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REV	ISSUE	DATE
A	Client Issue	17/10/2023
B.1	Client Issue	18/10/2023
C	Client Issue	19/10/2023

**LEGEND**

- Subject Site (~12.4ha)
- TPLM Structure Plan Area
- TPLM Previously Developed Areas
- QLDC Controlled Areas
- ONF Line (Slope Hill)
- 400m Transit Catchment (5minute Walk)
- 800m Transit Catchment (10minute Walk)
- 1,200m Transit Catchment (5minute Cycle)
- Queenstown Trail Network
- TPLM Access
- Public Parks
- Town Centres
- Lower Shotover Road Cemetery
- Zoned Residential
- Primary Street Network
- Transit Connections

TITLE  
**Spence Park Urban Context**

SCALE (A3)  
 1: 15,000 NORTH

PROJECT  
 Spence Park | Attachment to UD Evidence

CLIENT  
 Anna Hutchinson Family Trust (AHFT)

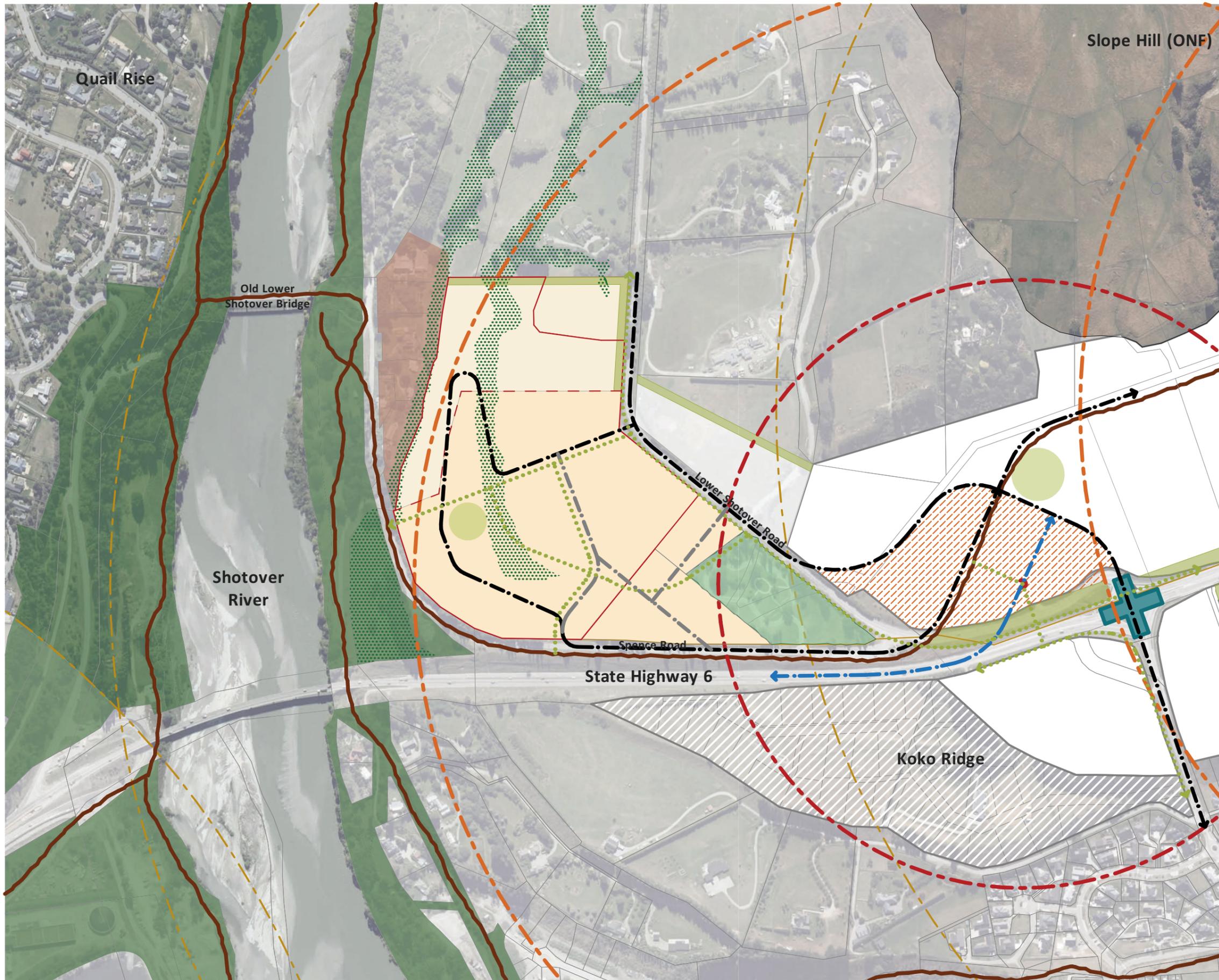
JOB NO  
 2210-002

STATUS  
 Client Issue

DRAWING NO  
 100

REVISION  
 C

DATE  
 19/10/23



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LEGEND

- TPLM Structure Plan Area
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- QLDC Controlled Areas
- ONF Line (Slope Hill)
- 400m Transit Catchment (5minute Walk)
- 800m Transit Catchment (10minute Walk)
- 1,200m Transit Catchment (5minute Cycle)
- Queenstown Trail Network
- TPLM Access
- Recreation Reserves
- Lower Shotover Road Cemetery
- LDR (15 d/ha min.) ~3.46ha
- MDR (30-35 d/ha) ~8.94ha
- Existing Urban Form (Heritage Features)
- Primary Street Network
- Transit Connections
- Higher Density Node
- Active Travel Network
- Buffer Planting
- Regenerative Planting

