

## 6.0 VILLAGE CONCEPT

### Village Concept

Recognising the need to minimise human impact in the alpine landscape as well as provide shelter from the harsh mountain climate, the village has adopted the form of a compact 'cluster'. Its organic thread like expansion from the centre is a natural response to growth in the mountainous terrain, which possesses limited area suitable for building on.

A distinctive and legible village structure which is unique, coherent and clear will increase the potential depth and intensity of experience for the visitor. A village which is clearly organised and strongly identified within its context will become a readily recognisable and memorable place. Strong imageability can be reinforced through clear visual identification and structuring of the built environment. Form qualities essential for achieving coherence include paths, places, and edges.

The village is comprised of five distinctive components. The central area possesses the greatest concentration and contains commercial uses, visitor services and visitor accommodation. Adjacent medium density areas to either side include visitor services and visitor accommodation. The outer extremities of the village comprise low density areas containing individual residential chalets.

### Village Centre

The central area is approximately 2.5 hectares in area and includes 15 buildings located over an underground carpark, the roof of which forms the 'ground' for the village centre. Buildings vary in height from 2 to 6 storeys. At ground level all buildings are activated by commercial uses including, shops, restaurants, bars and other visitor services. Upper levels contain visitor accommodation. Each building is connected by stairs and lifts to the basement which houses services and car parking for the uses above. Individual buildings are organized to form well defined public spaces including streets, squares, plazas and 'lanes'.



During the ski season arrival and drop off for visitors by car or bus will be undercover on the eastern side at a lower level. From here visitors will ascend via escalator, stairs or lift to the centre of the village above. A short walk leads past shops and restaurants along a pedestrian street and through the village square to the skiers plaza from where gondolas

will ascend to the ski areas higher on the mountain. During summer months arrival and drop off for visitors will be at ground level at the northern end of the village centre. From this plaza lined with shops and visitor services a pedestrian street leads directly into the heart of the village centre. All year round short term parking will be provided adjacent to this area.



## 6.1 VILLAGE CONCEPT

### Slopeside Visitor Accommodation

This area contains visitor accommodation in a series of linear buildings which follow the line of Porters Stream up hill from the village centre, embracing the southern edge of the snow play area. Seven buildings ranging in height from 3 to 7 storeys contain residential apartments all of which are orientated to the north or north west. An additional two buildings located on the edge of the river terrace above the Porter River enclose a sheltered north facing recreational area containing hot pools. Car parking is provided in basement or at grade carparks close to each accommodation building. Easy pedestrian pathways lead to the village centre.

### Porters Chalets

The hill above slopeside contains 12 individual chalets arranged in a tight linear cluster. Sited along the flatter southern side of the ridge they are orientated to the north. Each chalet is self contained and is equipped with its own garaging and private outdoor space. All chalets possess views to Castle Hill and both ski areas. An inclinor will give easy pedestrian access to the village centre.

### Hotel and Visitor Accommodation

A curving linear spine extending along the river terrace from the northern end of the village centre is occupied by six buildings containing visitor accommodation. Its northern end terminates in a resort hotel and wellness centre overlooking Crystal Stream. This area's location on the same terrace as the village centre facilitates an easy connection by foot. Basement parking for residents is provided beneath each building.

### Crystal Chalets

The relatively gentle slope rising above the Hotel and Visitor Accommodation area contains 40 individual chalets grouped in a series of clusters around the line of the access road which zig zags up the slope. Each chalet is self contained with its own garaging and sited to optimise outlook.

