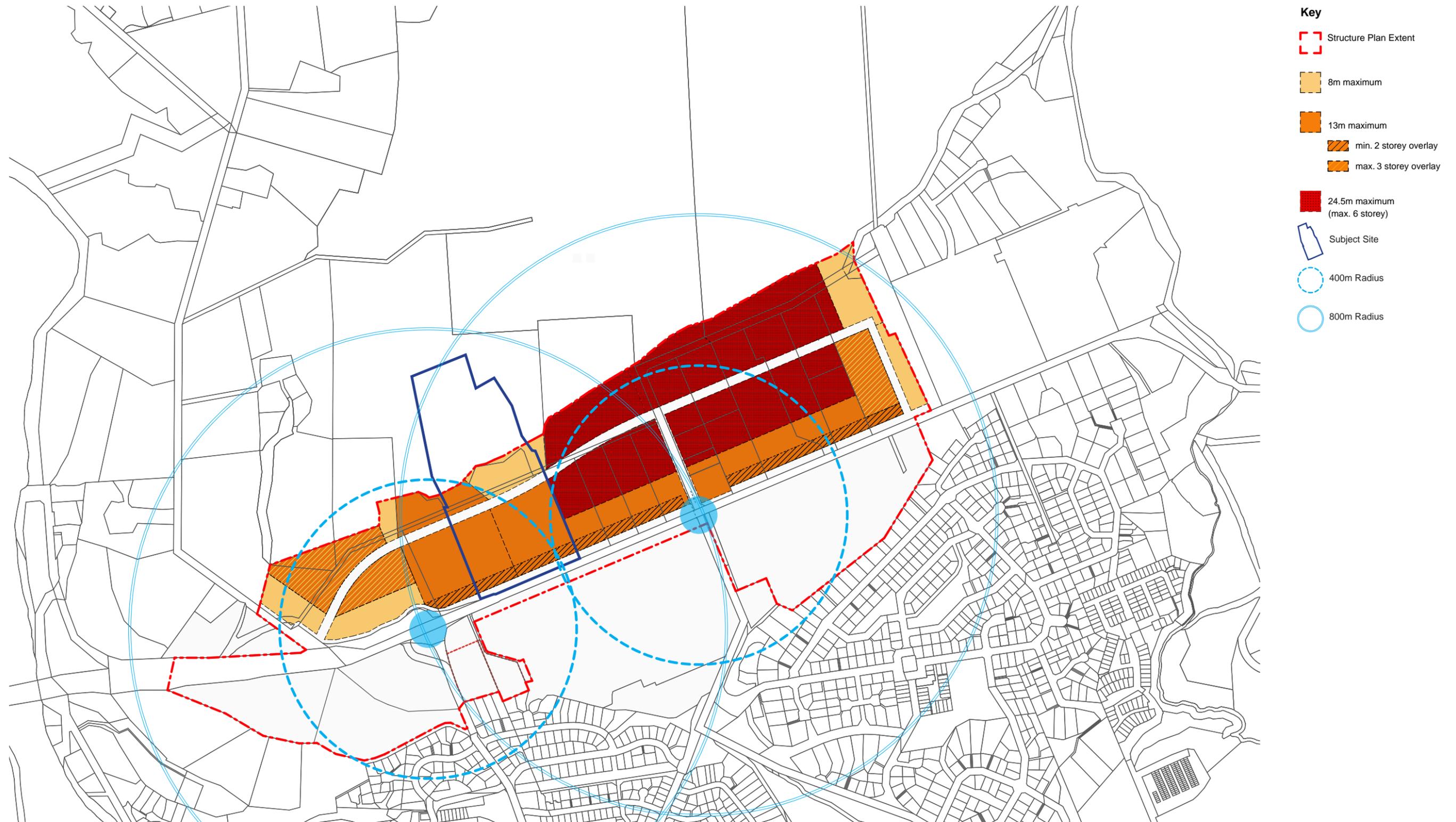


# Graphic Attachment to Urban Design