8.35M 12M RES OS 6.2M	6-8m	3-4m	5-7m	2-3m	High	Moderate		
Amelanchier canadensis	15M HD RES OS 10.7M 16M RES STD 8.0M	6-8m	4-6m	5-7m	3-5m	Moderate	Moderate		
Shortest Trees (4–5 meters):									
Cornus ‘Eddie’s White Wonder’	9M RES OS 6.2M 7M LANE RES 6.54M SHARED PATH SIDE	4-5m	4-5m	3-5m	3-5m	Moderate	Moderate		

PHOTOGRAPHS

Visual Catchment Plan

Legend

Site Boundary

Visual Catchment

0 1 2 4 6km

Scale 1:100,000@A3

Viewpoint Locations Plan

Legend

- Site Boundary
- Viewpoint location
- Distance from shore
- Drone view location

Scale 1:20,000@A3

Viewpoint Photographs

Viewpoint 1: View looking northeast towards the site from Lake Whakatipu.
Distance: 1980m
Date: 28-03-2023
Time: 11:05am

Viewpoint 2: View looking northeast towards the site from Lake Whakatipu.
Distance: 1940m
Date: 28-03-2023
Time: 11:14am

Viewpoint 3: View looking northeast towards the site from Lake Whakatipu.
Distance: 1670m
Date: 28-03-2023
Time: 11:24am

Viewpoint Photographs

Viewpoint 4: View looking northeast towards the site from Lake Whakatipu.
Distance: 560m
Date: 28-03-2023
Time: 11:34am

Viewpoint 5: View looking northeast towards the site from Lake Whakatipu.
Distance: 595m
Date: 28-03-2023
Time: 11:38am

Viewpoint 6: View looking northeast towards the site from Lake Whakatipu.
Distance: 895m
Date: 28-03-2023
Time: 11:46am

Viewpoint Photographs

Viewpoint 7: View looking south from Remarkables Ski Field Access Road.
Distance: 4850m
Date: 24-04-2023
Time: 1:59pm

Viewpoint 8: View looking north across Drift Bay from SH6 near Wye Creek.
Distance: 3000m
Date: 24-04-2023
Time: 3:49pm

Viewpoint Photographs

Viewpoint 9: View looking south toward the site from along SH6.
Distance: 320m
Date: 24-04-2023
Time: 3:31pm

Viewpoint 10: View looking southwest across the site from the NZone Access Entrance along SH6.
Distance: 0m
Date: 24-04-2023
Time: 4:49pm

Viewpoint Photographs

Viewpoint 11: View looking west across an on-site gully from SH6.
Distance: 0m
Date: 24-04-2023
Time: 4:10pm

Viewpoint 12: View looking west across the site from SH6.
Distance: 0m
Date: 24-04-2023
Time: 4:05pm

Viewpoint 13: View looking northwest across the site from SH6.
Distance: 0m
Date: 24-04-2023
Time: 4:04pm

Viewpoint Photographs

Viewpoint 14: View looking south toward the site from 20 Hackett Rd.
Distance: 350m
Date: 24-04-2023
Time: 2:20pm

Viewpoint 15: View looking south toward the site from 53 Jacks Point Rise.
Distance: 310m
Date: 24-04-2023
Time: 2:24pm

Viewpoint 16: View looking south toward the site from the lower elevation of Jacks Point Rise.
Distance: 340m
Date: 24-04-2023
Time: 2:27pm

Viewpoint Photographs

Viewpoint 17: View looking east toward the site from Jacks Point Track.
Distance: 600m
Date: 24-04-2023
Time: 2:54pm

Viewpoint 18: View looking southeast from an elevated section of Lodge Road.
Distance: 690m
Date: 24-04-2023
Time: 2:45pm

Viewpoint Photographs

Viewpoint 19: View looking southeast toward the site from Preserve Drive.
Distance: 850m
Date: 24-04-2023
Time: 2:39pm

Viewpoint 20: View looking southeast toward the site from Preserve Drive.
Distance: 1050m
Date: 24-04-2023
Time: 2:42pm

Viewpoint Photographs

Viewpoint 21: View southeast from the intersection of Lodge Road and Maori Jack Road.
Distance: 30m
Date: 24-04-2023
Time: 2:35pm

Viewpoint 22: View looking southeast from the River Terrace Access Road.
Distance: 30m
Date: 24-04-2023
Time: 3:08pm

Viewpoint Photographs

Viewpoint 23: View looking south from the River Terrace Access Road.
Distance: 40m
Date: 24-04-2023
Time: 3:18pm

Viewpoint 24: View looking north from the River Terrace Access Road cul-de-sac.
Distance: 30m
Date: 24-04-2023
Time: 3:13pm

Viewpoint Photographs

Viewpoint 25: View looking north across the site from the end of Scenic Dr (within Lakeside Estates).
Distance: 0m
Date: 24-04-2023
Time: 3:39pm

Viewpoint 26: View looking northwest across the site from the end of Summerfield Place (within Lakeside Estates).
Distance: 60m
Date: 24-04-2023

Viewpoint Photographs

Viewpoint Drone A: View looking northwest across the northern half of the site.
Distance: 0m
Date: 24-04-2023
Time: 4:33pm

Viewpoint Drone B: View looking southwest across the southern half of the site.
Distance: 0m
Date: 24-04-2023
Time: 4:33pm

ROUGH MILNE MITCHELL
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