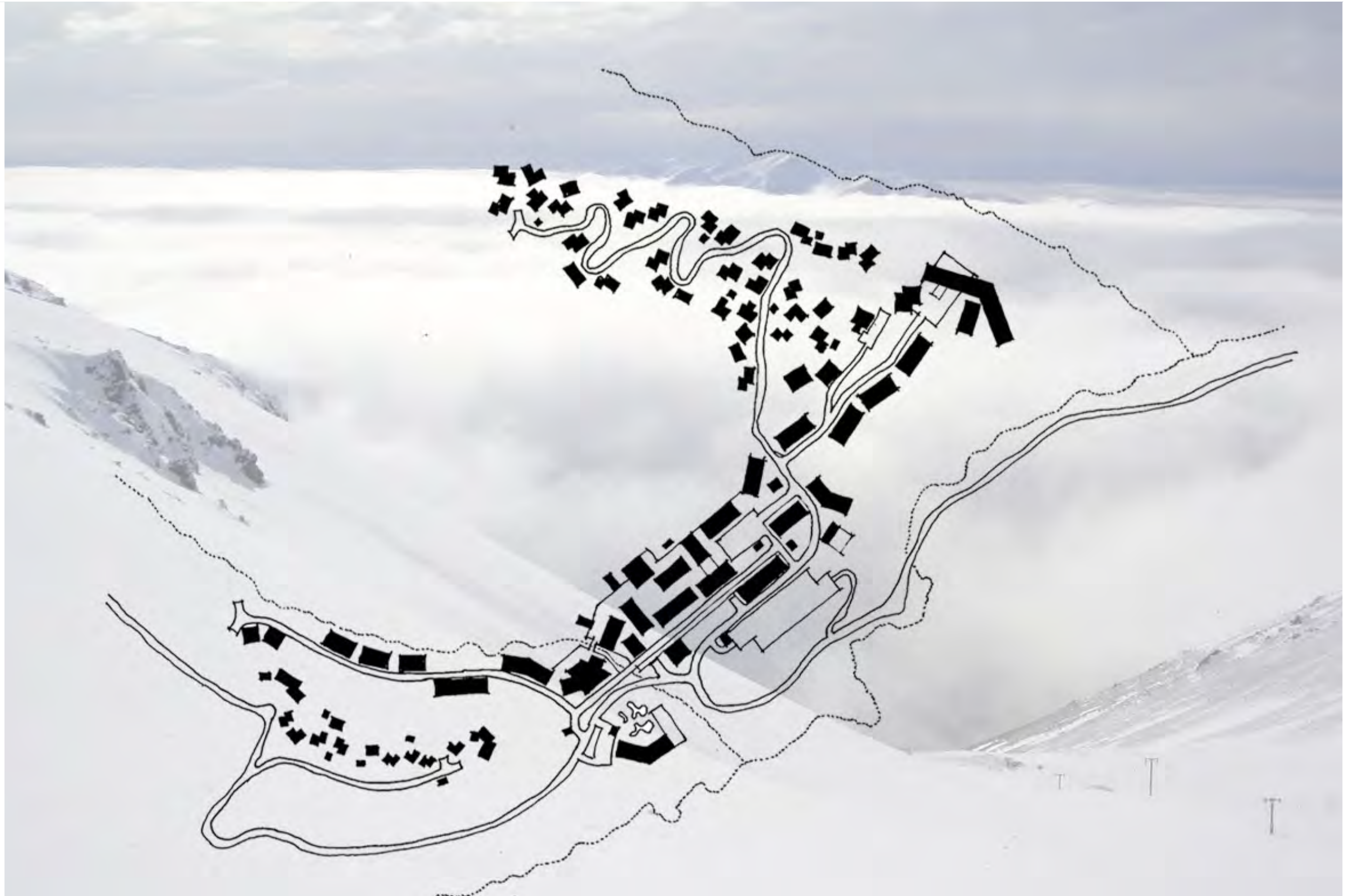


All buildings will be designed to maximise solar gain and utilise environmentally sustainable technologies. All chalets will be well designed, well insulated and well constructed for long term use. All structures will be set well back from stream beds to minimise impact on natural watercourses and avoid obstructing natural overland flow paths. Bridges will be designed to minimise their impact on water courses and celebrate the crossing of streams.

Streetscape character will be designed to maintain a rural mountain landscape sensibility with native vegetation continuing up to road edges and building lines. Fences will be avoided. Revegetation within the village will be undertaken with indigenous high altitude species. A network of pedestrian pathways will connect all areas within the village yet remain independent from the road network. A ski return trail will allow residents to ski back to their chalets.

