

A landscape photograph of rolling hills under a clear sky. The hills are covered in green grass and scattered trees. A prominent, tall, thin cypress tree stands on the left. In the foreground, there is a grassy field with a wooden fence and a dense hedge. On the peak of a hill in the distance, a circular structure is visible. The entire image is overlaid with a semi-transparent green filter. The text "Design Response" is centered in the middle of the image in a white, bold, sans-serif font.

Design Response

Design Principles & Key Moves

Design Principles:



01
Consider SH6 as a gateway to Queenstown



02
Reflect a unique and enduring identity



03
Support a healthy environment and ecology

Key Moves

- SH-6 is valued and considered in its role in the arrival experience into Queenstown.

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

- 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.



Create self sustained and connected communities

- Establish a community and commercial heart for both existing and new neighbourhoods.
- Provide places for community interaction and shared amenity.



Ensure sustainable transport networks

- Promote a step change by prioritising public transport and active mode share.
- Ensure quality pedestrian and cycle networks within Te Pūtahi and connections to trails beyond.
- Design attractive streets for people that play an active role in urban life.



Do density well, provide quality and diverse housing

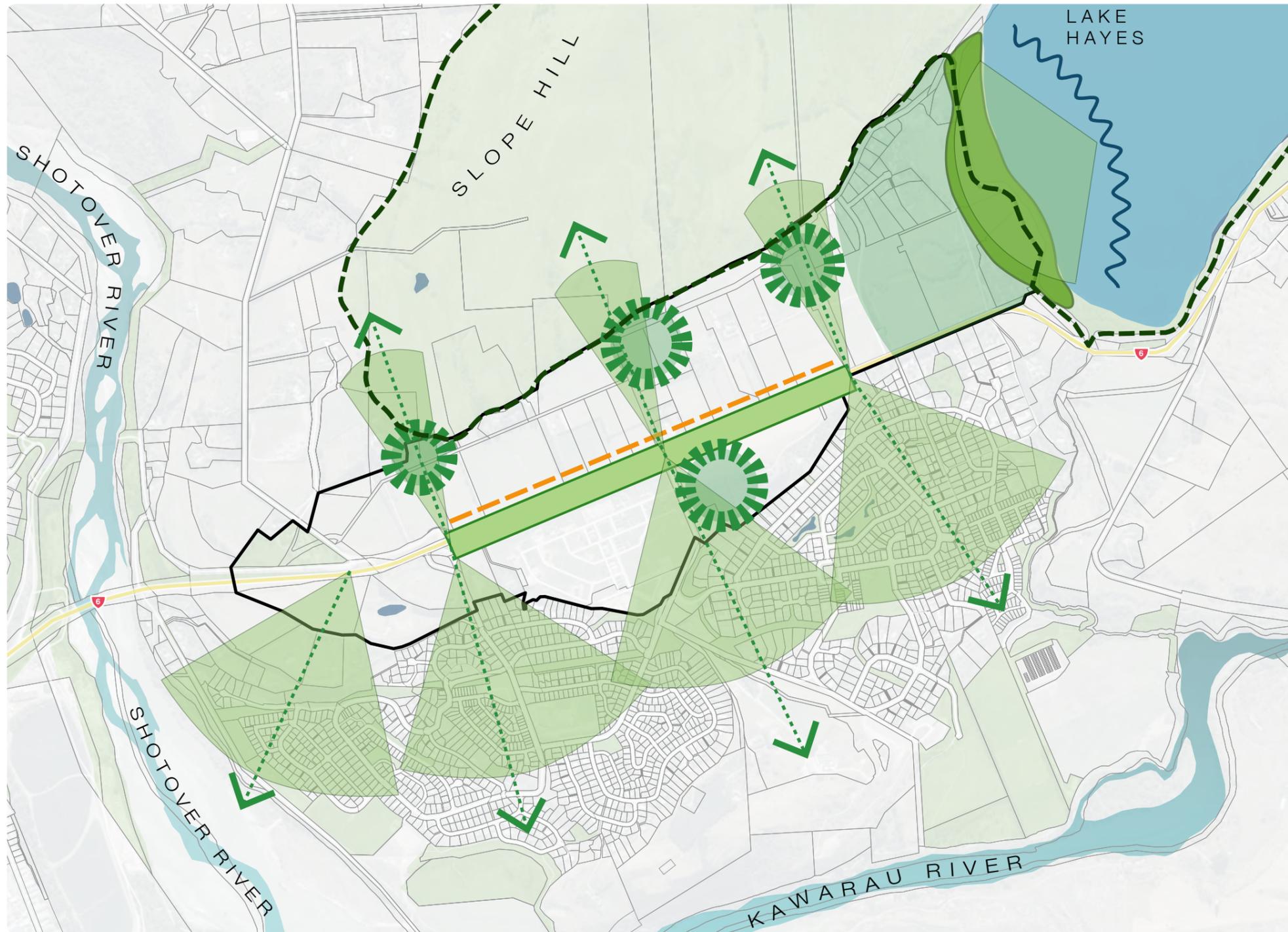
- Offer a choice of lifestyles through a range of quality housing typologies, sizes and affordability.
- Establish medium/high density living to support public transport, commercial activity, community facilities and enabling efficient land use.