Evidence

## Flints Park | Proposed Te Putahi Ladies Mile Variation

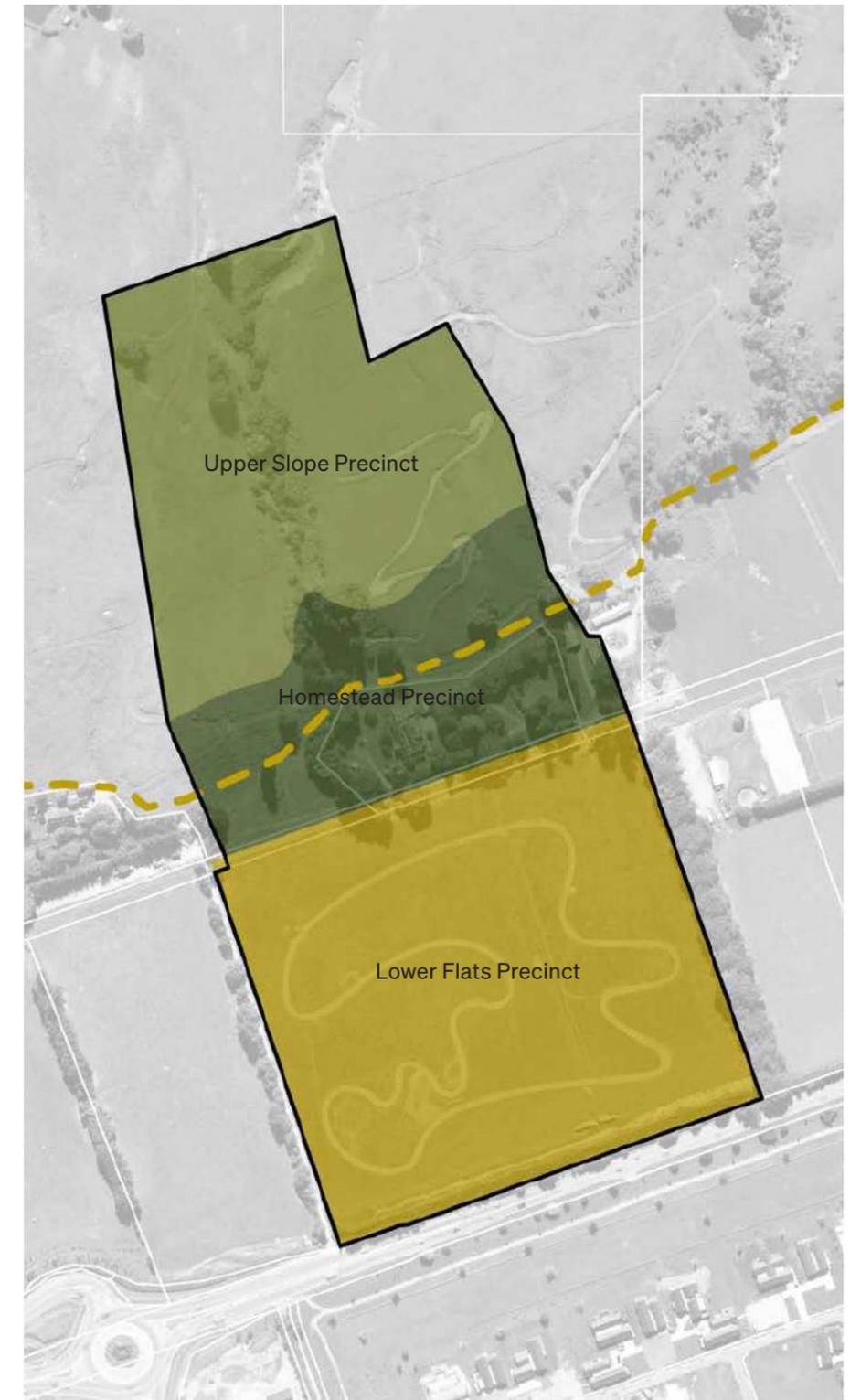
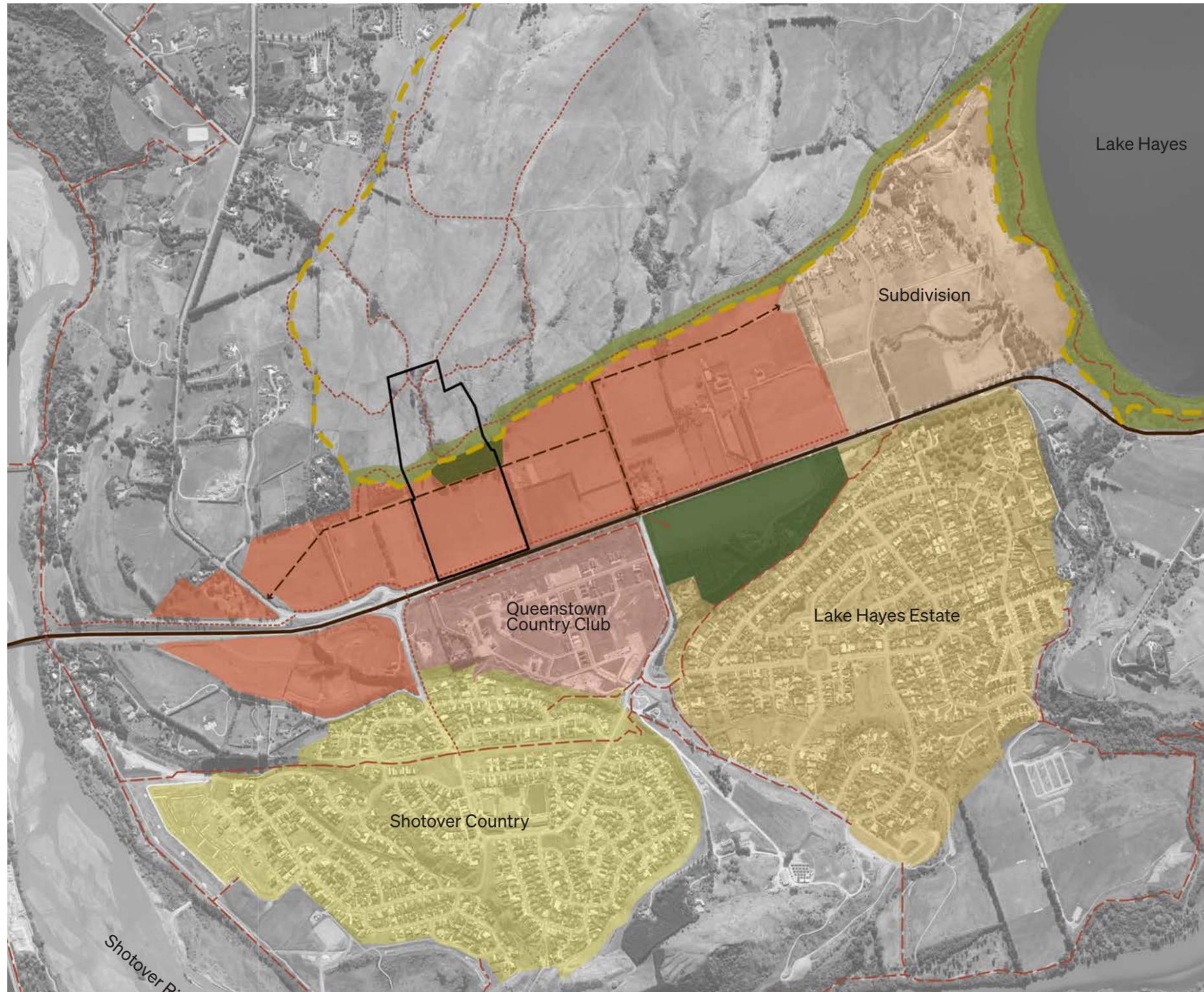


