

Te Pūtahi Ladies Mile

Final Masterplan Report
Queenstown Lakes District Council

June 2022 - REV 2



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An aerial photograph of a river valley, showing a dam and a reservoir in the upper right. The river flows through a valley with terraced fields and some forested areas. The image is overlaid with a semi-transparent blue filter.

Introduction

Introduction

Te Pūtahi Ladies Mile is an area of key strategic importance for Queenstown (Tāhuna) and the wider lakes district. This Masterplan Report presents a vision for the future of Te Pūtahi Ladies Mile.

The Queenstown Lakes area is the fastest growing district in the country, at 6.1% per annum. The growing population puts pressure on land identified with development potential, such as the largely hazard free, flat and sunny Te Pūtahi Ladies Mile.

Major landowners along Te Pūtahi Ladies Mile have seen the opportunity and signaled their intention to develop their land in the medium to short term. In 2019 three development applications were declined by QLDC through the now expired Housing Accords and Special Housing Area legislation. These landowners are now looking at mechanisms to develop their land.

In response to these pressures, in early 2020 the Ladies Mile Te Pūtahi Masterplan Establishment Report was prepared for Queenstown Lakes District Council (QLDC). The document agreed that;

"A council led planning approach should be undertaken, taking into account the wide range of community, housing, recreation, transport, green space and infrastructure considerations on Ladies Mile and the surrounding area."

The result of the report was that a Masterplan with an associated Variation to the District Plan be prepared to set a direction for the area and ensure the best possible outcome for the community. This Masterplan report provides supporting information for a plan change. It presents a potential future for Te Pūtahi, with an emphasis on a holistic, integrated development that provides improved liveability, community amenity, transport outcomes, and social infrastructure for both existing and future residents of the wider area.

This Masterplan and associated plan variation set out the development outcomes that QLDC are hoping to achieve. A consolidated, holistic plan is crucial in ensuring the land is utilised in the best way possible, with future focused, positive outcomes for the community and environment.

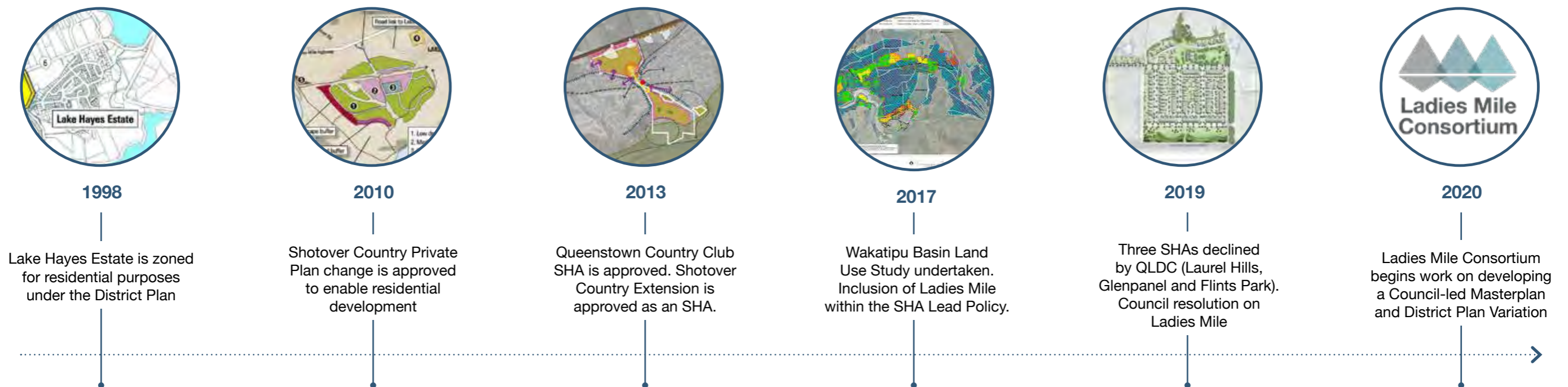
Ladies Mile Consortium

Ladies Mile Consortium (LMC) were appointed by QLDC to undertake a masterplan and plan variation for the Te Pūtahi Ladies Mile area in August 2020. The LMC comprises a highly experienced, respected and passionate team of professionals that have worked on and delivered some of the largest and most comprehensive masterplan and RMA processes in New Zealand. The LMC team consists of Candor3, Studio Pacific Architecture and Brown & Company Planning with each of these companies bringing a unique set of skills and experience.

Where?

The site is located centrally within the Whakatipu Basin, at the base of the outstanding natural feature of Slope Hill between Kimiākau (Shotover River) and Waiwhakaata (Lake Hayes). The site has great views to The Remarkables and surrounding mountains, and good access to natural features of the basin.

Ladies Mile Planning History





Vision Aspirations & Objectives

Vision

“The Masterplan will seek to set out a plan for the Ladies Mile area with the community at the centre of all thinking. The aim is to see Ladies Mile developed in a way that improves community outcomes. By integrating transport, community infrastructure, placemaking and design QLDC hopes to make Ladies Mile the most liveable area in Queenstown.”

from Ladies Mile Establishment Report

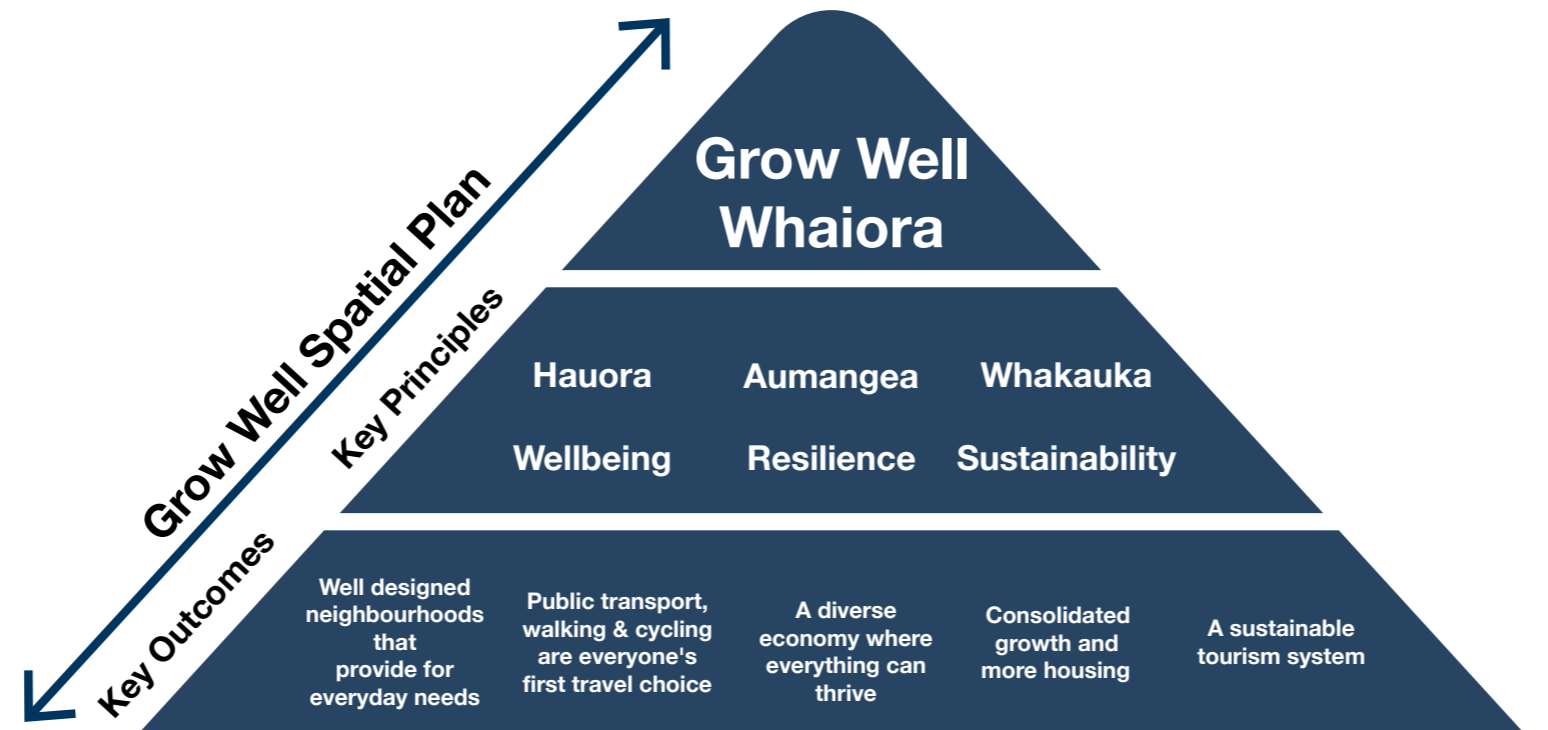
The Masterplan sets out a direction for the future of Te Pūtahi Ladies Mile. QLDC has clear aspirations and outcomes for the project that the Masterplan seeks to achieve. These are outlined here:

QLDC Aspirations:

1. Make the most of the opportunity to deliver highly efficient land use. This will include medium to high density urban development.
2. Plan how to achieve a high degree of connectivity within the development through a high quality street network, planning to make active travel the preferred modes, high quality experience connections to Lake Hayes Estate and Shotover Country, and convenient connections to Frankton via a range of modes.
3. Provide a framework through the masterplan process to inform decisions on a large range of potential land uses at Ladies Mile including housing, a mixed use local service centre, recreation and sports grounds, primary and secondary schools. Park and Ride and rapid transit services.
4. Promote a strong sense of ‘place’ and ‘identity’, taking inspiration from the landscape. This should also include high levels of liveability through quality urban design that enhances how different networks link people together.
5. Celebrate the areas pioneer and Maori history in public spaces and with distinctive built form.
6. Promote ways to improving the sustainability of living, reduced trip generation, better outcomes for water quality and ecological systems, use of green technology, prioritizing walking cycling and public transport.

Masterplan Objectives

- Increased liveability, wellbeing and community cohesion for existing and future residents.
- Improved access to and from Ladies Mile with a transport network that can deliver its functions efficiently and effectively.
- Support enhanced public transport and active travel provision and utilisation through integrated land use solutions and connected neighbourhoods/communities
- Has a strong community focus including a town centre and community hub that serves the existing and future residents
- Reduce the demand for car based travel across the Shotover river through integrated land use and sustainable transport solutions
- A series of legible and distinctive neighbourhoods that have a strong sense of place including connections to the wider landscape.
- Integrate open space and low impact urban design into the masterplan framework
- A high quality gateway experience is achieved along SH6
- Quality high/medium density residential housing to support public transport, local commercial centres and community facilities



Source: Grow Well Spatial Plan



Source: QLDC

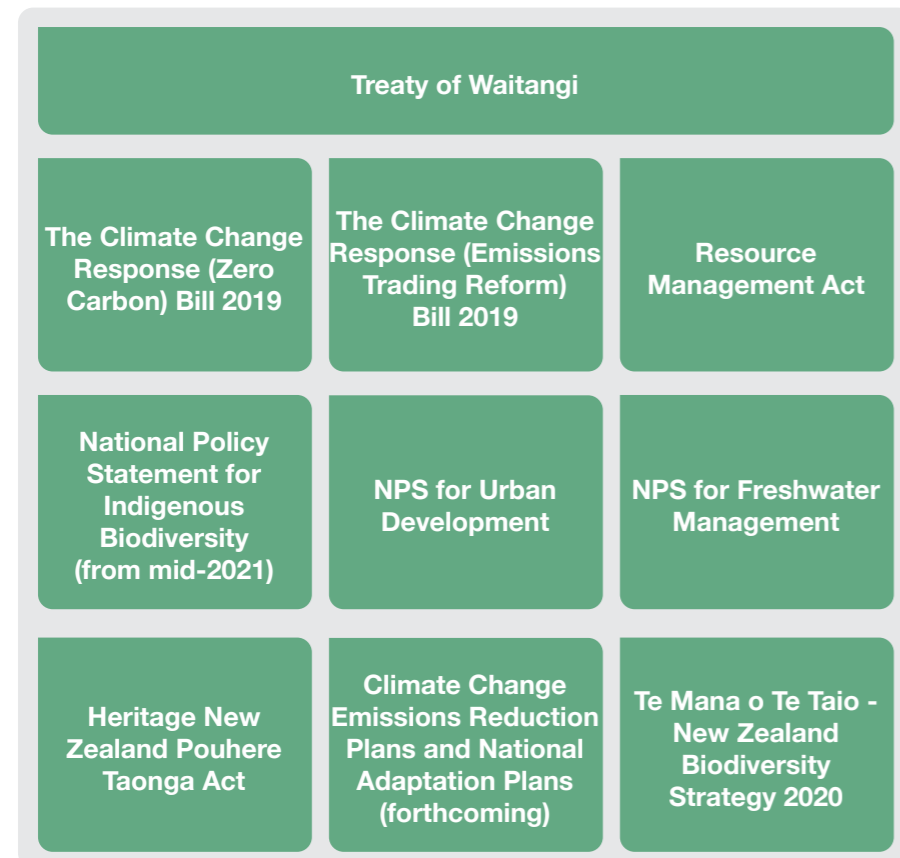
Te Pūtahi Ladies Mile Design Principles & Key Moves

1. Consider SH6 as a gateway to Queenstown
2. Reflect a unique & enduring identity
3. Support a healthy environment & ecology
4. Create self sustained & connected communities
5. Enable sustainable transport networks
6. Do density well, provide quality & diverse housing
7. Develop a resilient and adaptable framework

National and Regional Policy Alignment

National Vision

Te Pūtahi Ladies Mile operates under national policy that is evolving to better respond to many factors, including our growing population and climate crisis. This includes the recent independent review of the Resource Management Act along with a number of recent national policy statements on indigenous biodiversity, freshwater management and urban development.