Develop a resilient and adaptable framework

- Set out a legible & clear structure to future proof the land and avoid sporadic and adhoc development.
- Identify an appropriate development response that is sympathetic to the local context.
- The Structure Plan acts as a mechanism to manage development while supporting holistic and integrated future growth.

Concept Diagram - Environment



An Enhanced Environment

Te Pūtahi Ladies Mile site has some key environmental and ecological opportunities. The site is framed by Outstanding Natural Features; Lake Hayes to the east, Kawarau River terraces and The Remarkables to the south, Shotover River to the west and Slope Hill directly to the north.

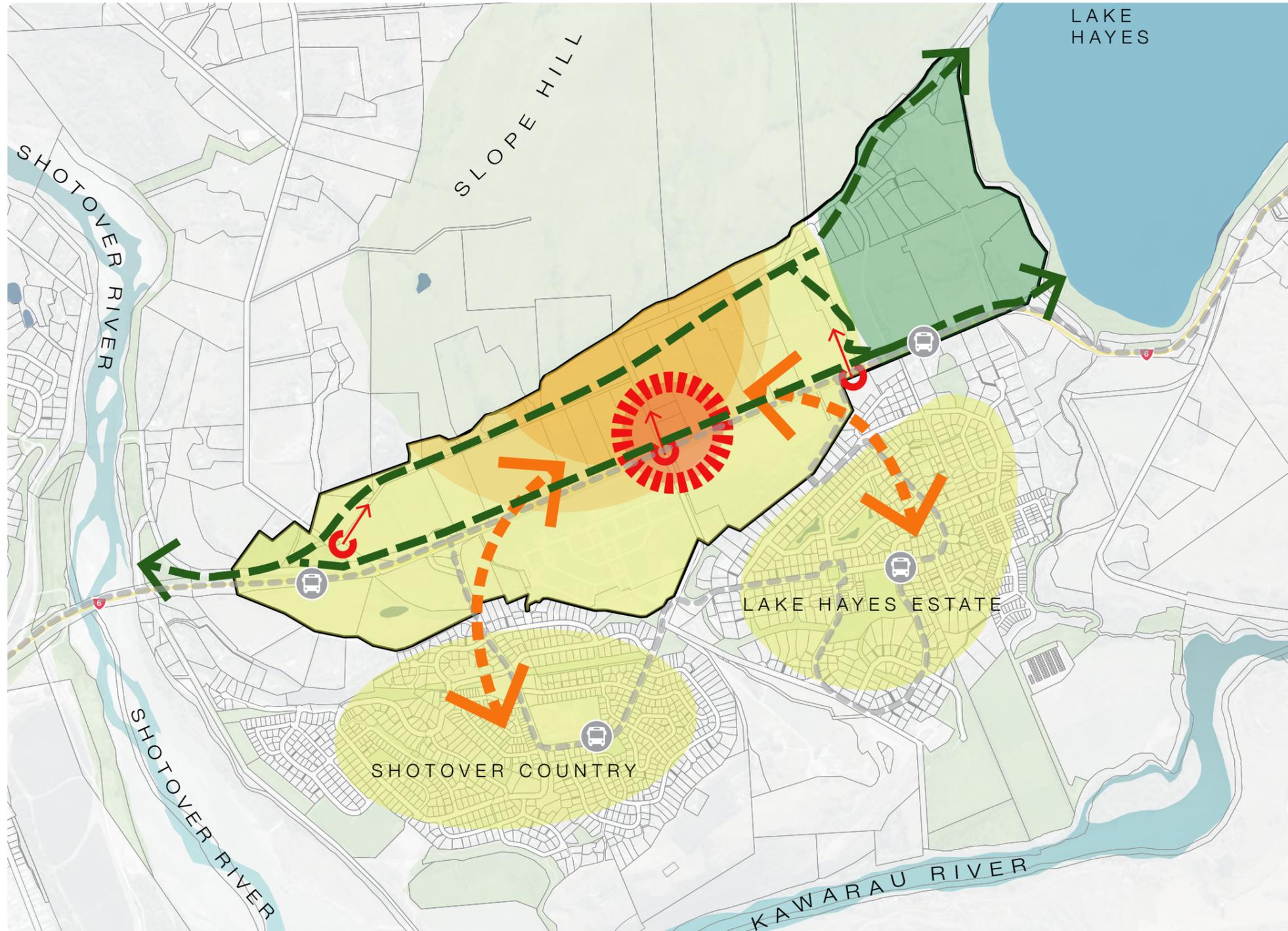
There are opportunities to maintain views to these features, and the open space qualities of the landscape. The development site itself is predominantly flat, and the large area requires a distinct open space network to support a connection to nature, with connectivity and public amenity alongside housing density.