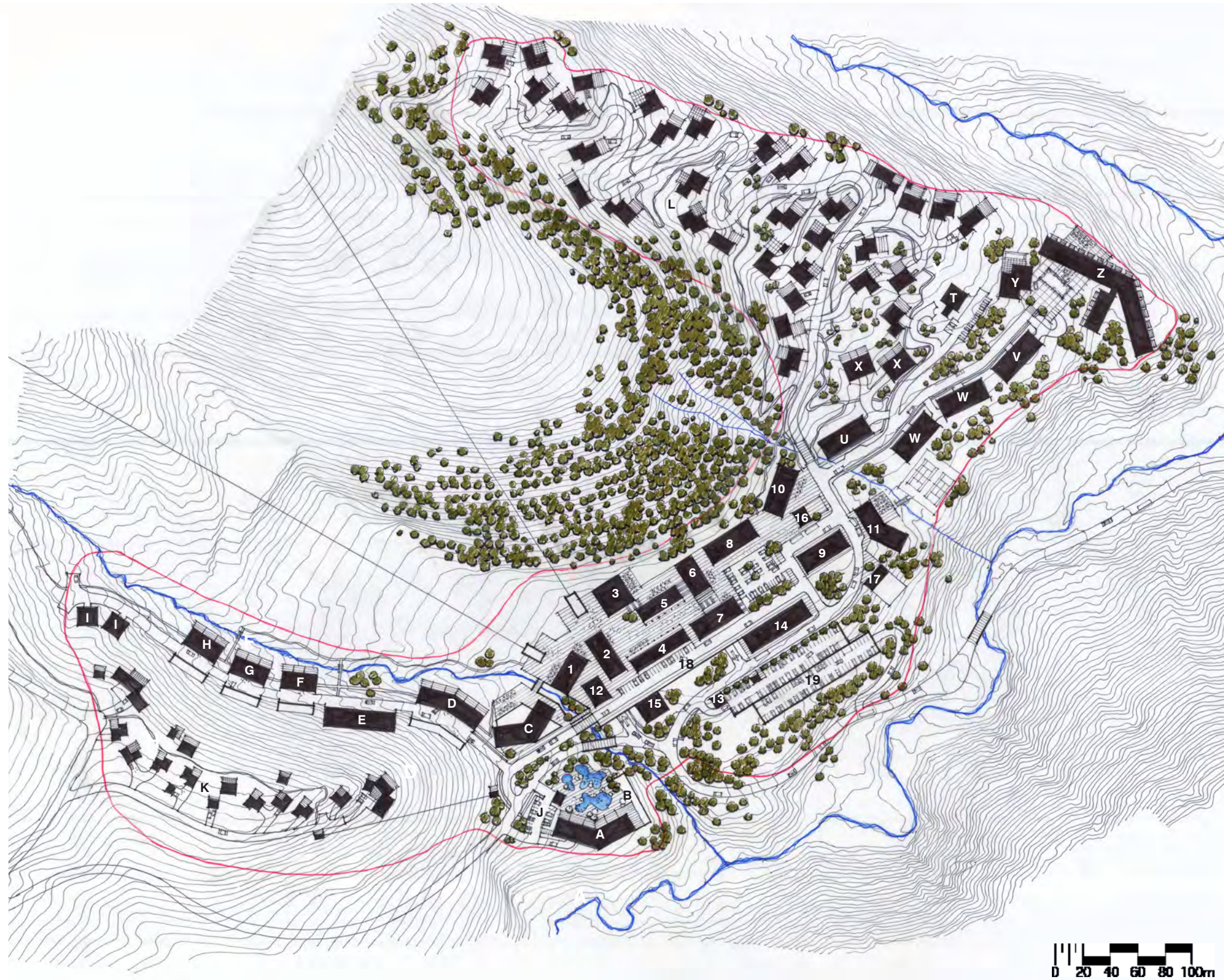


## 6.2 VILLAGE CONCEPT





## 6.3 VILLAGE CONCEPT MASTERPLAN



### LEGEND

1. APARTMENTS
2. HOTEL
3. HOTEL
4. APARTMENTS
5. APARTMENTS
6. HOTEL
7. APARTMENTS
8. BUDGET HOTEL
9. HOTEL
10. STAFF ACCOMMODATION
11. APARTMENTS
12. APARTMENTS
13. SECURITY / SERVICES
14. TOWNHOUSES
15. APARTMENTS
16. CHILD CARE
17. HELIPORT
18. DROP OFF BELOW
19. CARPARK
- A. APARTMENTS
- B. APARTMENTS
- C. APARTMENTS
- D. APARTMENTS
- E. APARTMENTS
- F. APARTMENTS
- G. APARTMENTS
- H. APARTMENTS
- I. APARTMENTS
- J. SPA / GYM
- K. CHALET
- L. CHALET
- T. ALPINE LODGE
- U. APARTMENTS
- V. APARTMENTS
- W. SERVICED APARTMENTS
- X. SERVICED APARTMENTS
- Y. DAY SPA
- Z. HOTEL