# Masterplan Building Heights with Transit Nodes and Walking Radii

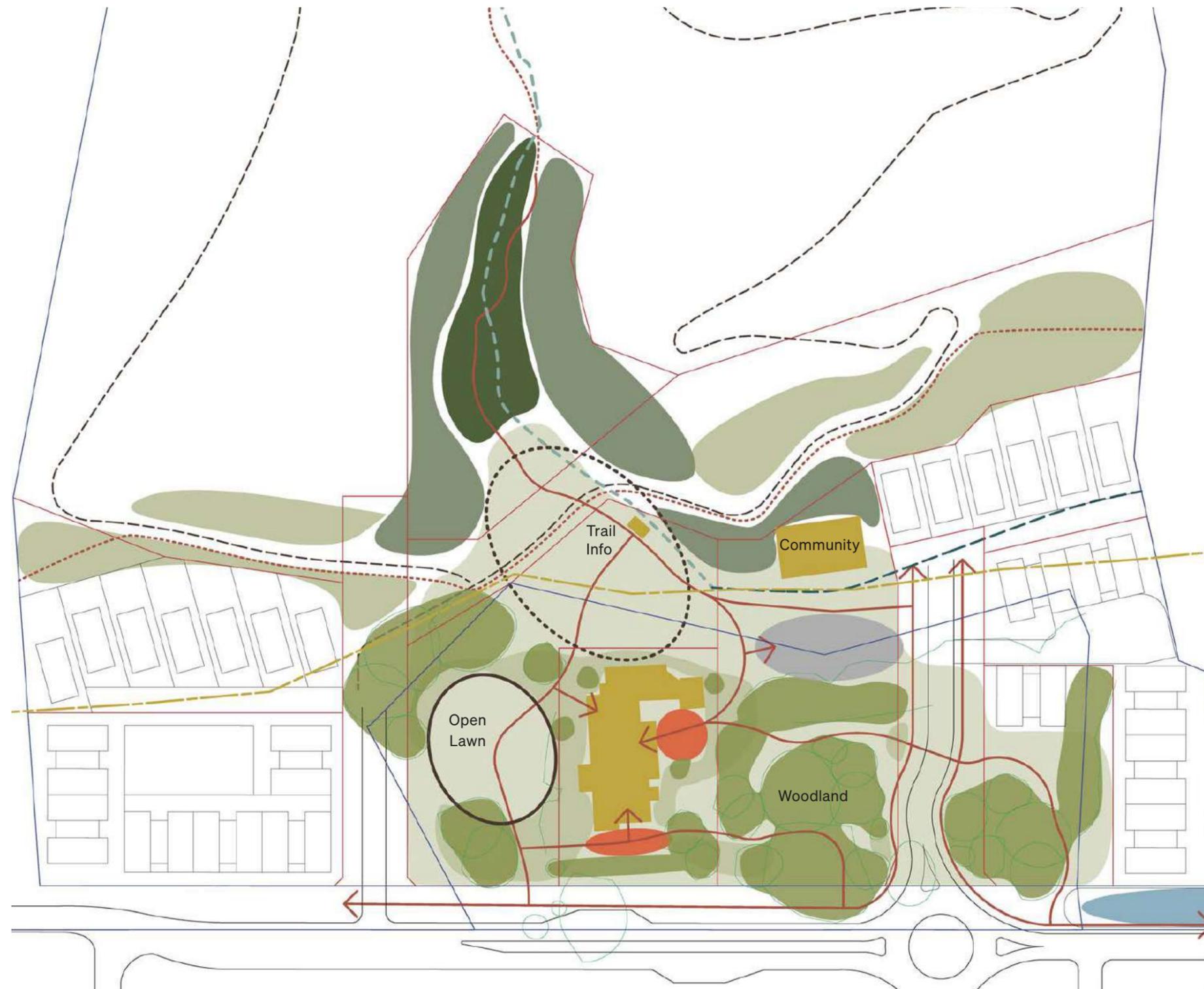




# RMMLA | Flints Park Context and Precincts



# RMMLA | Landscape Strategy



Legend	
	Buildings
	Native revegetation
	Native riparian planting
	Homestead existing woodland planting
	Homestead garden planting
	Public reserve
	Primary open space
	Secondary informal open space
	Homestead terraces
	Car park
	Stormwater detention
	ONF line
	Existing water race
	Existing gully flow path
	Farm tracks / driveway
	Proposed walking paths
	Future path links
	Existing tree outlines
	Existing parcel lines
	Proposed parcel lines

The Homestead Reserve Landscape Strategy endeavours to preserve the established aesthetic of the homestead and its surrounding gardens while creating a versatile public space. A connection to the revegetated gully including a track network will also be integrated into the Reserve.