Where there is development along SH-6 the corridor has landscape treatment and setbacks to soften the urban edge.

KEY

-  Open Space
-  Maintain visual amenity to lake edge
-  Protect views from Lake Hayes and toward lake edge
-  Maintain views to Slope Hill and surrounding mountains
-  Landscape treatment to SH-6
-  Urban Edge Setback to SH-6
-  Outstanding Natural Feature Retained
-  Retained rural lifestyle area

Concept Diagram - Community



A Connected Community

Te Pūtahi Ladies Mile has a vision to create connected communities and improved community amenity. The existing communities to the south of SH-6 must have good connectivity to the community facilities provided as part of Te Pūtahi Ladies Mile. Commercial facilities are therefore placed centrally to the SH-6 corridor, and safe connections across SH-6 are provided.

Density is also kept centrally along the corridor, to create critical mass of people around the community heart within walking/cycling distance. Bus links to the community heart will be strengthened.

Connectivity between lake and river is to be strengthened through cycling and walking networks through the site as well as alongside the proposed new SH-6 corridor.

KEY

-  Community Heart
-  River to lake greenway
-  Connections to neighbouring communities
-  Developable area
-  Entry point and underpass
-  Potential bus connections
-  Retained rural lifestyle area

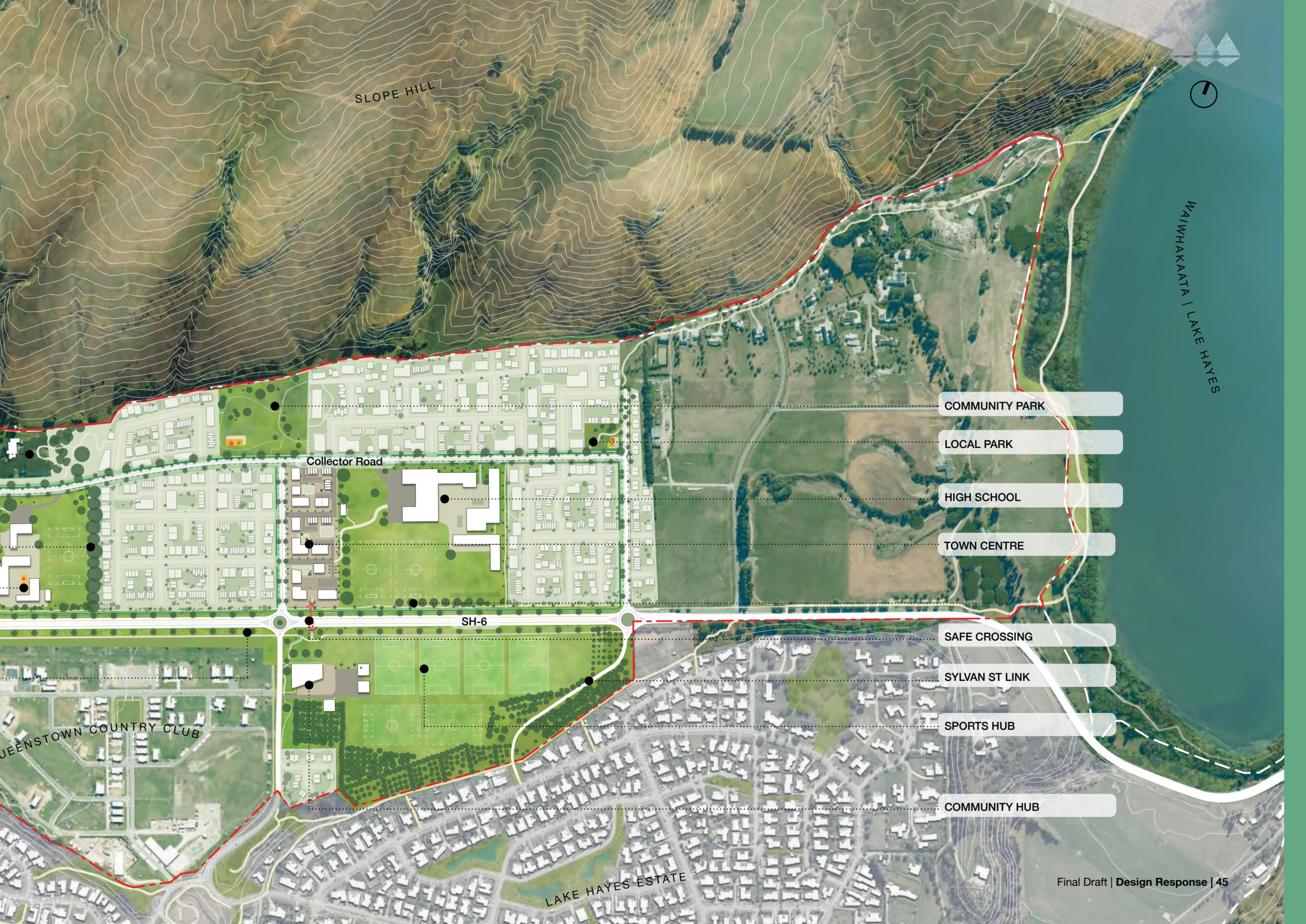
Illustrative Masterplan

The Illustrative Masterplan provides a possible future for Te Pūtahi Ladies Mile.

The Masterplan is indicative only, and provides an impression of what the site could look like in the future.