TITLE  
**Spence Park Structure Plan**

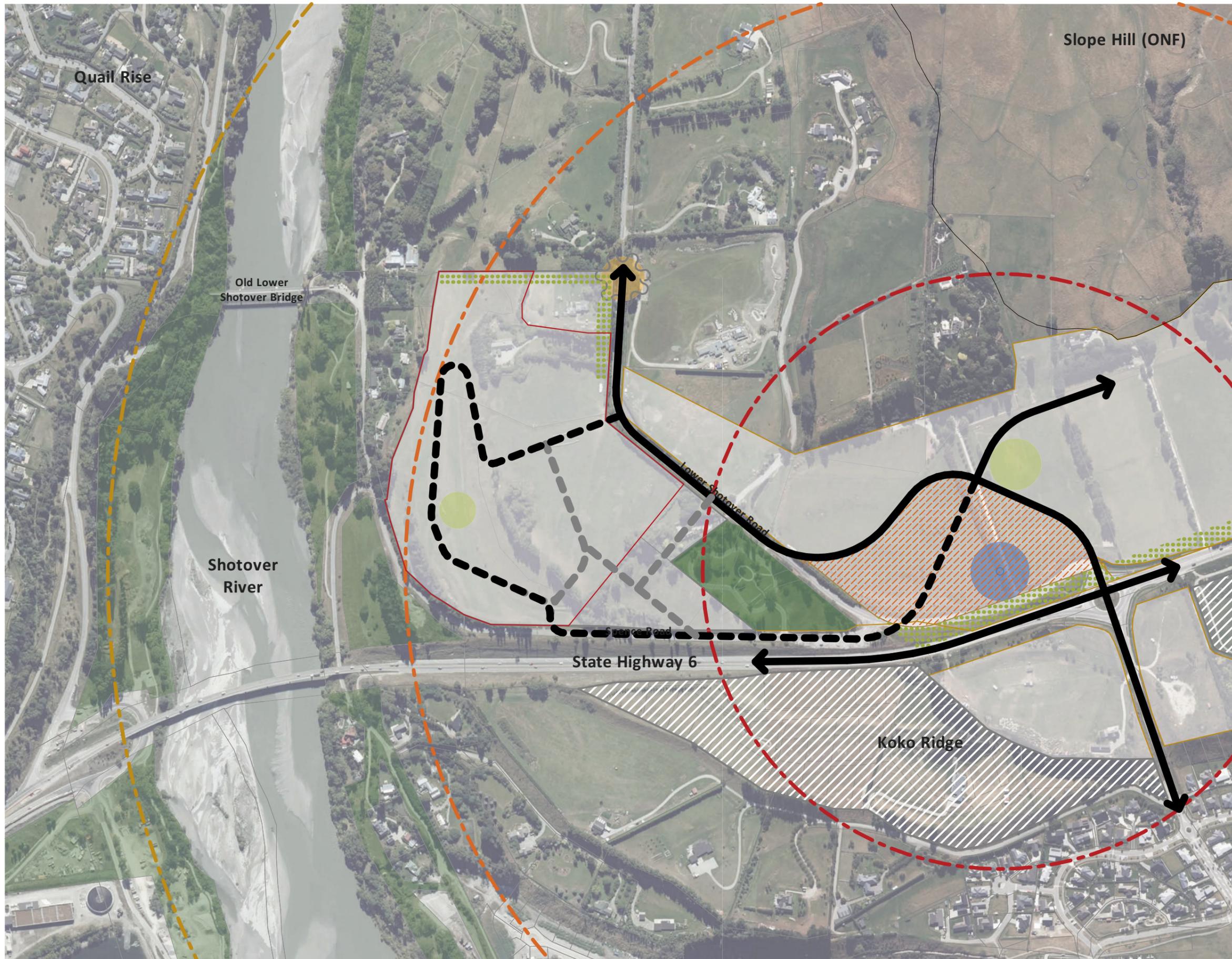
SCALE (A3)  
 1: 5,000 NORTH

PROJECT  
 Spence Park | Attachment to UD Evidence

CLIENT  
 Anna Hutchinson Family Trust (AHFT)

JOB NO. 2210-002 STATUS Client Issue

DRAWING NO. 101 REVISION C DATE 19/10/23



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REV	ISSUE	DATE
A	Client Issue	17/10/2023
B.1	Client Issue	18/10/2023
C	Client Issue	19/10/2023

LEGEND

- Subject Site (~12.4ha)
- Te Putahi Ladies Mile Structure Plan Area
- Contours (1m minor, 5m major)
- Open Space Recreation
- Memorial Garden
- Gateway Feature
- 400m Transit Catchment (5minute Walk)
- 800m Transit Catchment (10minute Walk)
- 1,200m Transit Catchment (5minute Cycle)
- Primary Local Streets
- Secondary Local Streets
- Tertiary Local Streets
- Public Transit Interchange
- Enabled Public Transit Routes
- Active (Pedestrian/Cycling) Travel Network
- Higher Density Node

TITLE  
Primary Street Network

SCALE (A3)  
1: 5,000

PROJECT  
Spence Park | Attachment to UD Evidence

CLIENT  
Anna Hutchinson Family Trust (AHFT)