Urban Development

The National Policy Statement on Urban Development 2020 requires all councils that have all or part of an urban environment within their district or region to plan well for growth. It includes objectives and policies that councils must give effect to in their resource management decisions to achieve:

- Well-functioning urban environments that enable all people and communities to provide for their social, economic and cultural wellbeing, as well as their health and safety, now and into the future;
- Improvement in housing affordability by supporting competitive land and development markets;
- Intensification to enable more people to live in areas where there is high demand for housing.

Te Pūtahi Ladies Mile Masterplan will support the Council in giving effect to the direction in the National Policy Statement on Urban Development

Te Mana o te Wai

The National Policy Statement for Freshwater Management 2020 applies to all freshwater (including groundwater) and, to the extent they are affected by freshwater, to receiving environments. A fundamental concept of the NPS is Te Mana o te Wai which prioritises:

- First the health and wellbeing of water bodies and freshwater ecosystems
- Second, the health needs of people (such as drinking water)
- Third, the ability of people and communities to provide for their social, economic and cultural well-being, now and in the future.

This is a key policy that our landscape and three waters management strategy embraces.

Te Pūtahi Ladies Mile embraces the above and aims to ensure that the Proposed Masterplan is aligned with National and Regional Policy visions.

Regional Vision

Otago Regional Policy Statement

The Otago Regional Policy Statement (RPS) sets out the direction for the sustainable management of the Region's natural and physical resources. The RPS provides the policy context for the regional plans and it establishes the framework for district plans, and particularly recognises the importance of achieving strategic and coordinated planning for urban growth. The district plan must be consistent with the RPS.

Grow Well | Whaiora - The QLDC Spatial Plan

QLDC, government and Kāi Tahu are working together in partnership to produce a joint spatial plan to address the population and visitor growth challenges facing the region. The overarching goal is to 'Grow Well' or 'Whaiora' which translates to 'in the pursuit of wellness. Te Pūtahi Ladies Mile is identified in the Draft Spatial Plan for growth as a new transit oriented neighbourhood

QLDC Ladies Mile Vision

QLDC has published some project goals and aspirations for Ladies Mile online. These align with the Grow Well | Whaiora strategies in areas of housing and transport choices. They also include ambitions for efficient land use, sustainable living, sense of identity and celebration of history and culture.

Te Pūtahi Ladies Mile Design Principles & Key Moves

Design Principles & Key Moves specific to Te Pūtahi Ladies Mile were developed alongside the Spatial Framework Plan to guide the consultation and design, and ensure the project is aligning with the QLDC Spatial Plan and vision.



Key Stakeholders

Key Stakeholders for the project are illustrated in the graphic adjacent.

These groups are all invested in the project and engagement with them informed decision making through the process of the Masterplan.

Ngāi Tahu Iwi Structure

There are 7 papatipu rūnaka with mana whenua status in the Queenstown Lakes District area:

Otago rūnaka:

- Te Rūnanga o Moeraki
- Kāti Huirapa Rūnaka ki Puketeraki
- Te Rūnanga o Ōtākou
- Hokonui Rūnanga

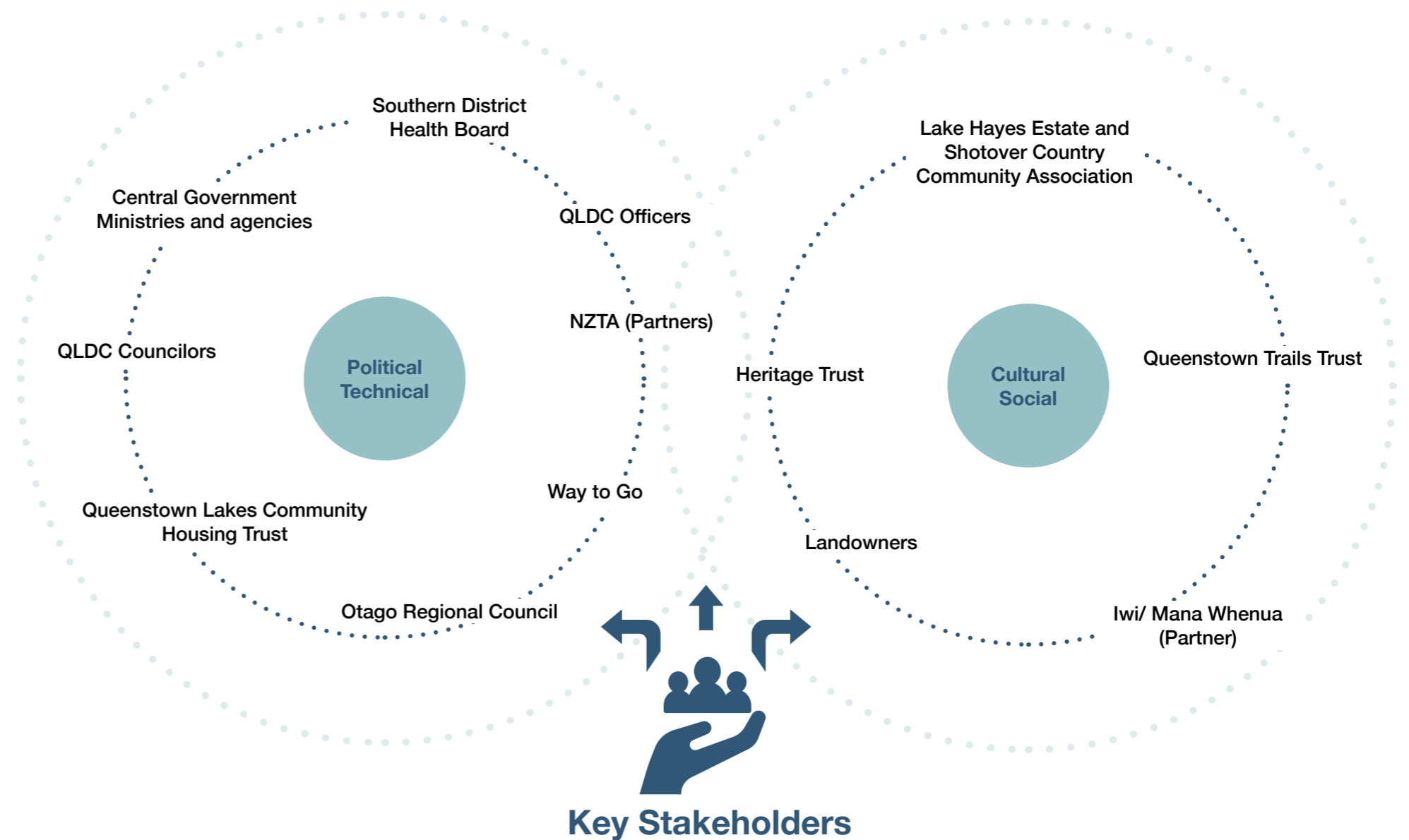
Represented by:
Aukaha Consultancy

Southland rūnaka:

- Waihōpai Rūnaka
- Te Rūnanga o Awarua
- Te Rūnanga o Ōraka-Aparima

Represented by:
Te Ao Marama Consultancy

Source: www.qldc.govt.nz/media/ns4d0eh3/wahitupuna-kaitahurunaka-t16-ellisone-evidence.pdf



Design Principles & Key Moves

Te Pūtahi Ladies Mile Design Principles and Key Moves were developed throughout the process and represent a vision for the future of the area. The Design Principles are the overarching goals for the project, that are encompassed by the Masterplan alongside planning rules, three waters, traffic design and other supporting documents.

