





## Design Principle 2: Foster a Unique & Enduring Identity

That celebrates and responds to the cultural and landscape values of Te Pūtahi Ladies Mile

Te Pūtahi Ladies Mile is situated in a unique and significant natural environment with a compelling ecological and cultural history. The design has an opportunity to reflect and celebrate the natural and cultural memory of the area and to establish a strong local identity for new and existing residents and visitors.

Developments within Te Pūtahi Ladies Mile should be responsive to the Māori and pioneer history of the area, as well as the ecological and landscape context.

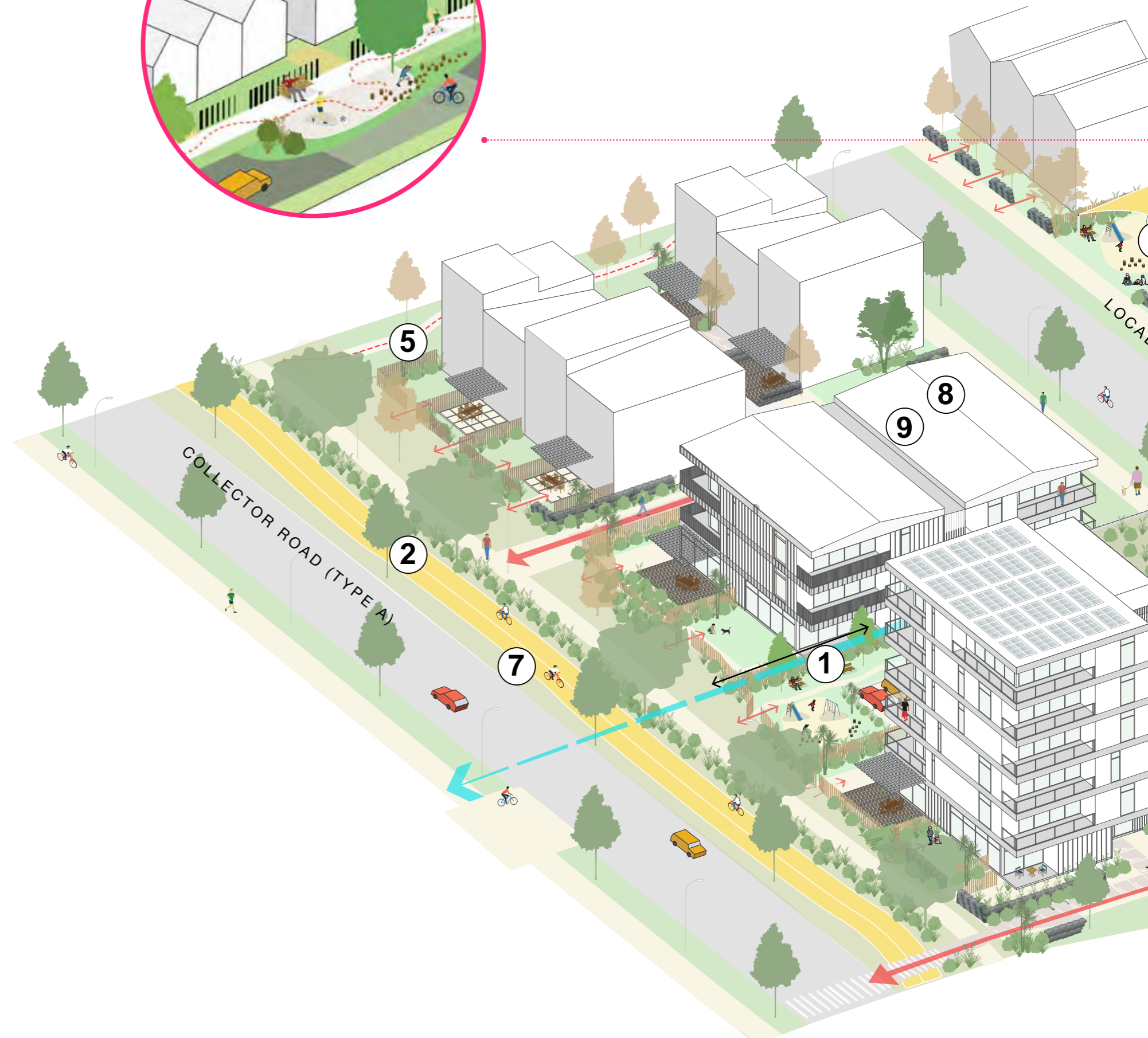
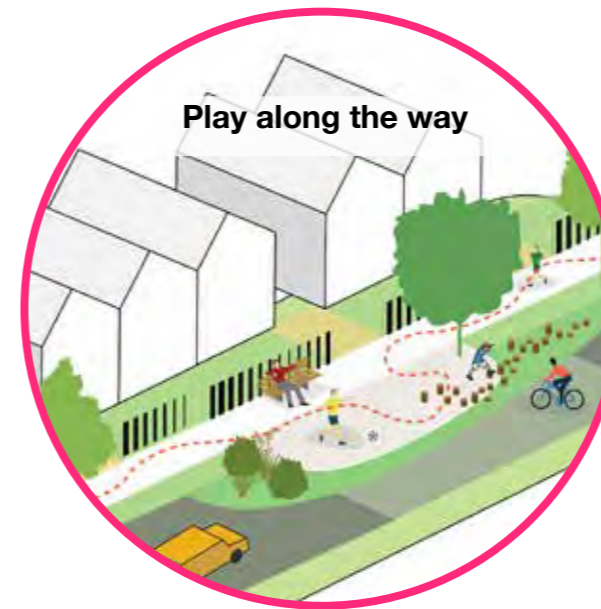
### Key Moves