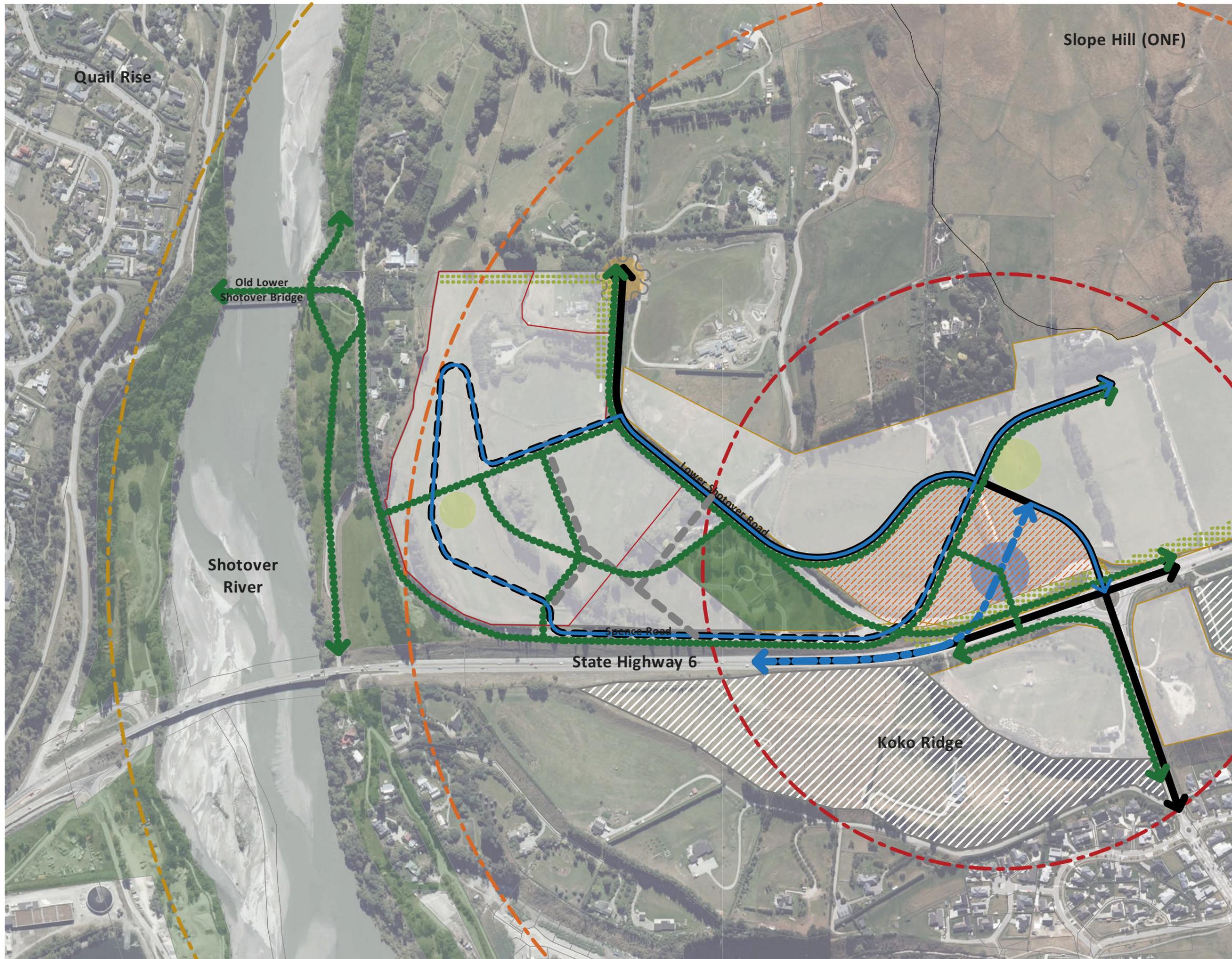
JOB NO  
2210-002

STATUS  
Client Issue

DRAWING NO  
102

REVISION  
C

DATE  
19/10/23



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REV	ISSUE	DATE
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LEGEND

- Subject Site (~12.4ha)
- Te Putahi Ladies Mile Structure Plan Area
- Contours (1m minor, 5m major)
- Open Space Recreation
- Memorial Garden
- Gateway Feature
- 400m Transit Catchment (5minute Walk)
- 800m Transit Catchment (10minute Walk)
- 1,200m Transit Catchment (5minute Cycle)
- Primary Local Streets
- Secondary Local Streets
- Tertiary Local Streets
- Public Transit Interchange
- Enabled Public Transit Routes
- Active (Pedestrian/Cycling) Travel Network
- Higher Density Node