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



SLOPE HILL

WAIWAKATA LAKE HAYES

COMMUNITY PARK

LOCAL PARK

Collector Road

HIGH SCHOOL

TOWN CENTRE

SH-6

SAFE CROSSING

SYLVAN ST LINK

SPORTS HUB

QUEENSTOWN COUNTRY CLUB

COMMUNITY HUB

LAKE HAYES ESTATE

Key Features

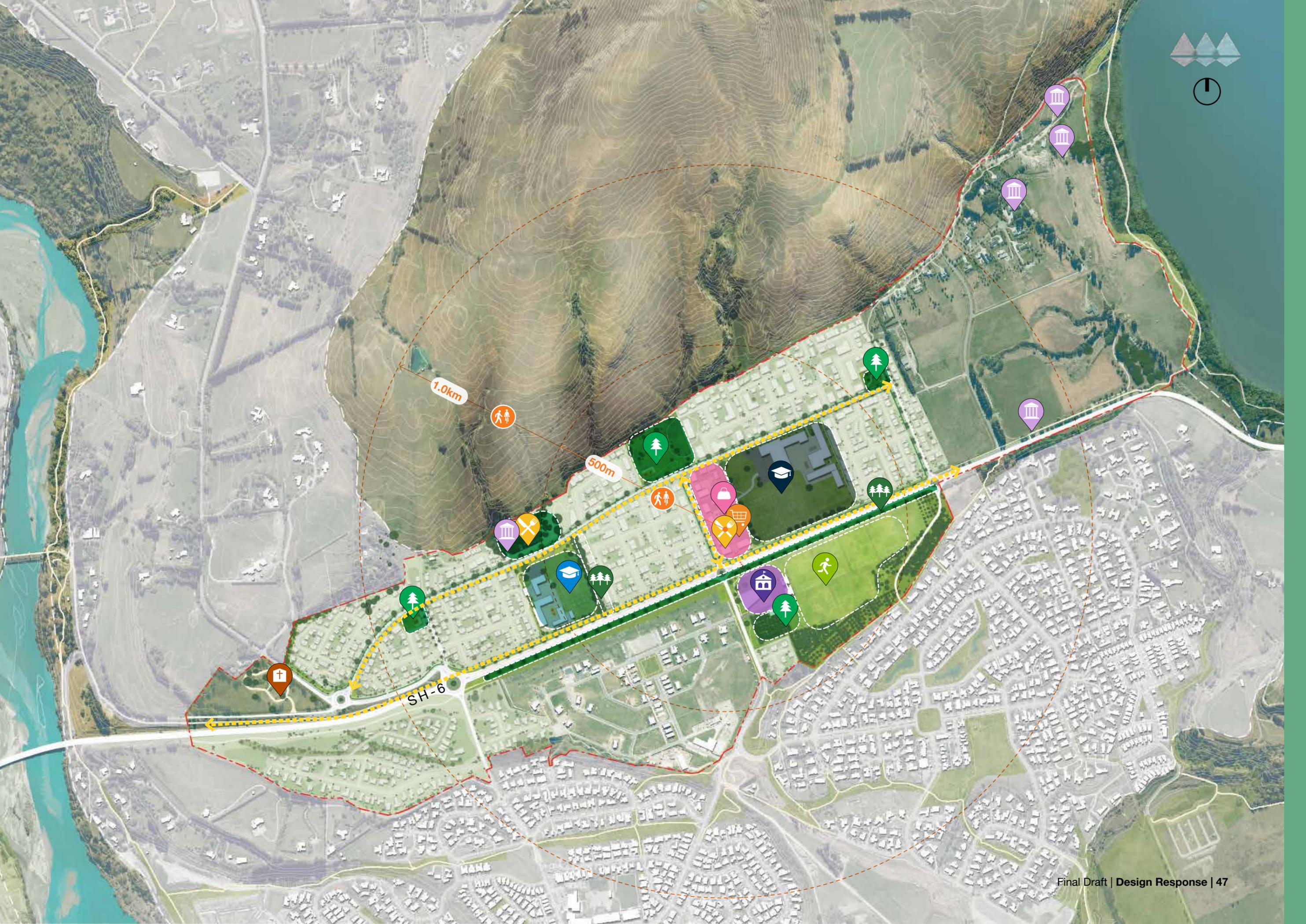
The Key Features of the Masterplan are illustrated here. They display:

- The potential amenity provision of Te Pūtahi Ladies Mile, including hospitality, commercial, grocery stores, community facilities, schools, parks and sports facilities.
- The retention of existing key heritage features.
- The potential for provision of active parks and passive open space
- The retention of existing key trees.
- Walking distances; the majority of the site is within a 1km walking distance to the Town Centre commercial hub, which is approximately 10-12min walk.
- The schools are within 500m of the Town Centre, approximately a 6min walk from the Primary School, and less than 5min from the High School. They are also within 500m of the Community and Sports Hub.

KEY

-  Mixed Use
-  Community Hub
-  Active Travel Link
-  Commercial
-  Community
-  Grocery
-  Hospitality
-  Heritage Feature
-  High School
-  Primary School
-  Parks
-  Sports Facility
-  Existing Cemetery
-  Existing Trees
-  Walking Distances

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



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





HOMESTEAD & GROUNDS

COMMUNITY PARK

HIGH SCHOOL

LOCAL PARK

PRIMARY SCHOOL

TOWN CENTRE

SYLVAN ST LINK

SLOPE HILL

Collector Road

SH-6

WAIWHAKAATA | LAKE HAYES

QUEENSTOWN COUNTRY CLUB

SPORTS HUB

LAKE HAYES ESTATE

COMMUNITY HUB





Design Principle 1: Consider SH6 as a gateway to Queenstown

That celebrates the evolving nature of the wider Whakatipu Basin

The State Highway 6 corridor that runs through Te Pūtahi Ladies Mile is an important piece of the arrival story into Queenstown. It is renowned by locals and visitors for its unique natural beauty, open space qualities, views to surrounding mountains and rural character.

The Masterplan proposal seeks to retain aspects of the existing corridor such as significant views and open space qualities to Lake Hayes, while re-imagining the central span of the corridor as a green, filtered urban edge. The SH-6 corridor will ensure quality public and active transport, allowing more diversity to the corridor experience.