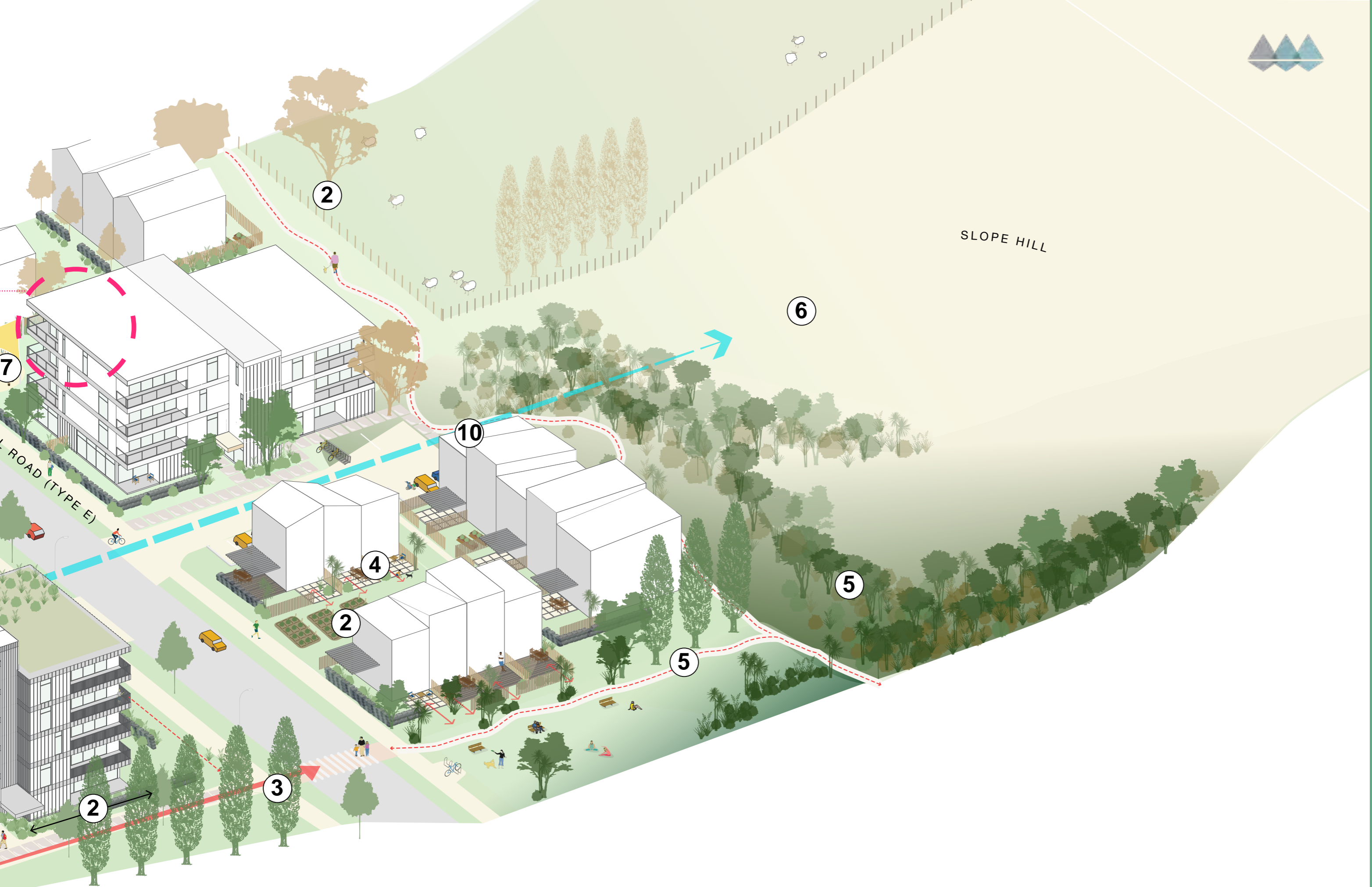
- Maintain key views to Lake Hayes, Slope Hill, the Remarkables and surrounding mountains.
- Celebrate built, landscape and cultural heritage.