0 20 40 60 80 100m



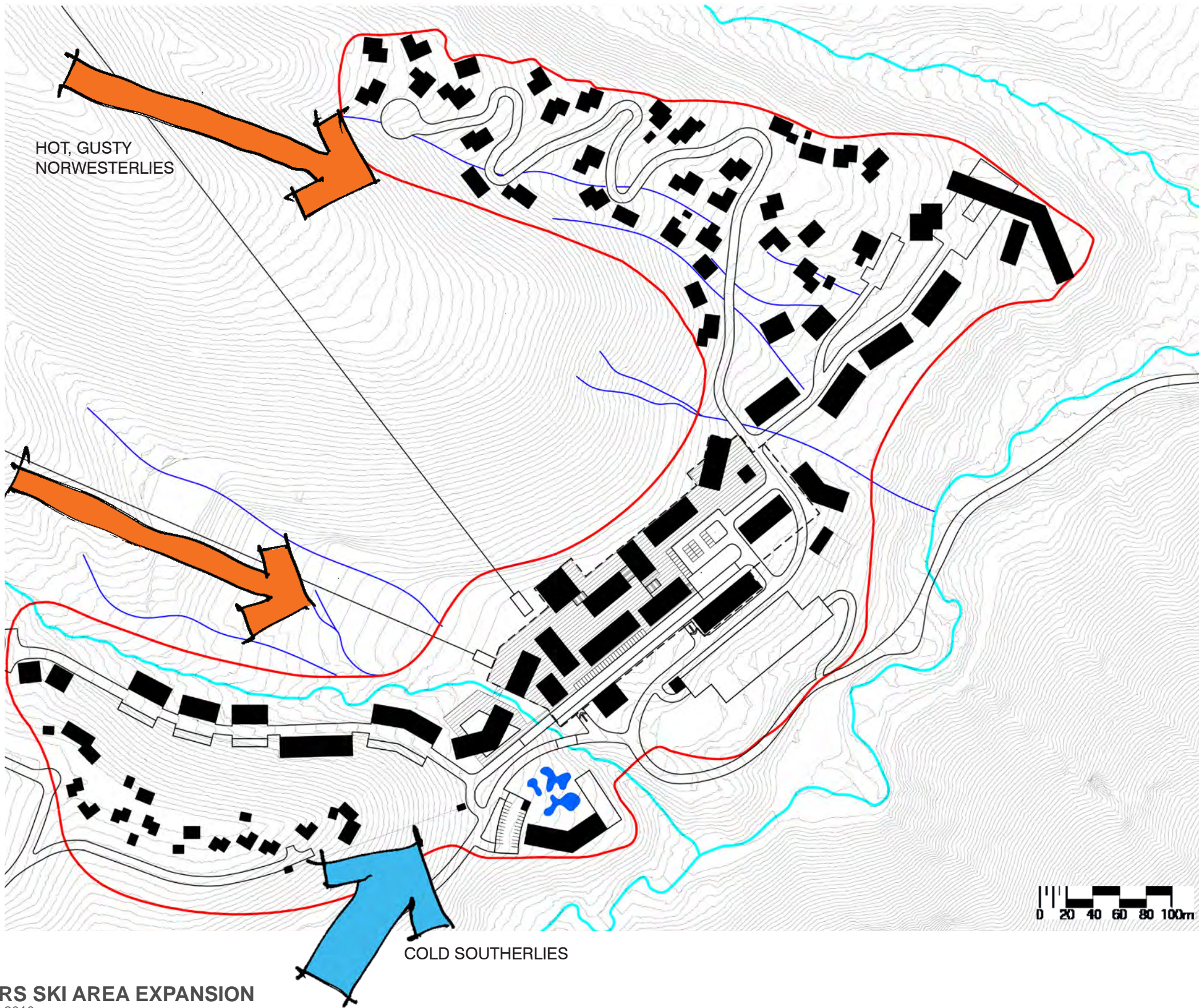


6.4 VILLAGE CONCEPT  
MASTERPLAN COMPOSITION





6.5 VILLAGE CONCEPT  
WEATHER

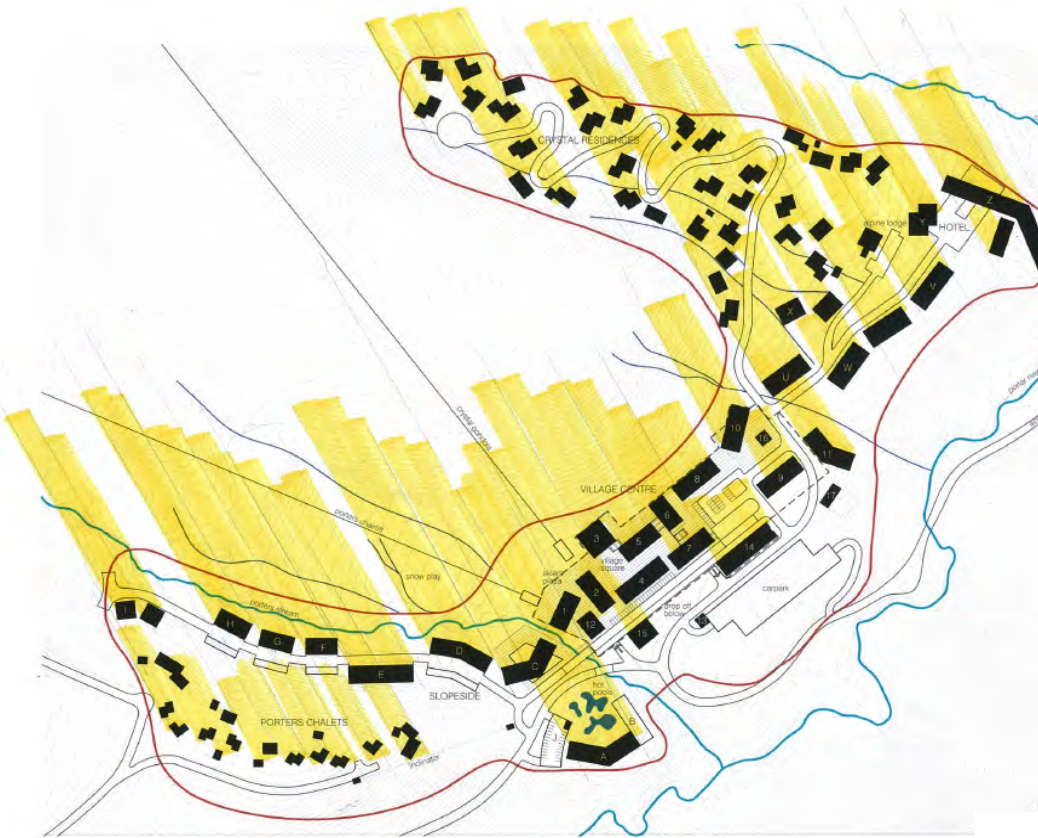




6.6 VILLAGE CONCEPT  
SUN



MORNING SUN 9:00 AM EQUINOX MARCH 20, SEPT. 22



AFTERNOON SUN 2:30 PM EQUINOX MARCH 20, SEPT 22

6.7 VILLAGE CONCEPT  
BUILDING HEIGHT





6.8 VILLAGE CONCEPT  
OVERLAND FLOW

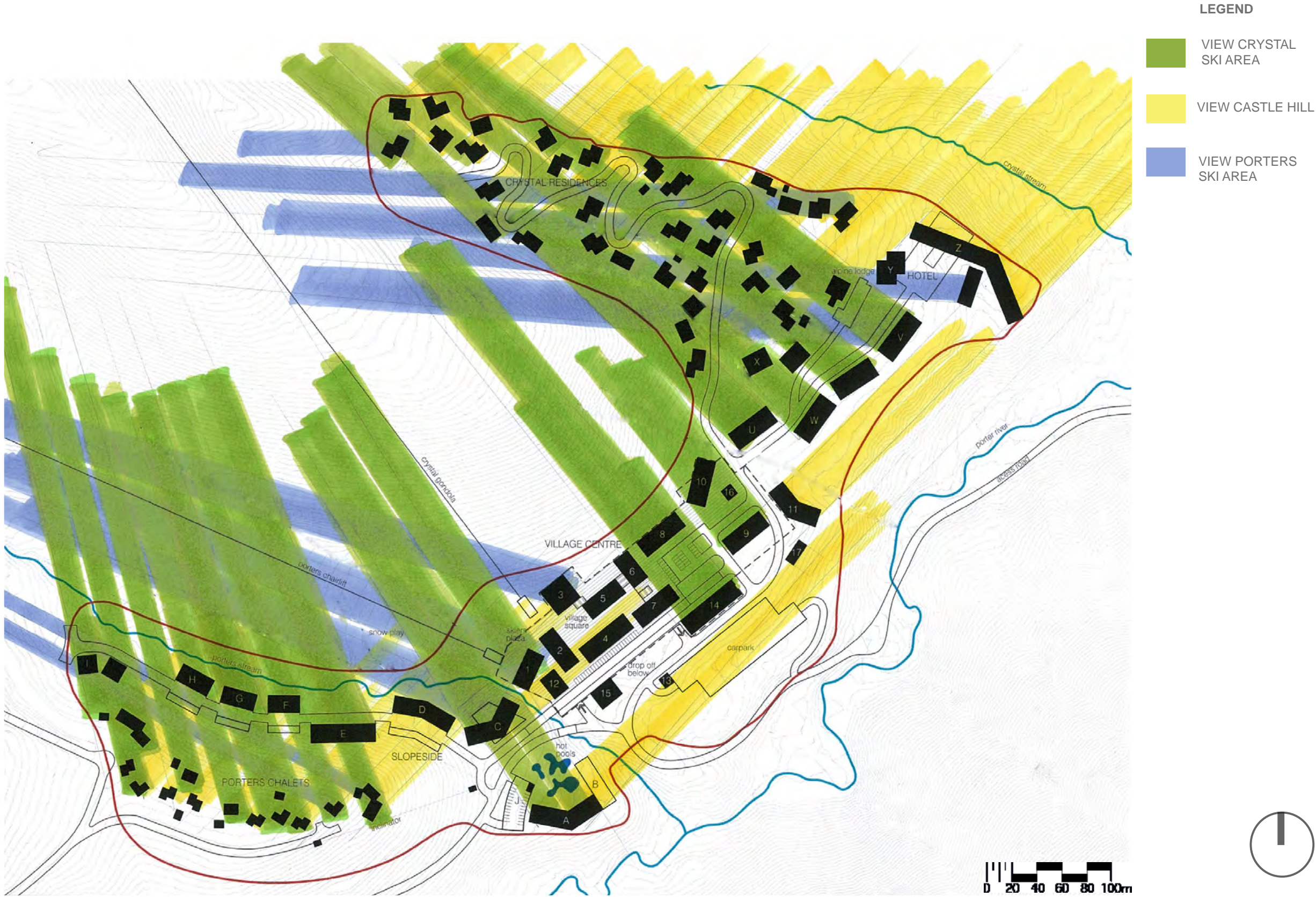