The Key Moves are pointed, outcome focused design tools evident in the Masterplan that provide a benchmark for development in the area.

Design Principles:



Consider SH6 as a gateway to Queenstown



Reflect a unique and enduring identity



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.



04
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.



05
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.



06
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.



07
Develop a resilient and adaptable framework

- Set out a legible & clear structure to future proof the land and avoid sporadic and ad hoc 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.



A monochromatic teal landscape featuring a wide body of water in the foreground, a range of mountains in the middle ground, and a sky filled with scattered clouds. Bare, dark tree branches are visible in the lower right foreground.

Context Analysis

Geographic Scope

The Te Pūtahi Ladies Mile establishment report identified the geographic scope of the Masterplan with three different areas of increasing scale and influence. The Area of Focus fluctuated over the project timeline as various factors came into play, however the wider areas of Influence and Interest continued to inform decisions within the Area of Focus.

The Area of Focus

Identifies where the primary focus for most of the initiatives, projects and key activities will be as part of the Masterplan (note Queenstown Country Club was excluded at the early stage due to the SHA being developed on the site).

The Area of Influence

Identifies the area that will have direct influence on the masterplanning process. Any development within the Te Pūtahi Ladies Mile Area of Focus will have to keep the Area of Interest front of mind throughout the process.

The Area of Interest

Includes the wider Wakatipu Basin to the west of Te Pūtahi Ladies Mile. Feedback received at the Transport and Land Use integration workshop clarified the implications that development at Te Pūtahi Ladies Mile may have on transport, housing and the provision/location of community facilities such as schools, sporting facilities etc. across the wider basin area.





Site Aerial



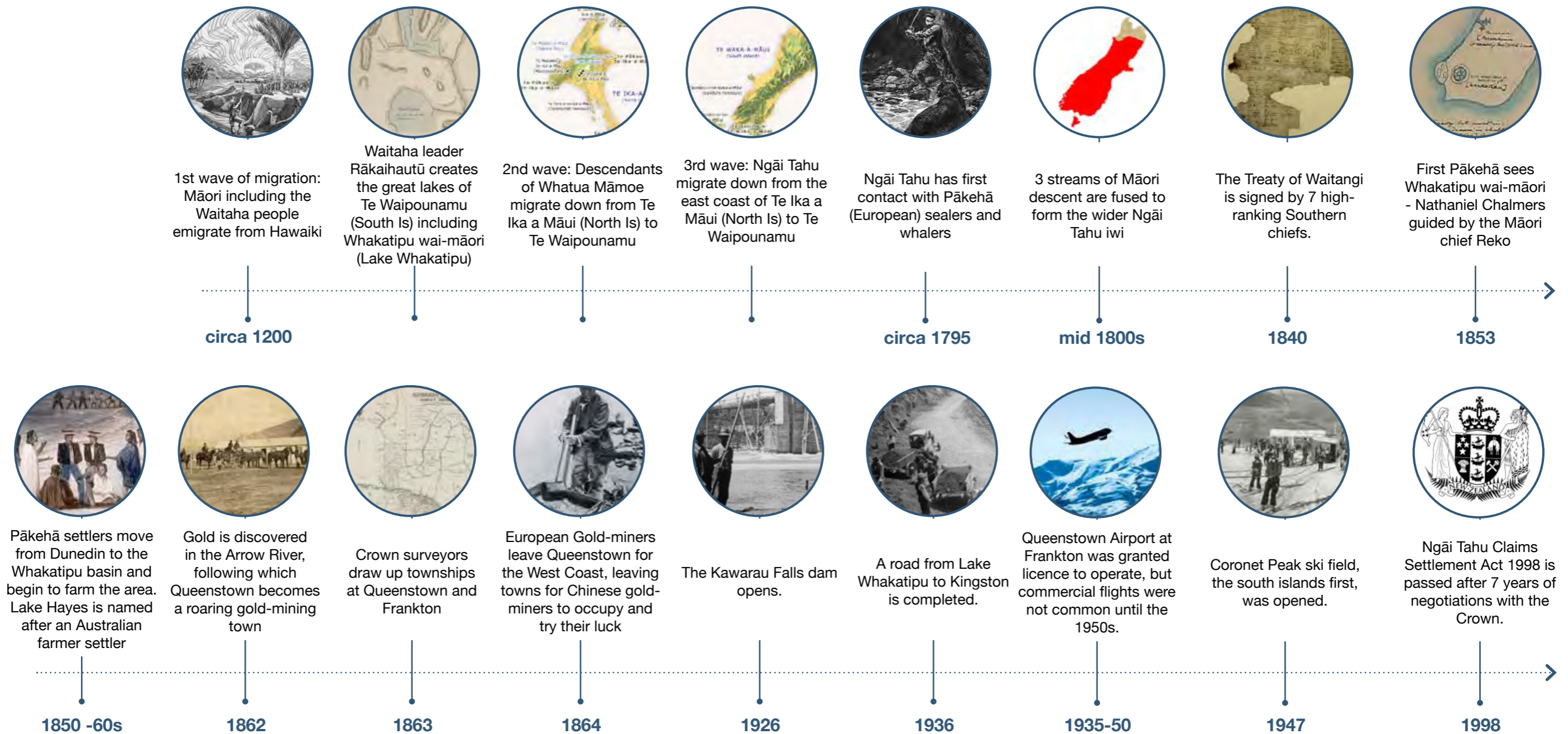
History - Overview

Whakatipu Basin History

The Whakatipu area had 3 waves of migration of Māori. First people from Hawaiki in approx. 1200, then 2 separate migrations from Te Ika a Māui (North Island). The first Pākehā to see Whakatipu wai-māori (Lake Wakatipu) was in 1853.

Pākehā settlement of the area began in the 1850s with people migrating from Dunedin for farming. Gold was discovered in the Arrow River in 1862, following which European gold-miners rushed to the area. A couple of years later, the majority of European gold-miners had left for the fresh prospects on the West Coast, leaving space for Chinese gold-miners to try their luck.

Major infrastructure works brought more workers to the area, including the Kawarau Dam which opened in 1926, and the road south-east to Kingston. Tourism started to draw people to the region with the operation of commercial flights into Frankton Airport from the 1950s, and the opening of ski-fields.





Historical Site Use

An Agricultural History

The land now referred to as Te Pūtahi Ladies Mile has a history of agricultural ownership and use. There are examples of this history on site today, a number of which have been identified by QLDC as historic heritage features:

Glenpanel (1)

Centrally located, at the base of Slope Hill, the current Glenpanel Homestead was built by Peter & William Reid in 1909 (1-B). This is the second house on the farm, with the area previously being known as Maryhill Farm and owned by the Flint family who are considered to be the first arable farmers in the area (1-A).

Threepwood (2-6)

The land adjacent to Lake Hayes was inhabited by 1864 by the Marshall Family who named it Meadow Bank Farm, while it was know locally as Lake Hayes Farm (5).