TITLE  
Active Travel Network

SCALE (A3)  
1: 5,000 02050100 NORTH

PROJECT  
Spence Park | Attachment to UD Evidence

CLIENT  
Anna Hutchinson Family Trust (AHFT)

JOB NO. STATUS  
2210-002 Client Issue

DRAWING NO. REVISION DATE  
103 C 19/10/23



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REV	ISSUE	DATE
A	Client Issue	17/10/2023
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C	Client Issue	19/10/2023

**LEGEND**

- Subject Site (~12.4ha)
- Wakatipu Basin Lifestyle Precinct Zone
- 75m Building Offset
- Wakatipu Basin Rural Amenity Zone
- 20m Building Offset
- Te Putahi Ladies Mile Structure Plan Area
- Contours (1m minor, 5m major)
- Development Sites (15x)  
4,000m<sup>2</sup> min. and 8,000m<sup>2</sup> Average
- Building Envelope (10m Setbacks)
- Indicative Built Form
- Landscaped Zone

TITLE  
**WBLPZ Baseline Concept**

SCALE (A3)  
 1: 2,500 0102050 NORTH

PROJECT  
 Spence Park | Attachment to UD Evidence

CLIENT  
 Anna Hutchinson Family Trust (AHFT)

JOB NO  
 2210-002

STATUS  
 Client Issue

DRAWING NO  
 200

REVISION  
 C

DATE  
 19/10/23

**Saddleback**  
 Strategy | Planning | Design



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REV	ISSUE	DATE
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C	Client Issue	19/10/2023

**LEGEND**

- Subject Site (~12.4ha)
- Te Putahi Ladies Mile Structure Plan Area
- Contours (1m minor, 5m major)
- Development Sites LDR, MDR
- Indicative Built Form
- Landscaped Zone
- 400m Transit Catchment (5minute Walk)
- 800m Transit Catchment (10minute Walk)
- 1,200m Transit Catchment (5minute Cycle)
- ↔ On-Site Pedestrian Connections
- Proposed LDR / MDR Boundary
- 🌸 Gateway Feature
- ➔ Structure Plan Street Network
- ➔ Structure Plan Active Travel Network
- Higher Density Node
- Buffer Planting
- Regenerative Planting