LEGEND

FLOOD PATH

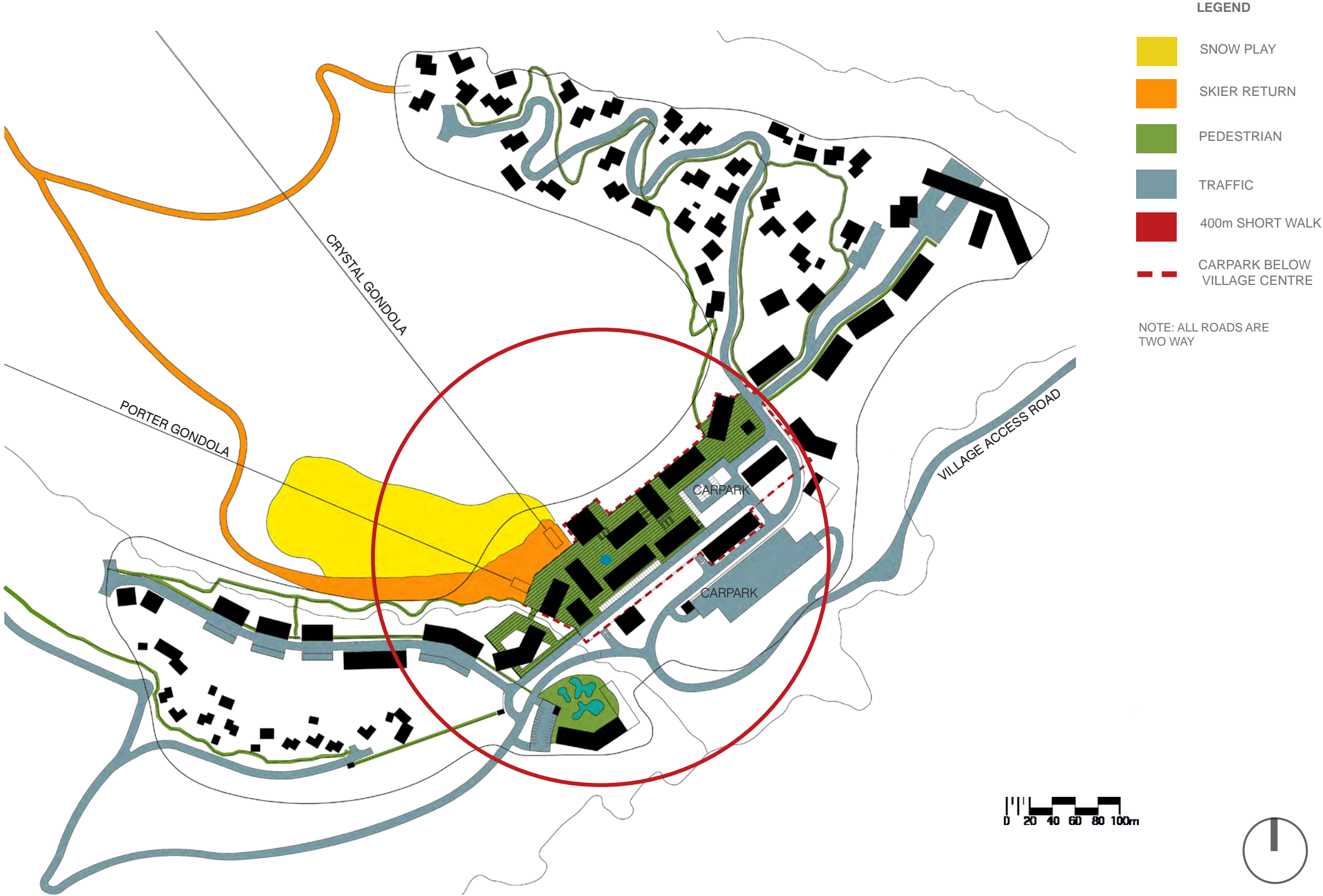


6.9 VILLAGE CONCEPT  
VIEWS





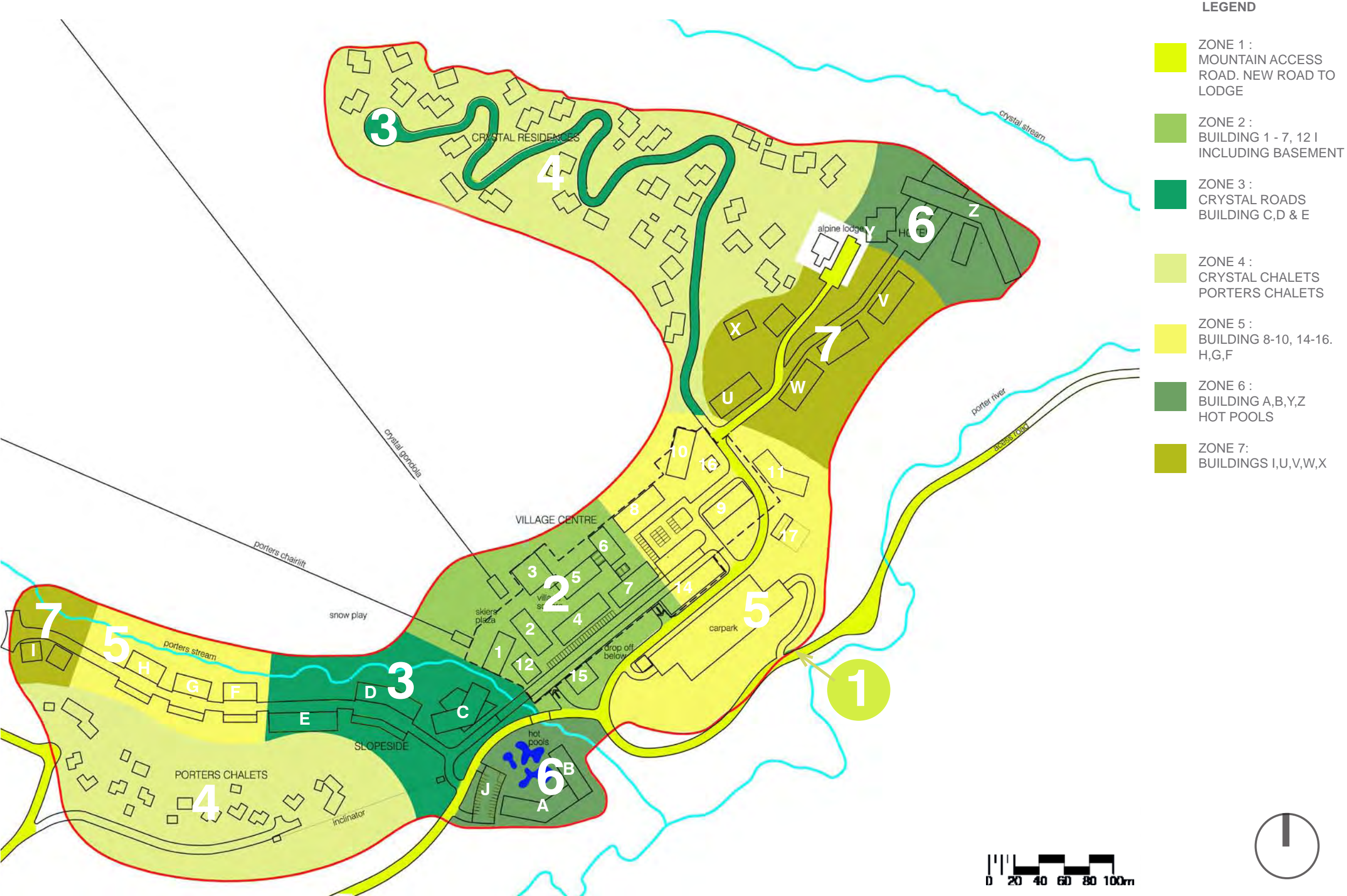
# 6.10 VILLAGE CONCEPT CIRCULATION





# 6.11 VILLAGE CONCEPT

## INDICATIVE DEVELOPMENT ZONES





6.12 VILLAGE CONCEPT  
DEVELOPMENT SUMMARY

VILLAGE SUMMARY

BUILDING	VILLAGE CENTRE	SLOPESIDE VISITOR	HOTEL + VISITOR	PORTERS CHALETS	CRYSTAL CHALETS	MOUNTAIN FACILITIES	TOTAL
BUILDING FOOTPRINT (M2)	8,135	6,420	5,820	1,940	6,600	1,000	29,915
HEIGHT STOREYS	1-6	1-7	2-4	1-3	2-3	1-2	1-7
GFA (M2)	38,285	29,840	11,840	3,340	11,550	1,250	96,105
RETAIL/SERVICE/SPA NLA	6,630	1,400	500	-	-	-	8,530
APARTMENT / HOTEL NSA	26,512	21,560	5,340	-	-	-	53,412
DENSITY (BEDROOMS)	764	539	216	42	100	-	1,661
DENSITY (BEDS)	1,561	1,078	485	84	200	-	3,408
HOUSE SITES (M2)	-	-	-	6,100	14,850	-	20,950