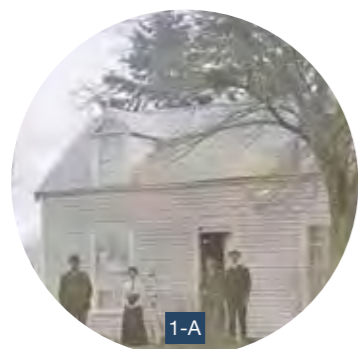
The existing Woolshed & Stables date from 1866 and may be the oldest stone buildings in the district of their kind (3). The Marshall's Cottage was built in 1874 and also remains today (4). The Marshalls grew grain and crops on the flats and grazed sheep on Slope Hill. The soil and climatic conditions resulted in prizewinning wheat for the London market.

Two owners later, in 1910 Robert Lee purchased and renamed the farm Threepwood after his birthplace in England. Lee established exotic trees around the homestead (built in 1909 by the previous owner (2)) and introduced the first irrigation scheme in the basin. Unfortunately Lee died in 1911 as the scheme was complete, a memorial trough stands in his honour set back from the SH6 Frankton Ladies Mile road (6).

In 1938 the Strain family purchased and continued to actively farm Threepwood until its sale in 1993.



1956 Aerial with points of interest. Source: QLDC Webmaps.



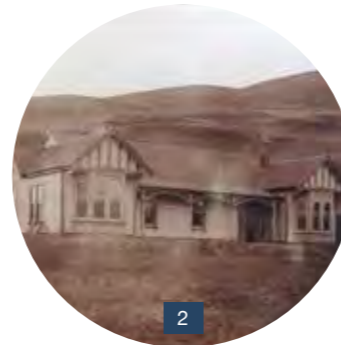
Flint's Maryhill Farm
(now Glenpanel Farm)



Glenpanel Homestead
QLDC Category 3



Cottage at Glenpanel



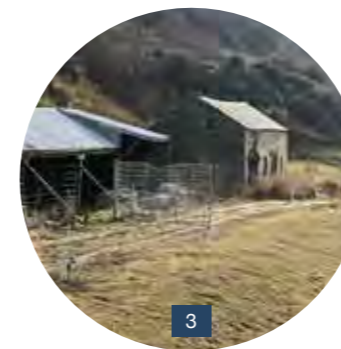
Threepwood Villa
c1909
QLDC Category 2



Marshall Cottage
1905
QLDC Category 3



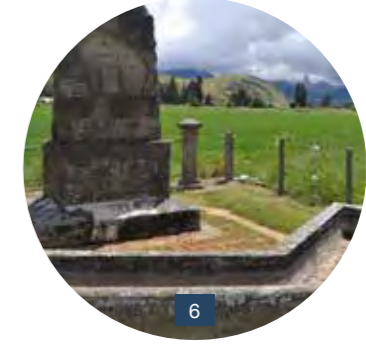
Threepwood Farm 1905
QLDC Threepwood Pump Stations Designation