TITLE  
**TPLM Extension Concept**

SCALE (A3)  
1: 2,500 0102050 NORTH 🕒

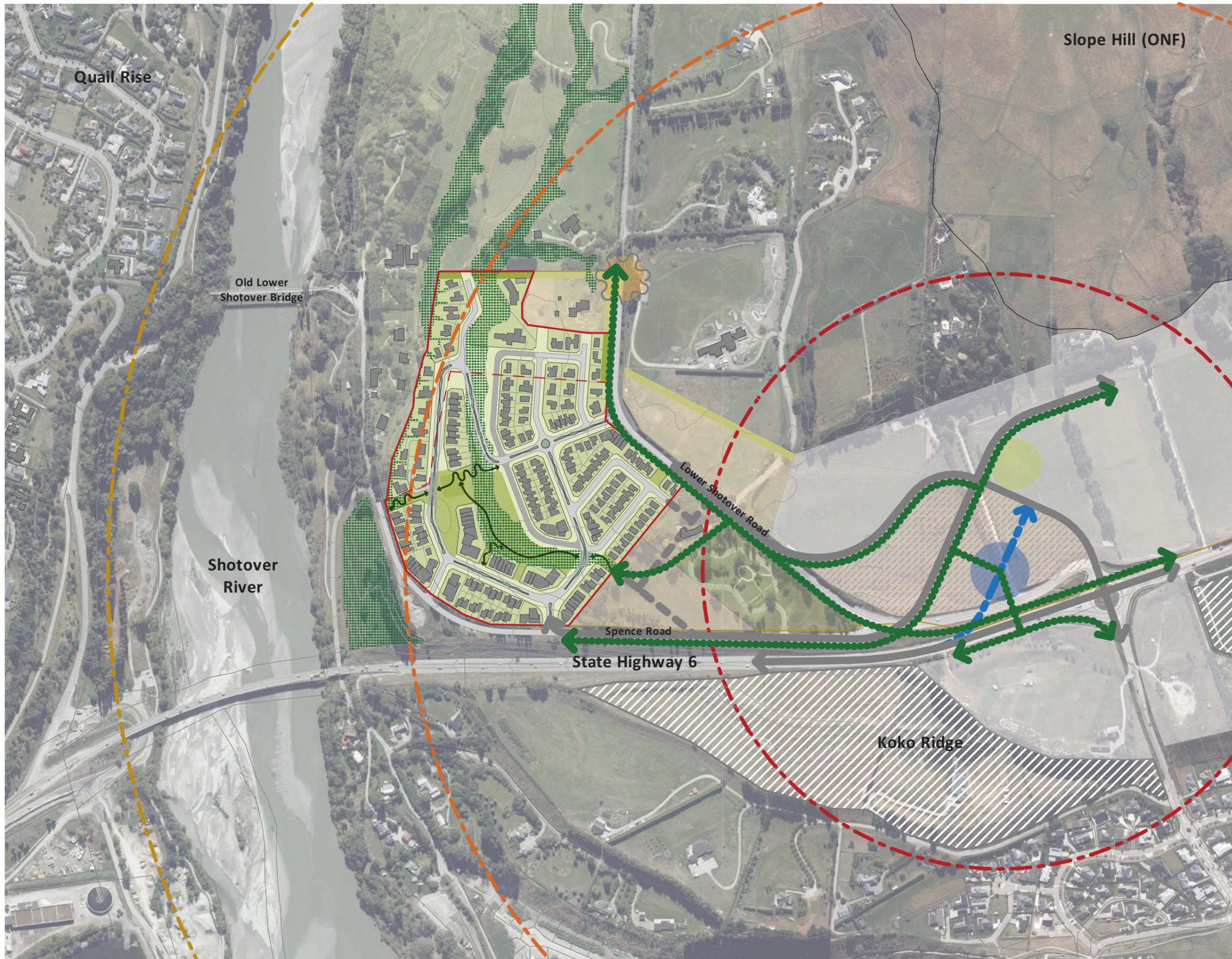
PROJECT  
Spence Park | Attachment to UD Evidence

CLIENT  
Anna Hutchinson Family Trust (AHFT)

JOB NO 2210-002 STATUS Client Issue

DRAWING NO 201 REVISION C DATE 19/10/23

**Saddleback**  
Strategy | Planning | Design



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REV	ISSUE	DATE
B.1	Client Issue	18/10/2023
C	Client Issue	19/10/2023

**LEGEND**

- Subject Site (~12.4ha)
- Te Putahi Ladies Mile Structure Plan Area
- Contours (1m minor, 5m major)
- Development Sites  
LDR, MDR
- Indicative Built Form
- Landscaped Zone
- 400m Transit Catchment (5minute Walk)
- 800m Transit Catchment (10minute Walk)
- 1,200m Transit Catchment (5minute Cycle)
- On-Site Pedestrian Connections
- Proposed LDR / MDR Boundary
- Gateway Feature
- Structure Plan Street Network
- Structure Plan Active Travel Network
- Higher Density Node
- Buffer Planting
- Regenerative Planting
- Transit Connections

TITLE  
**TPLM Extension Context**

SCALE (A3)  
 1: 5,000 02050100 NORTH N

PROJECT  
 Spence Park | Attachment to UD Evidence

CLIENT  
 Anna Hutchinson Family Trust (AHFT)

JOB NO  
 2210-002

STATUS  
 Client Issue

DRAWING NO  
 202

REVISION  
 C

DATE  
 19/10/23