



## **Skyline Enterprises' Eichardt's Building, Marine Parade: Info sheet**

The striking new Skyline Enterprises building is a new luxury enclave on arguably one of central Queenstown's most significant sites.

Located on premium central Queenstown land adjacent to Lake Wakatipu, the building occupies a site steeped in local history that has sat vacant for many years.

Following a 10-year design and build process, the Eichardt's Building on Marine Parade opens its ground floor in October 2016 and is set to become a local landmark.

### **History**

The site dates back to early settlement in Queenstown, when a 19<sup>th</sup> Century stables was built there, servicing the neighbouring Eichardt's Hotel. An archaeological dig in 2013 uncovered some of the 1870s cobbled stable floor with faint traces of the stalls that once sheltered the hotel's and guests' horses.

In the early 1960s, the 19<sup>th</sup> Century structures were demolished, and the site remained practically vacant for almost 50 years. Prior to Skyline's ownership, the site's previous owners had plans for a building with similar usage of retail, commercial and accommodation spaces. Concept designs were drawn but never got off the ground. Instead, the site made way for temporary businesses like mini golf, car parking and a popular takeaways stall.

### **Design**

When Skyline Enterprises bought the land in 2004, and subsequently deciding on the right time to advance concept plans, they engaged award-winning Queenstown architect Michael Wyatt. Michael, incidentally, had been responsible for earlier plans when the land was in the hands of the previous owners.

The result is a striking, clever design that's beautifully juxtaposed against the historic Eichardt's Hotel. It pays homage to its older neighbour by being designed in the same flat-box way, but with a different façade. While the Eichardt's frontage is neo-classical, Skyline's building adds interest through its contemporary grooved stonework and trapezoid windows. The top half of the building is cantilevered off the bottom, adding extra drama.

Exterior cladding is a mix of corten steel, Oamaru stone, plus Colorsteel on the Penthouse in flaxpod colour that makes the top level appear recessive. Inside, Michael designed a special cantilevered pre-cast concrete staircase and the entranceway features – a copper wall and a patterned, pre-cast concrete wall. Outside the building on the Church Street side, a stunning canopy has been cast into the concrete and is not connected to the building – a design first for Queenstown.

The \$8 million-plus building is designed and built to stand up to a major earthquake.

### **Tenants**

The ground floor consists of high-end retail space – featuring Louis Vuitton, WORLD plus Eichardt's Hotel's The Grille restaurant as tenants. The first floor will house Michael Wyatt's architectural office, Artbay Gallery and KJet's head office. Eichardt's Penthouse is on the second floor. The building links through to Eichardt's Private Hotel on the ground and second floors.

### **Marine Parade improvements**

As part of the development, Skyline has worked with Queenstown Lakes District Council to enhance the streetscape on Marine Parade, outside the building. Footpaths will be widened to improve pedestrian and cycle flows. Part of the work has involved adjusting road and footpath levels to align with the building's entrance.

### **For more information, please contact:**

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