Threepwood Store Woolshed & Stables
QLDC Category 3 & 2



Marshall Cottage
QLDC Category 3





Robert Lee's Memorial Trough
QLDC Category 3

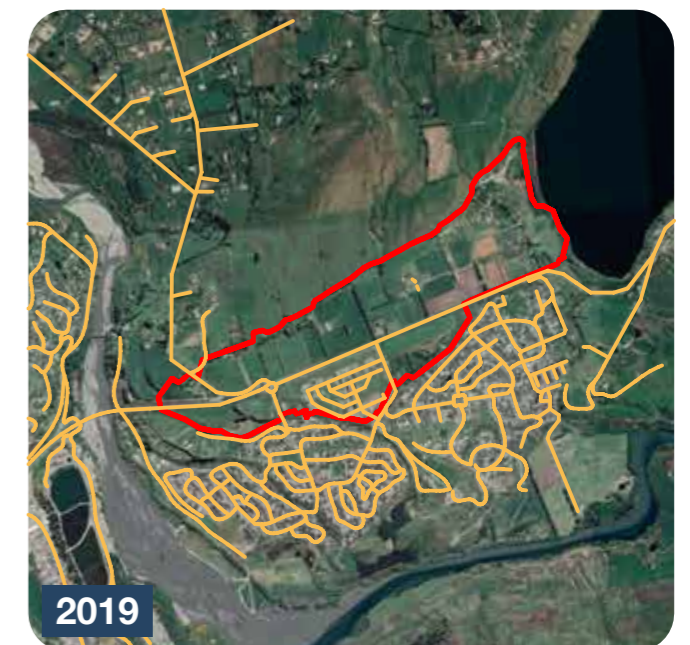
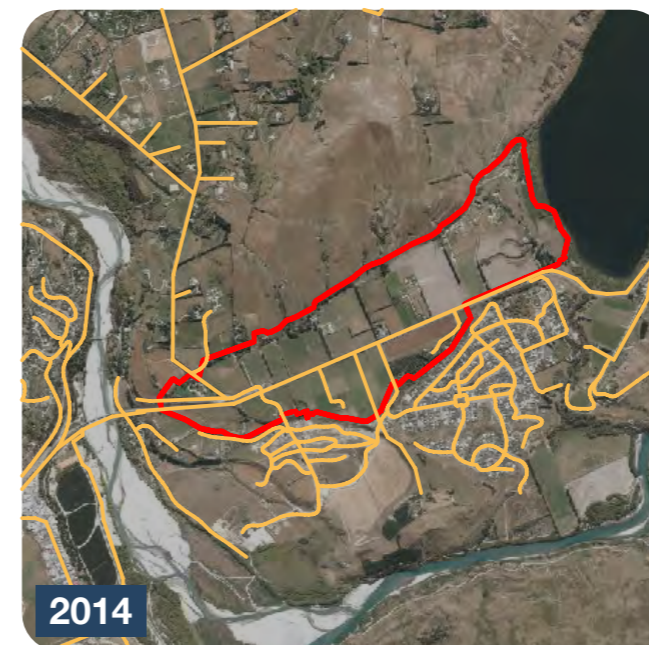
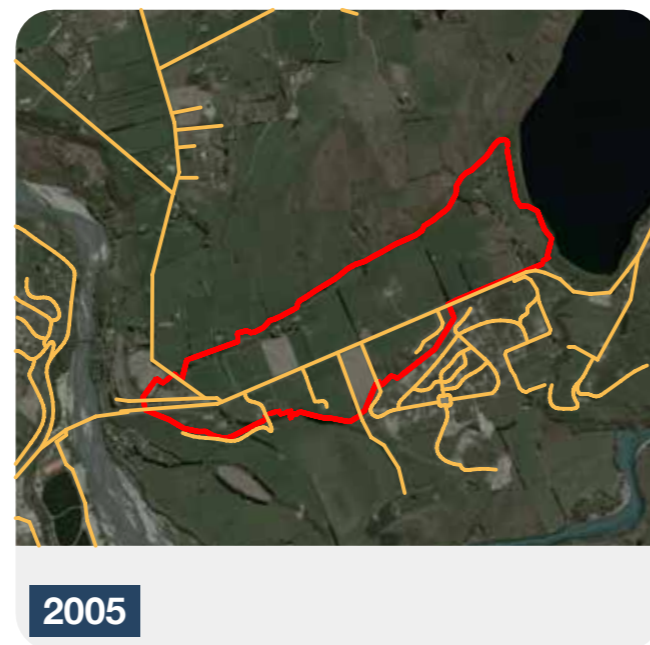
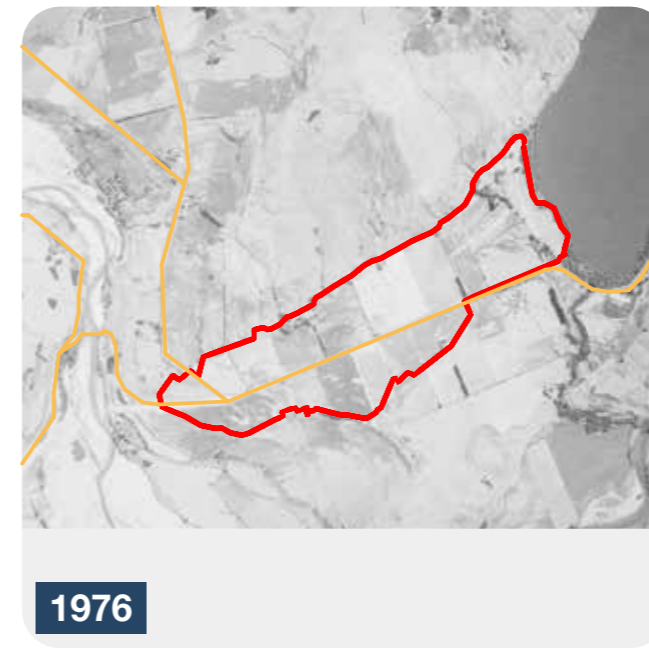
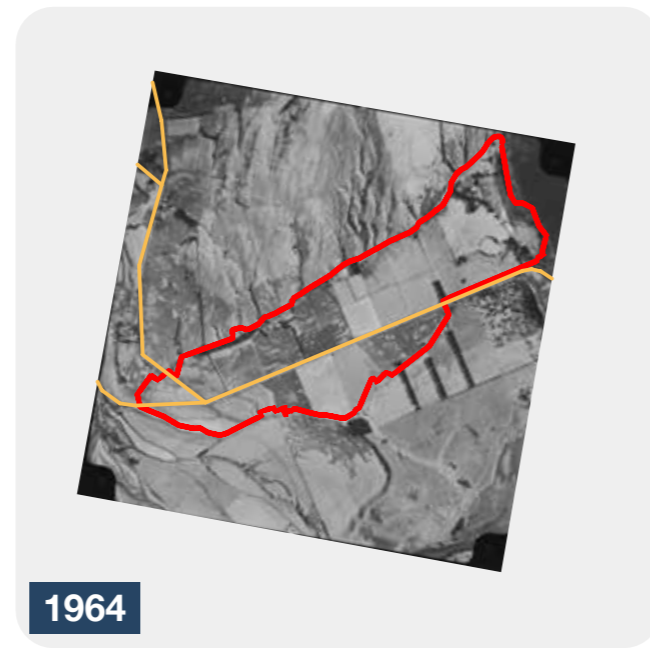
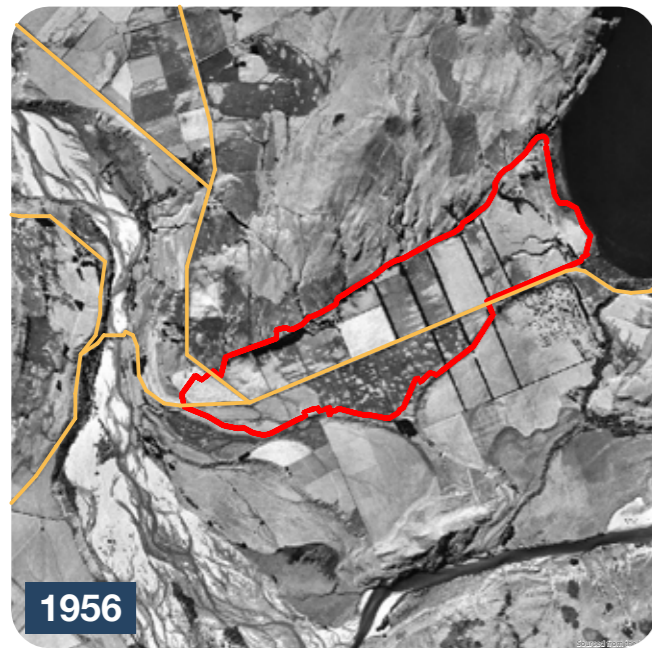
Development over time

The following historical aerials show the development of the areas surrounding Te Pūtahi Ladies Mile over time.

Up until 2000 the area was predominantly rural. Between 2001 and 2019 significant residential growth occurred with the development of the low lying land south of SH-6. Development to the north of Te Pūtahi Ladies Mile has been limited by Slope Hill; both in topography and its status as an Outstanding Natural Feature in the District Plan. The focus area itself has remained predominantly rural since at least the early 1900s.

KEY:

-  Roads (Public and Private)
-  Approx. Focus Area





Views to Site



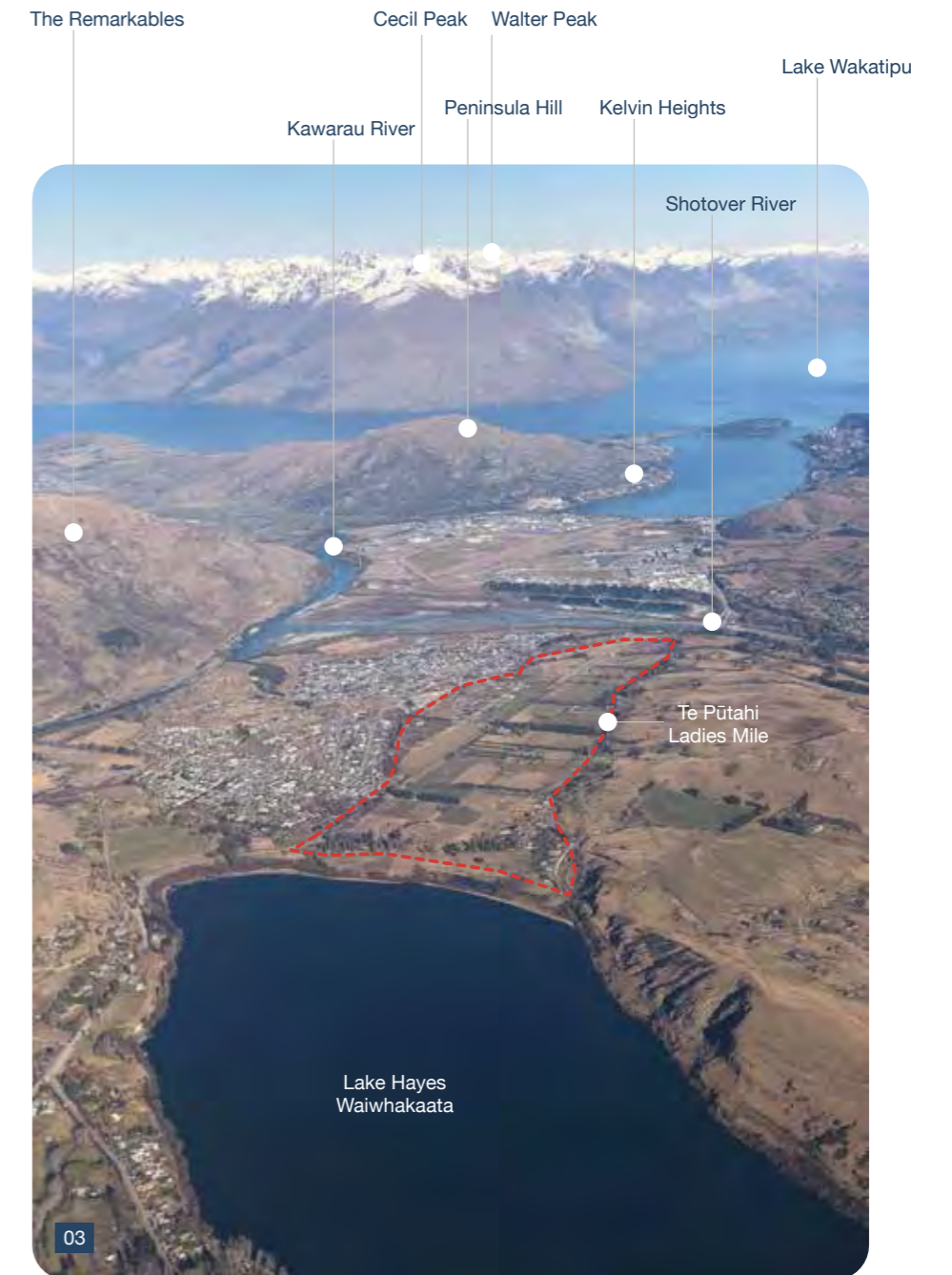
- Coronet Peak
- Shotover River
- Slope Hill
- Lake Hayes Waiwhakaata
- Lake Hayes Estate
- Queenstown Country Club
- Shotover Country
- Kawarau River

01 - View to site from the Remarkables Ski Field Road



- The Remarkables
- Te Pūtahi Ladies Mile
- Lake Hayes Waiwhakaata
- Lake Hayes Reserve

02 - Looking towards Te Pūtahi from Lake Hayes Reserve



- The Remarkables
- Cecil Peak
- Walter Peak
- Lake Wakatipu
- Kawarau River
- Peninsula Hill
- Kelvin Heights
- Shotover River
- Te Pūtahi Ladies Mile

03 - Aerial View Looking west towards Te Pūtahi

Views from Site



01 -Panorama from Slope Hill



02 - Looking North-East from Te Pūtahi towards Morven Hill and the Crown Range



03 - Looking North-East from Te Pūtahi towards the Crown Range



04 - Looking South-West from Te Pūtahi towards Frankton/ Te Kirikiri & Peninsula Hill

Site Features



01 - Farmland on Slope Hill



03 - Tree Lined Access Way



04 - Paper Road



06 - Historical Cottages



02 - Fields & Housing



05 - Slope Hill & Houses



07 - Glenpanel Homestead

Demographics – Existing Community

The Queenstown Lakes District demographics from the 2013 Census (2018 data remains unreleased) are shown on this page.

The region is predominantly European, 87.5% compared to 74% for NZ as a whole. 5.4% of people are Māori, compared to 14.9 as a NZ average. Queenstown Lakes has a higher proportion of 30-50 year old than the rest of NZ, and less under 15 and over 65 year old. The average income in Queenstown Lakes is larger than for the rest of NZ, \$35.1k compared to \$28.5k. Queenstown Lakes has a similar proportion of household types to that of NZ as a whole, with the most common household type a single family unit. The median market rent price of \$550 is higher in Queenstown Lakes than in any other South Island Region, and is higher than the NZ average of \$460 (as of August 2020).

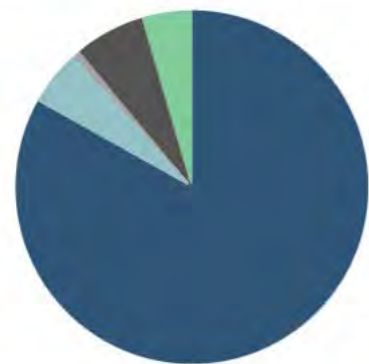
Market Rent Comparison (as of August 2020)

Queenstown Lakes	New Zealand	Dunedin	Christchurch
\$420 (lower)		\$225 (lower)	\$380 (lower)
\$550 (median)	\$460 (median)	\$325 (median)	\$420 (median)
\$700 (upper)		\$450 (upper)	\$490 (upper)

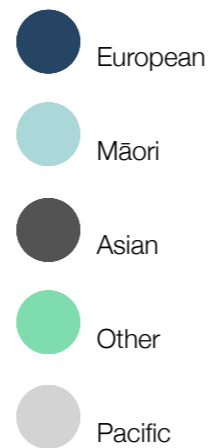
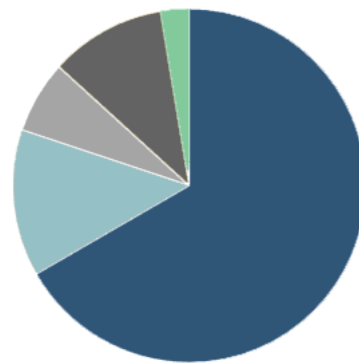
Market rent data from Tenancy Services NZ, August 2020

Ethnicity

Queenstown Lakes

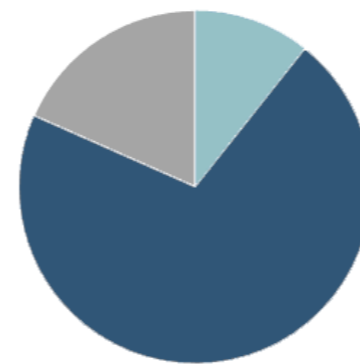


Aotearoa

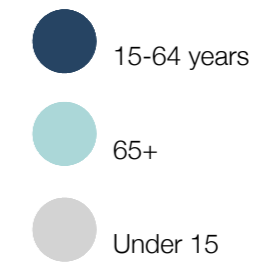
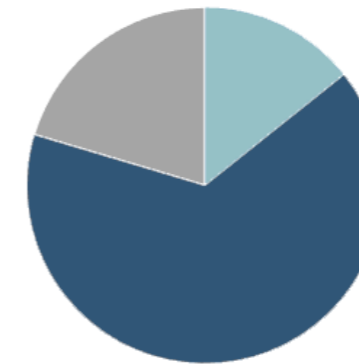