# RMMLA | Homestead Precinct Landscape Concept



Legend	
	Roads and Car Parking
	Concrete Paths
	Gravel Paths & Driveway
	Patio Pavers
	Existing Flagstone Paving - To be repurposed
	Timber Bridge
	Buildings (Indicative)
	Grassed Area
	Main Lawn
	Garden Beds
	Native Revegetation
	Riparian Revegetation
	Hedge
	Existing Trees - To be Retained
	Proposed Trees
	Existing Water Tanks
	Garden Arch/Trellis
	Existing Boundaries
	Proposed Boundaries
	Existing Water Race
	Gully Flow Path
	QLDC ONF Line

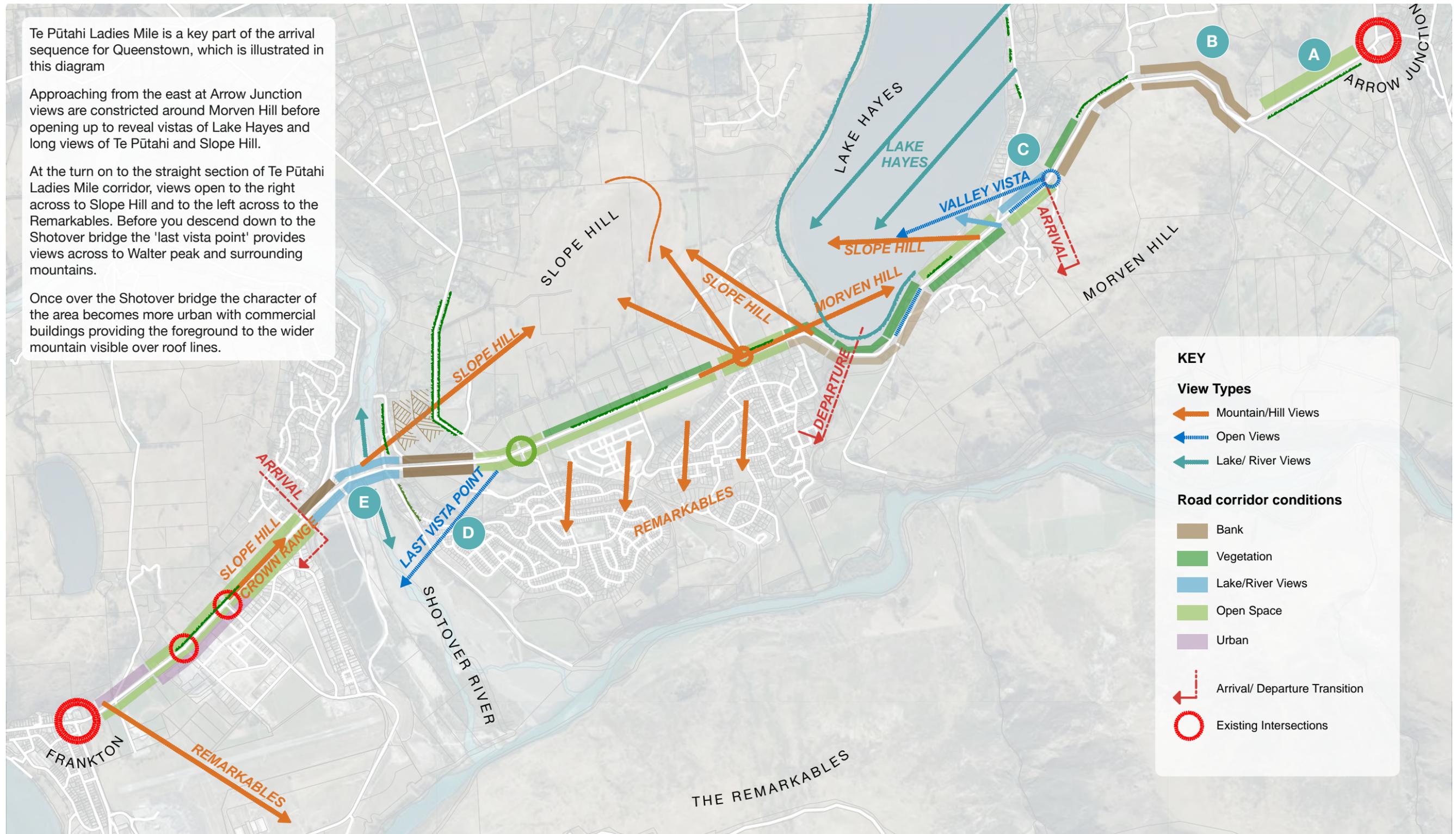
# TPLM Final Masterplan Report | Key Views and Vistas