PARKING SUMMARY

BUILDING	VILLAGE CENTRE	SLOPESIDE VISITOR	HOTEL + VISITOR	PORTERS CHALETS	CRYSTAL CHALETS	DAY VISITOR	TOTAL
BASEMENT PARKING	439	75	111	-	-	500	1,125
GARAGE PARKING	-	193	-	24	66	-	283
OPEN PARKING	100	-	25	-	-	100	225
REMOTE BASEMENT	-	-	-	-	-	200	200
REMOTE OPEN	-	-	-	-	-	200	200
TOTAL	539	268	136	24	66	1,000	2,033

DEFINITIONS

NSA	Net Sellable Floor Area (80% GFA)
GFA	Gross Floor Area (excludes balconies and basements)
NLA	Net Lettable Area
Beds	Actual bed numbers
Bedroom	Room containing two beds
Footprint	Site coverage at ground level
Retail	Shop / Restaurant / Bar / Visitor Services
Storey	3m Residential / 3.5m carpark / 4.5m shop, restaurant, visitor services





## 6.13 VILLAGE CONCEPT

### DEVELOPMENT SUMMARY

#### VILLAGE CENTRE

	apartments	hotel	hotel	apartments	apartments	hotel	apartments	hotel
BUILDING	1	2	3	4	5	6	7	8
FOOTPRINT (M2)	480	600	400	780	540	450	660	660
STOREYS	6	6	4	4	5	6	6	4
GFA (M2)	2,880	3,600	1,600	3,120	2,700	2,700	3,960	2,640
RETAIL/SERVICE NLA	400	400	600	600	800	500	560	580
APARTMENT / HOTEL NSA	2,000	2,500	600	2,100	1,350	1,600	2,800	1,740
DENSITY (M2 PER BEDROOM)	40	30	30	40	40	30	40	30
DENSITY (BEDROOMS)	50	83	20	53	34	53	70	58
DENSITY (BEDS PER BEDROOM)	2.00	2.00	2.25	2.00	2.00	2.25	2.00	2.25
DENSITY (BEDS)	100	167	45	105	68	120	140	131
PARKING (BASEMENT)	40	60	20	40	40	30	50	30

	hotel	accommodation	apartments	apartments	services	townhouses	apartments	child care	heliport	
BUILDING	9	10	11	12	13	14	15	16	17	TOTAL
FOOTPRINT (M2)	600	660	540	300	80	840	300	170	75	8,135
STOREYS	6	4	6	3	2	5	4	2	1	1-6
GFA (M2)	3,600	2,640	3,240	900	150	2,940	1,200	340	75	38,285
RETAIL/SERVICE NLA	680	-	740	240	100	-	240	130	60	6,630
APARTMENT / HOTEL NSA	3,400	2,320	1,962	480	-	2,940	720	-	-	26,512
DENSITY (M2 PER BEDROOM)	30	30	40	40	-	40	40	-	-	35
DENSITY (BEDROOMS)	113	77	49	12	-	74	18	-	-	764
DENSITY (BEDS PER BEDROOM)	2.00	2.00	2.00	2.00	-	2.00	2.00	-	-	2.04
DENSITY (BEDS)	227	155	98	24	-	147	36	-	-	1,561
PARKING (BASEMENT)	30	30	30	10	-	20	9	-	-	439

#### SLOPESIDE VISITOR ACCOMMODATION

	apartments	apartments	apartments	apartments	apartments	apartments	apartments	apartments	apartments	Spa / Gym	
BUILDING	A	B	C	D	E	F	G	H	I	J	TOTAL
FOOTPRINT (M2)	900	720	1,200	800	800	400	400	400	400	400	6,420
STOREYS	6	2	7	6	5	5	5	5	3	1	1-7
GFA (M2)	5,400	1,440	6,600	4,800	4,000	2,000	2,000	2,000	1,200	400	29,840
RETAIL NLA	-	-	1,100	-	-	-	-	-	-	300	1,400
APARTMENT NSA	4,800	1,240	4,320	3,360	2,800	1,400	1,400	1,400	840	-	21,560
DENSITY (M2 PER BEDROOM)	40	40	40	40	40	40	40	40	40	-	40
DENSITY (BEDROOMS)	120	31	108	84	70	35	35	35	21	-	539
DENSITY (BEDS PER BEDROOM)	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	-	2.00
DENSITY (BEDS)	240	62	216	168	140	70	70	70	42	-	1,078
PARKING (GARAGE)	60	12	-	36	30	15	15	15	10	-	193
PARKING (BASEMENT)	-	-	60	-	-	-	-	-	-	15	75