Key Moves

- SH-6 is valued and considered in its role in the arrival experience into Queenstown.



SH-6 Corridor

1. Rural Corridor

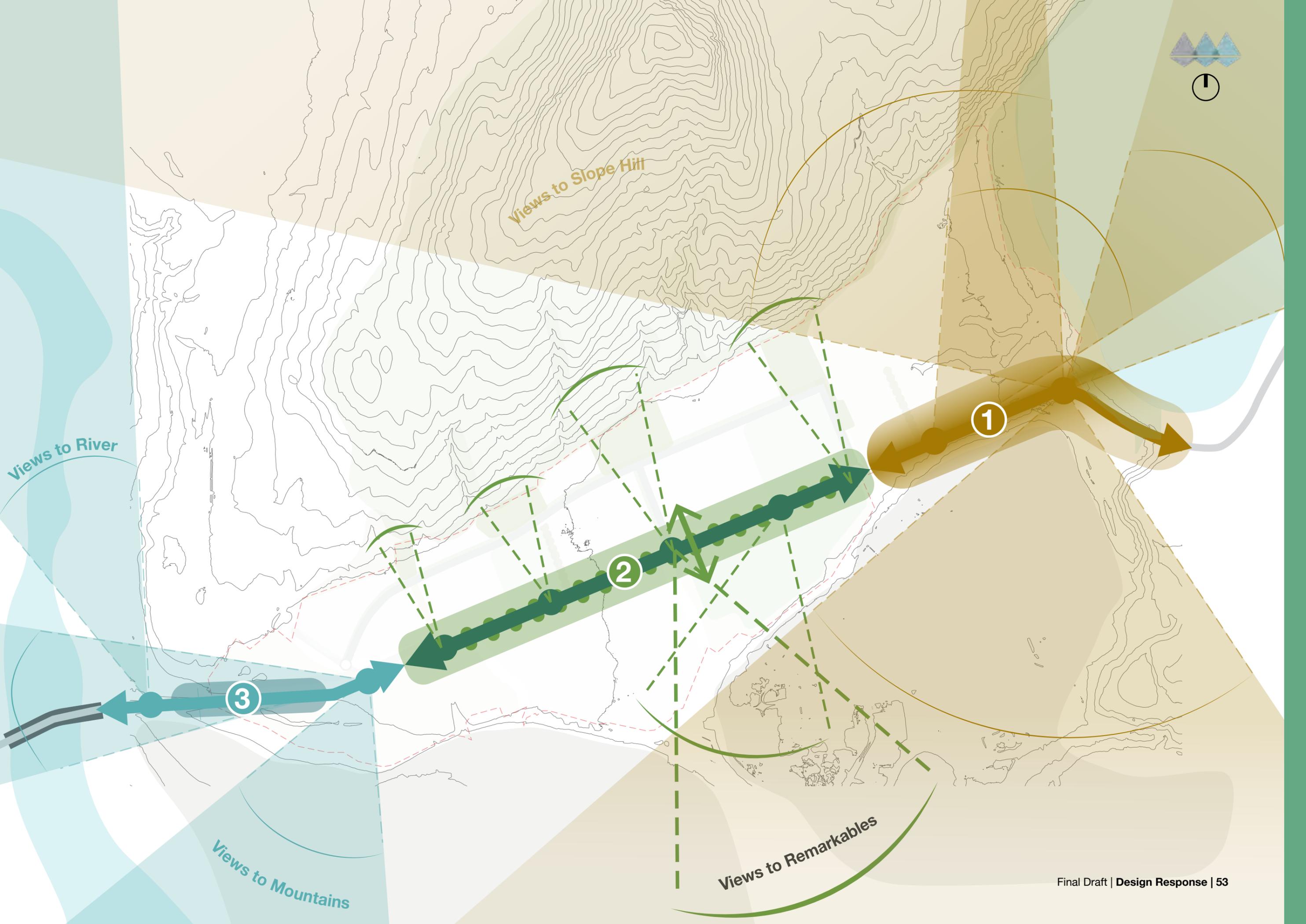
- Maintain Open Space character of Lake Hayes edge and eastern paddocks.
- Expansive Views across to Slope Hill, the Remarkables and surrounding mountains.
- On departure from Queenstown there is future potential for views to Lake Hayes (with removal of some vegetation).