Te Pūtahi Ladies Mile is a key part of the arrival sequence for Queenstown, which is illustrated in this diagram

Approaching from the east at Arrow Junction views are constricted around Morven Hill before opening up to reveal vistas of Lake Hayes and long views of Te Pūtahi and Slope Hill.

At the turn on to the straight section of Te Pūtahi Ladies Mile corridor, views open to the right across to Slope Hill and to the left across to the Remarkables. Before you descend down to the Shotover bridge the 'last vista point' provides views across to Walter peak and surrounding mountains.

Once over the Shotover bridge the character of the area becomes more urban with commercial buildings providing the foreground to the wider mountain visible over roof lines.



**KEY**

**View Types**

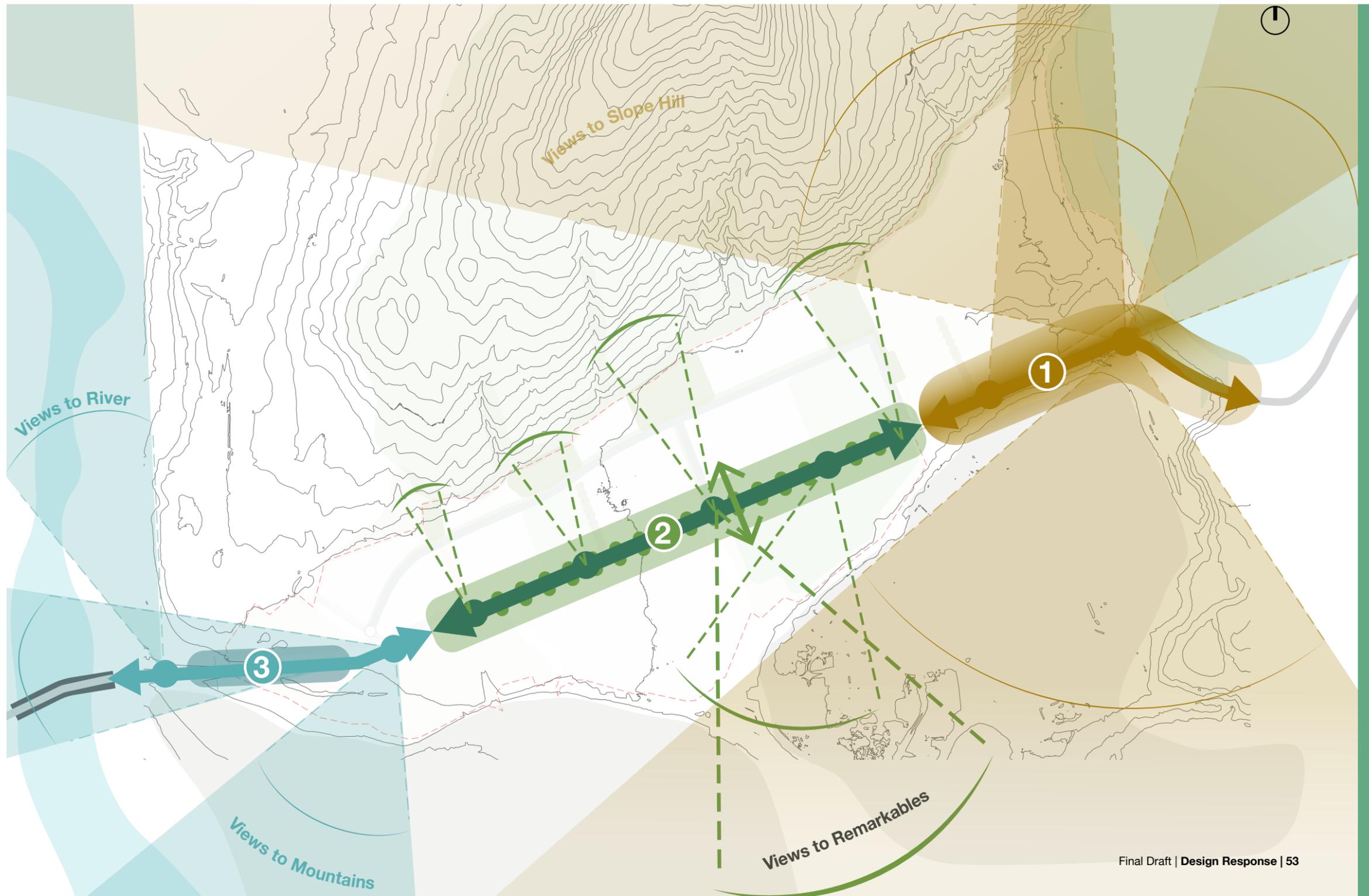
- ← Mountain/Hill Views
- ← Open Views
- ← Lake/ River Views