# 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.





SLOPE HILL

ROAD (TYPE E)

# Landscape Character and Heritage

## Heritage Elements Retained



**A** - Glenpanel Homestead



**B** - Robert Lee Memorial Trough



**C** - Threepwood Villa



**D** - Marshall Cottage



**E** - Threepwood Store/ Stables/ Woolshed



Retained and zoned for commercial use to allow for hospitality function and public interaction.



Land zoning does not change, the character and amenity of the Threepwood area and heritage features are maintained.

## Retained Existing Trees (Masterplan Concept)

Retained existing trees in the masterplan concept includes:

1. Trees along the south side of State Highway 6.
2. Trees on the bank to the south of the sports hub, screen for potential Sylvan St link.
3. Walnut trees to the south of the Community Hub.
4. Oak tree avenue shown on the masterplan east of the Primary School.
5. Trees associated with the Glenpanel Homestead.
6. Existing trees associated with Slope Hill gullies, as appropriate and as deemed to have value.
7. Trees near the Lake Hayes edge which screen views of the development from the other side of the lake.

Note: Developers will be required to consider other existing mature trees with a view to retaining where possible.

## Retained Views

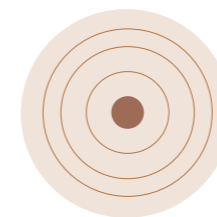
### Directed Views

Views through the development to Slope Hill that are maintained through crafting open space allowances and road corridors.



### Open Views

Minimally obstructed views across low lying or open rural areas that allow for 360 degree visibility of surrounding landscape features.



### Remarkables Views

Views across open space/ low lying development across to Remarkables



### Ranges Views

Views across to ranges including Walter Peak and Cecil Peak.



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







## Design Principle 3: Support A Healthy Environment & Ecology

Where people are connected to nature and the development improves ecological outcomes in the long-term

The existing environment of Te Pūtahi Ladies Mile is valued for its open space characteristics, however the rural landscape is not representative of original indigenous ecologies and does not support sustainable water management.

The landscape of the Masterplan seeks to support the regeneration of native species alongside the retention of existing trees and complementary exotic planting.

### Key Moves

- Establish a strong holistic landscape framework.
- Water is managed in a way that gives effect to Te Mana o te Wai.
- Maintain ecological value of the Lake Hayes wetland edge, and improve connections between the lake and river.
- Support kaitiakitanga of the environment and connections to nature.





# Landscape Concept

The overall landscape strategy for Te Pūtahi Ladies Mile seeks to create a strong vegetation framework that supports the regeneration of native ecologies; provides for habitat connections between Lake Hayes, Slope Hill, and the Shotover river; and reflects the rural, agricultural, and open space qualities of the wider Wakatipu Basin.

## SH6

SH6 is a major gateway to Queenstown and the landscape approach is to retain and enhance the existing qualities of this arrival experience – namely a tree lined and landscaped corridor with open views to the Remarkables and the establishment of key view corridors to Slope Hill. The existing chestnut trees on the Southern side of SH6 should be retained and additional tree planting to both sides should be large scale exotic species to create a consistent and distinctive arrival experience.

## Green Corridor:

A native green corridor is proposed to the base of Slope Hill to connect Lake Hayes with the Shotover River. Planting will reflect the original woodland, scrub-land, and tussock grassland ecology of the area. Whilst outside of the study area the plan promotes the re-vegetation of the lower Slope Hill gullies to contribute to stormwater management, water quality and biodiversity.

The focus of planting along, and to the north of the primary spine road should be native including walkways, amenity reserves and private gardens. Exotic species for heritage and amenity values can be incorporated. Planting along the primary link roads to SH6 extend the native planting to meet SH6 and provide a distinctive character for Te Pūtahi Ladies Mile.