2. Urban Green Corridor

- Green link with layering of trees and planting to either side, landscaped buffer to built edge, cycle and pedestrian path, and public transport use.
- Opportunities to safely cross the road to the Commercial Hub via potential underpass or safe crossing, and future midblock crossings.
- Directed views through to Slope Hill

3. River Terrace Corridor

- High views maintained over terraces and lower basin to the Remarkables to the South, and towards Ferry Hill to the west.
- Views toward Ferry Hill, Peninsula Hill and Cecil and Walter Peak beyond.
- Road cuts into the land and views are restricted for a section until it opens up before the bridge to views over the river and terraces.



Views to Slope Hill

Views to River

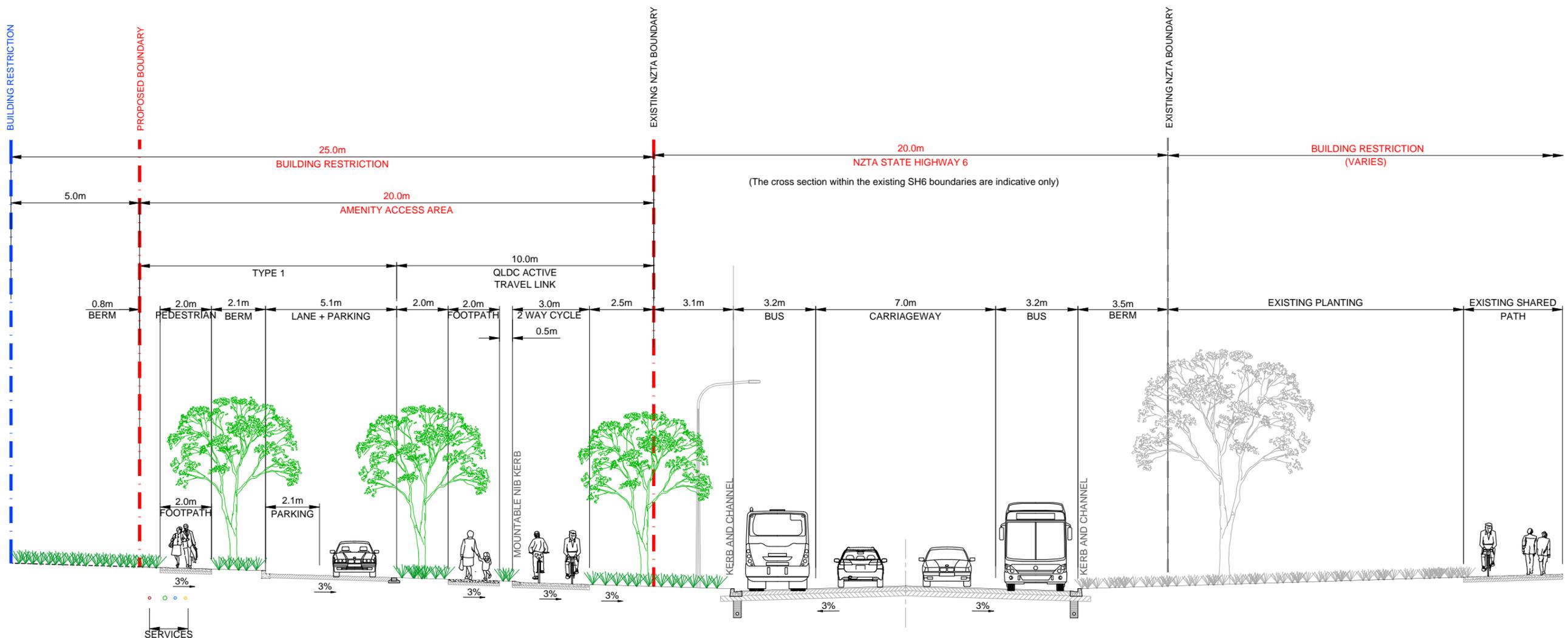
Views to Mountains

Views to Remarkables