Age

Queenstown Lakes

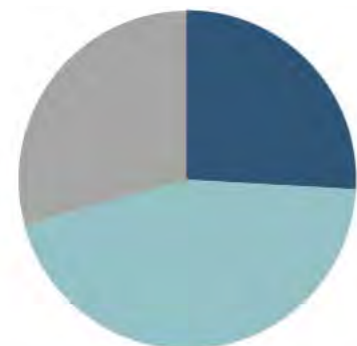


Aotearoa

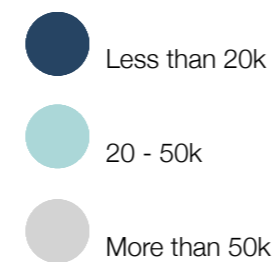
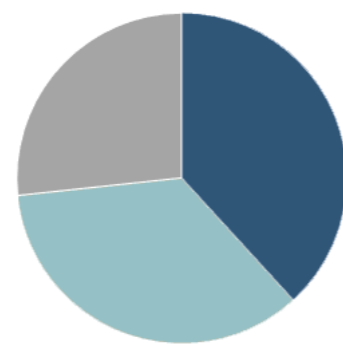


Income (annual)

Queenstown Lakes

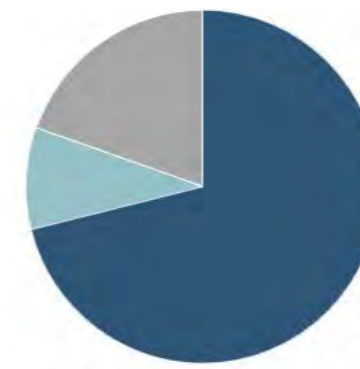


Aotearoa

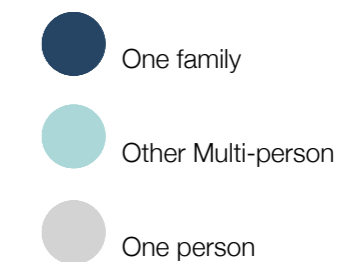
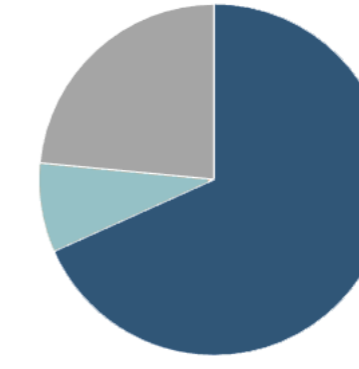


Household Type

Queenstown Lakes



Aotearoa



Pie chart data from 2013 Quick Stats, Statistics NZ



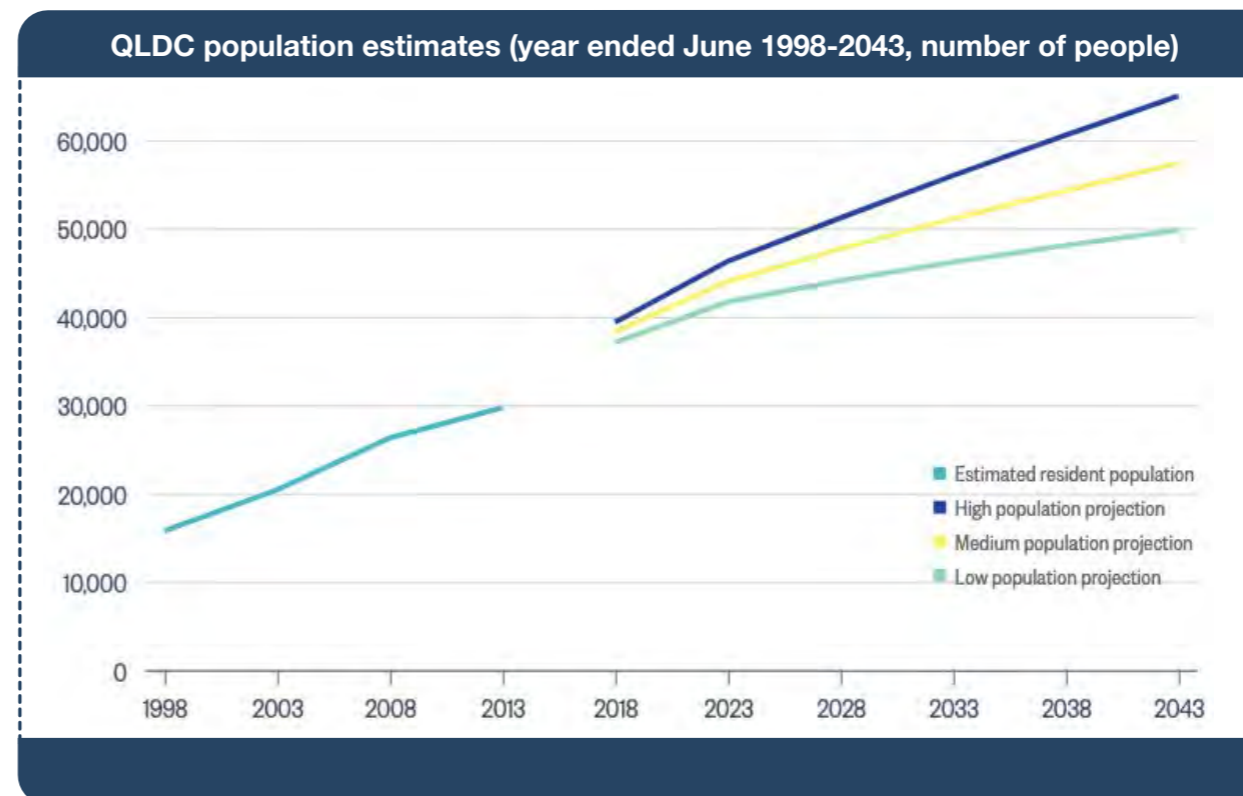
Demographics – A Growing Community

The Queenstown Lakes District is the fastest growing in New Zealand, according to 2018 Census data. New Zealand population growth from 2013 - 2018 was at 2.1% per year, while Queenstown-Lake grew by 6.8% per year in the same period.

Queenstown-Lakes District population is expected to grow to between 44,100 and 51,200 in 2028, and up to between 49,800 and 65,000 in 2043.

QLDC population projections by age group				
	2018	2028	2038	2043
0-4 years	2,487 (6.5%)	2,907 (5.9%)	3,408 (5.9%)	3,644 (5.9%)
5-19 years	6,410 (16.8%)	8,578 (17.4%)	9,363 (16.12%)	9,904 (15.9%)
20-49 years	17,653 (46.4%)	20,352 (41.3%)	22,518 (38.8%)	22,627 (36.4%)
50-64 years	6,627 (17.4%)	9,153 (18.6%)	10,550 (18.2%)	10,844 (17.4%)
65+ years	4,871 (12.8%)	8,287 (16.8%)	12,226 (21.1%)	14,148 (22.7%)
Total	38,048	49,277	58,066	62,167

+ 29.5%
+ 10 years
+ 17.8%
+ 10 years
+ 7.1%
+ 5 years



Source: Statistics New Zealand and QLDC. Data Set: Population - Estimated and projected population and natural increase by territorial authority (2017 update) 1996-2043.

Whakatipu Basin Landform