## Primary entrance roads:

Street tree planting for the 3 main entrance roads should be large scale to reflect the agrarian landscape and language of shelter-belts and strong lines. Form and placement should be considered so as to maintain and accentuate views to Slope Hill.

## Existing trees:

Existing mature trees have been identified for retention, notably the Oak lined driveway and trees associated with the homestead. These trees provide a maturity and landmarks for the development that are not easily replaced.

## Internal Streets:

Street tree and under-planting to internal streets should be a blend of native and exotic species selected to compliment the overall planting framework whilst responding to site specific view shafts, solar gain, provision of shade, and scale. It is also anticipated that the tree planting within private lots will contribute to the overall streetscape, and again species should be selected to contribute to overall biodiversity, bird habitat, and the overall ambition for a network of connected green neighbourhoods.



## Native Ecologies

To support and restore native ecologies.



## Exotic local character

Exotic, deciduous trees reflecting local character and providing seasonal variation.






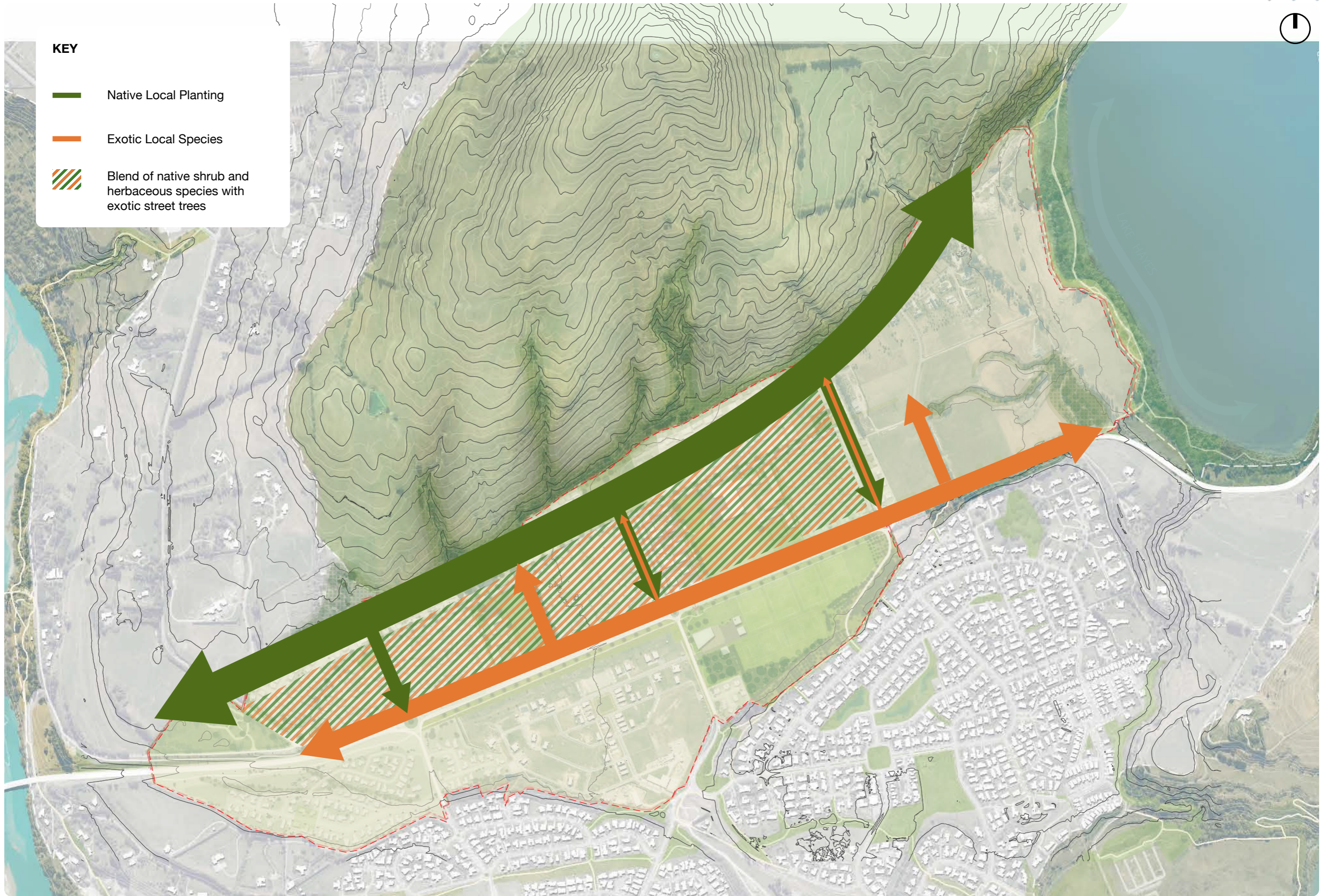
## Native and Exotic blend

Blending native shrub and herbaceous species with exotic trees to celebrate both characters and extend native habitats.