State Highway 6 - Illustrative Section and Plan

Key Features

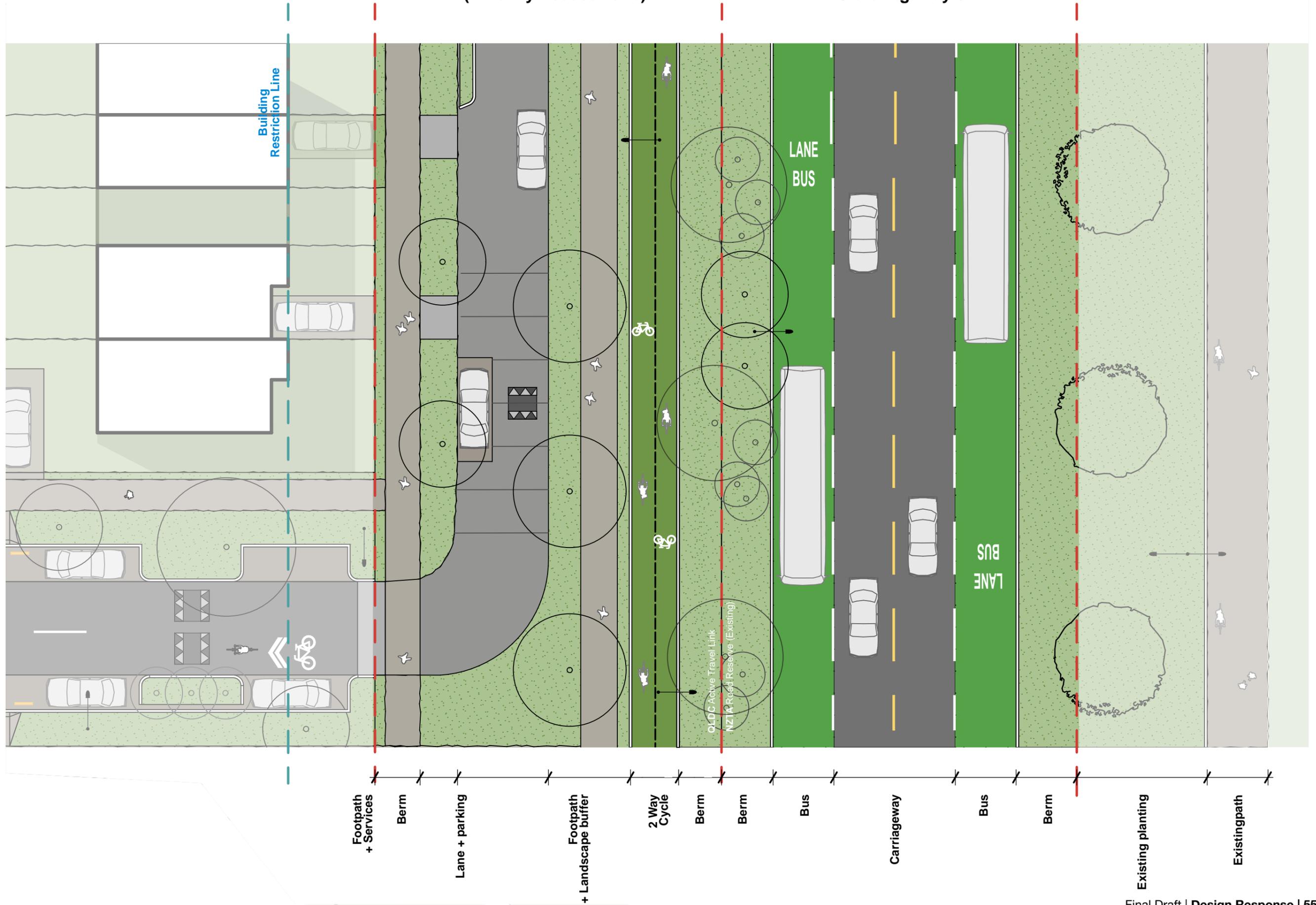
- Dedicated Bus Lanes
- In lane bus stops
- Active travel link: continuous dedicated two-way cycle path and separated pedestrian path
- Existing trees remain on south of SH-6
- Lighting to active link
- 25m building restriction zone to North
- Option for laneway adjacent to SH-6 in amenity access area.
- Housing to positively face SH-6 to create and active edge to improve CPTED outcomes





(Amenity Access Lane)

NZTA State Highway 6



Building Restriction Line

LANE BUS

LANE BUS

QLDC Active Travel Link
NZTA Road Reserve (Existing)

Footpath + Services

Berm

Lane + parking

Footpath + Landscape buffer

2 Way Cycle

Berm

Berm

Bus

Carriageway

Bus

Berm

Existing planting

Existing path

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