**Road corridor conditions**

- Bank
- Vegetation
- Lake/River Views
- Open Space
- Urban

← Arrival/ Departure Transition

○ Existing Intersections



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# TPLM Final Masterplan Report | Masterplan Visualisation

## Site Overview

This is an indicative overview of the masterplan, describing its relationship with the surrounding topography and landscape. Key Features include:

- Development is kept away from Lake Hayes and Shotover River.
- Areas of Open Space and the two Schools help break up the consolidated areas of residential development.
- Town Centre is central to both the existing communities of Lower Shotover, Queenstown Country Club and Lake Hayes Estate, and the new community of Te Pūtahi Ladies Mile.
- A substantial Community and Sports Hub is provided south of State Highway 6, for use by existing and new communities.
- Residential housing in defined areas to create community clusters within an open space network.

Note: The illustrative school locations and layouts are indicative only and are subject to confirmation by Ministry of Education

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# TPLM Final Masterplan Report | Anticipated Built Form Outcomes



## State Highway 6 - Visualisation

Existing trees to south of SH-6

Amenity access lane supports an attractive street frontage where development fronts SH-6

Continuous shared active link

Vegetated buffer to SH-6 that responds to and mitigates effects of high speed zone

2 storey minimum/ 3 storey maximum along SH-6 to promote strong residential edge

Houses face the street to support better CPTED outcomes for amenity access zone

Dedicated Bus Lanes



## Living in Te Pūtahi

- ① Views through site maintained, with views prioritised towards Slope Hill
- ② Strong pedestrian and cycle connectivity through street networks, landscape elements, open space, and development areas.
- ③ Existing landscape character is maintained and enhanced where appropriate.
- ④ Shared amenity for medium/high density housing including outdoor space with consideration for good solar, gardens, bike storage etc.
- ⑤ Emphasis on native regenerative planting alongside local exotic species to represent the dual landscape heritage. Planting to streets, swales and parks enrich the landscape character.
- ⑥ The Outstanding Natural Feature status of Slope Hill is celebrated for its open space qualities and visual amenity. Higher density living overlooks open space amenity.
- ⑦ Attractive street design allows for interaction, safe play spaces and shared use. A focus on streets for pedestrians and cyclists with slow vehicle movement and 'play along the way' interventions for family use.
- ⑧ A variety of housing types provide a diversity of size, type, style, cost and amenity.
- ⑨ Medium/high density housing is designed with good outlook, sunlight access, connection to nature, shared high quality amenity.
- ⑩ Consolidated shared parking.