6.14 VILLAGE CONCEPT  
DEVELOPMENT SUMMARY

HOTEL AND VISITOR ACCOMMODATION

	apartments	apartments	apartments	apartments	day spa	hotel		
BUILDING	U	V	W	X	Y	Z	EXISTING LODGE	TOTAL
FOOTPRINT (M2)	600	600	1,200	600	250	2,250	320	5,820
STOREYS	3	3	2-3	2-3	-	3-4	2-3	2-4
GFA (M2)	1,800	1,800	1,460	730	550	5,500	-	11,840
SPA NLA	-	-	-	-	500	-	-	500
APARTMENT NSA	1,800	1,800	1,160	580	-	-	-	5,340
DENSITY (M2 PER BEDROOM)	40	40	30	30	-	-	-	140
DENSITY (BEDROOMS)	45	45	39	19	-	60	8	216
DENSITY (BEDS PER BEDROOM)	2.00	2.00	2.25	2.00	-	2.00	7.38	
DENSITY (BEDS)	90	90	87	39	-	120	59	485
PARKING (BASEMENT)	16	16	26	13	-	40	-	111
PARKING (OPEN)	-	-	-	-	-	5	20	25

CRYSTAL CHALETs

	chalet	
BUILDING	Chalets	TOTAL
FOOTPRINT (M2)	200 X 33	6,600
STOREYS	2-3	2-3
SITE AREA (M2)	450-600	14,850
GFA (M2)	350 X 33	11,550
RETAIL/ SPA NLA	-	-
APARTMENT NSA	-	-
DENSITY (M2 PER BEDROOM)	40	40
DENSITY (BEDROOMS)	100	100
DENSITY (BEDS PER BEDROOM)	2.00	2.00
DENSITY (BEDS)	200	200
PARKING (GARAGE)	66	66

PORTERS CHALETs

	chalet	chalet	chalet	
BUILDING	Large	Std + Guest	Standard	TOTAL
FOOTPRINT (M2)	300 X 2	170 X 4	110 X 6	1,940
STOREYS	1	2-3	2-3	1-3
SITE AREA (M2)	800 X 2	450 X 4	450 X 6	6,100
GFA (M2)	300 X 2	310 X 4	250 X 6	3,340
DENSITY (BEDROOMS)	8	16	18	42
DENSITY (BEDS) 2:1	16	32	36	84
PARKING (GARAGE)	4	8	12	24

MOUNTAIN FACILITIES

BUILDING	PORTERS	CRYSTAL	TOTAL
	MID STATION	MID STATION	
FOOTPRINT (M2)	500	500	1,000
STOREYS	1	2	
GFA (M2)	500	750	1,250





6.15 VILLAGE CONCEPT  
BUILDING DESCRIPTION

VILLAGE CENTRE

- 1. 6 Storeys - ground floor: retail / skier services, upper floors: apartments
- 2. 6 Storeys - ground floor: retail, upper floors: Hotels
- 3. 4 Storeys - ground + first floor: retail, upper floors: Hotel
- 4. 4 Storeys - ground floor: retail, upper floors: apartments
- 5. 5 Storeys - ground / first floor: retail, upper floors: apartments
- 6. 6 Storeys - ground floor: retail / main basement access, upper floors: Hotel
- 7. 6 Storeys - ground floor retail: upper floors: apartments
- 8. 4 Storeys - ground floor retail: upper floors: budget hotel
- 9. 6 Storeys - ground floor: serviced apartments / retail, upper floors: Hotel
- 10. 4 Storeys - staff accommodation
- 11. 4 Storeys - apartments
- 12. 3 Storeys - ground floor: retail, upper floors: apartments
- 13. 2 Storeys - skier services, security
- 14. 3 Storeys - attached townhouses
- 15. 4 Storeys - ground floor services, upper floors, apartments
- 16. 2 Storeys - child care
- 17. 1 Storey - heliport
- 18. - basement carpark and drop off area beneath Village Centre for residents and day visitors
- 19. 0-3 Storeys - carparking for day visitors

SLOPESIDE

- A. 6 Storeys - ground floor: terrace apartments, upper floor: apartments, basement carpark
- B. 2 Storeys - apartments
- C. 7 Storeys - ground floor: retail, first floor : terrace apartments, upper floor: apartments
- D. 6 Storeys - ground floor: double height courtyard apartments, upper floor: apartments, carparking in garages behind
- E. 5 Storeys - ground floor: double height courtyard apartments, upper floor: apartments
- F. 5 Storeys - apartments - parking under
- G. 5 Storeys - apartments
- H. 5 Storeys - apartments
- I. 3 Storeys - apartments
- J. 1 Storey - spa and gym facilities open to outdoor pools

HOTEL AND VISITOR ACCOMMODATION

- U. 3 Storeys - apartments
- V. 3 Storeys - apartments
- W. 3 Storeys - 13 serviced apartments (2-3 storeys)
- X. 3 Storeys - 7 serviced apartments (2-3 storeys)
- Y. 2 Storeys - day spa (2 storeys)
- Z. 4 Storeys - hotel with restaurant and bar facilities

CRYSTAL CHALETS

- K. 2 - 3 Storeys - 33 private dwellings

PORTERS CHALETS

- L. 1 - 3 Storeys - 12 private dwellings

MOUNTAIN

- 1 Storey Porters Mid Station existing cafe + facilities building
- 3 Storeys Crystal Mid Station new gondola and restaurant building with garage and work shop below

REFER TO MASTERPLAN FOR BUILDING LOCATIONS