**KEY**

-  Native Local Planting
-  Exotic Local Species
-  Blend of native shrub and herbaceous species with exotic street trees



# Planting Palette



① **Retained trees**

② **SH6**  
Large scale deciduous species to compliment existing SH6 character

③ **Internal streets**  
A blend of native and exotic species. Low lying native species to provide habitat and native character. Exotic street trees to compliment local character and provide passive solar benefits.

- Swale/water sensitive native planting
- Exotic deciduous trees

④ **Collector Road**  
The green link across the development with generous planting and extensive network of cycle and walk ways within the native vegetation.

- Water sensitive planting
- Habitat friendly (flowers + berries)

⑤ **Reserves**  
Native planting palette for recreation reserves to reflect the indigenous woodland species of the ecological region and support habitat for native species.

- Kowhai trees for shade
- Water sensitive plants
- Amenity planting

⑥ **Slope Hill Gullies**  
Support the re-vegetation of slope hill gullies to provide habitat and improve stormwater management.

- Plants that handle dampness
- Plants that attract insects and birds (typically berries & flowers)
- Planting palette to reflect original vegetation of Slope Hill area

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



KIMĀKAU / SHOTOVER RIVER

SLOPE HILL

WAIWĪHAKATA / LAKE HAYES

LOCAL PARK

COMMUNITY PARK

HIGH SCHOOL FIELDS

SPORTS HUB

HOMESTEAD & GROUNDS

PRIMARY SCHOOL FIELDS

LANDSCAPE BUFFER

LOCAL PARK

EXISTING CEMETERY

QUEENSTOWN COUNTRY CLUB

PLAY ALONG THE WAY

LAKE HAYES ESTATE

LOWER SHOTOVER

# Stormwater Strategy

## Guiding Principles for Stormwater Management

The original draft masterplan (October 2021) proposed two centralised detention areas and swales to deal with water quality and quantity issues including capturing natural flows from Slope Hill. Neither Council nor landowners are in a position to lead the implementation of the proposed centralised system and it is now intended that the stormwater management approach will still follow the same principles, with the detailed solutions being developed by landowners subject to Council endorsement.

- Utilise stormwater management solutions that mimic the natural water cycle and enhance the water quality.
- Employ an integrated stormwater management approach that supports connectivity to the natural environment and gives effect to Te Mana o te Wai and the community wellbeing.
- Manage flooding and surface water flow to safeguard the community and infrastructure in a sustainable manner.
- The hydrological regime in the area is replicated such that the maximum rate of discharge and peak flood levels post development are no greater than pre development
- That there are no overland flows from attenuation systems or soak pits for 1% AEP events or less unless there is a defined and acceptable overland flow path
- Ensure that there is a maximum 24-hour drain-down for any attenuation systems basis/soak pits for 1%AEP events
- That there are no overland flows across SH6 for 1% AEP events or less
- That there are no direct discharges from the development area into Lake Hayes
- That runoff from all roads is managed through appropriate treatment device(s)
- Avoid a proliferation of multiple stormwater management systems and devices. Depending on location and land ownership structures this may necessitate co-operation of multiple landowners to ensure an acceptable approach
- Implement stormwater management solutions that deliver lifecycle operational and economic resilience.
- Align 'blue' stormwater solutions and the wider 'green' landscape and open space strategies wherever possible



Stormwater wetland with native planting and walking paths.



Stormwater swales with native planting and pathways winding across and around.



Stormwater retention areas with native planting integrated with pathways.



Stormwater retention pond with native planting and walking paths.

Hooten Reserve & Lucas Creek, Albany, Auckland. Project by Bradbury McKegg (BMLA). Source: <https://architecturenz.co.nz/articles/hooten-reserve-lucas-creek/>



**KEY**

-  **Slope Hill Stormwater Area**  
Natural runoff to be captured and managed through the development area.
-  **Stormwater Management**  
Stormwater is managed within the development area and in accordance with the guiding principles.
-  **Parks and Open Space Areas**  
Generate minimal run-off
-  **Existing Stormwater Network**  
(Limited capacity)

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