



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.

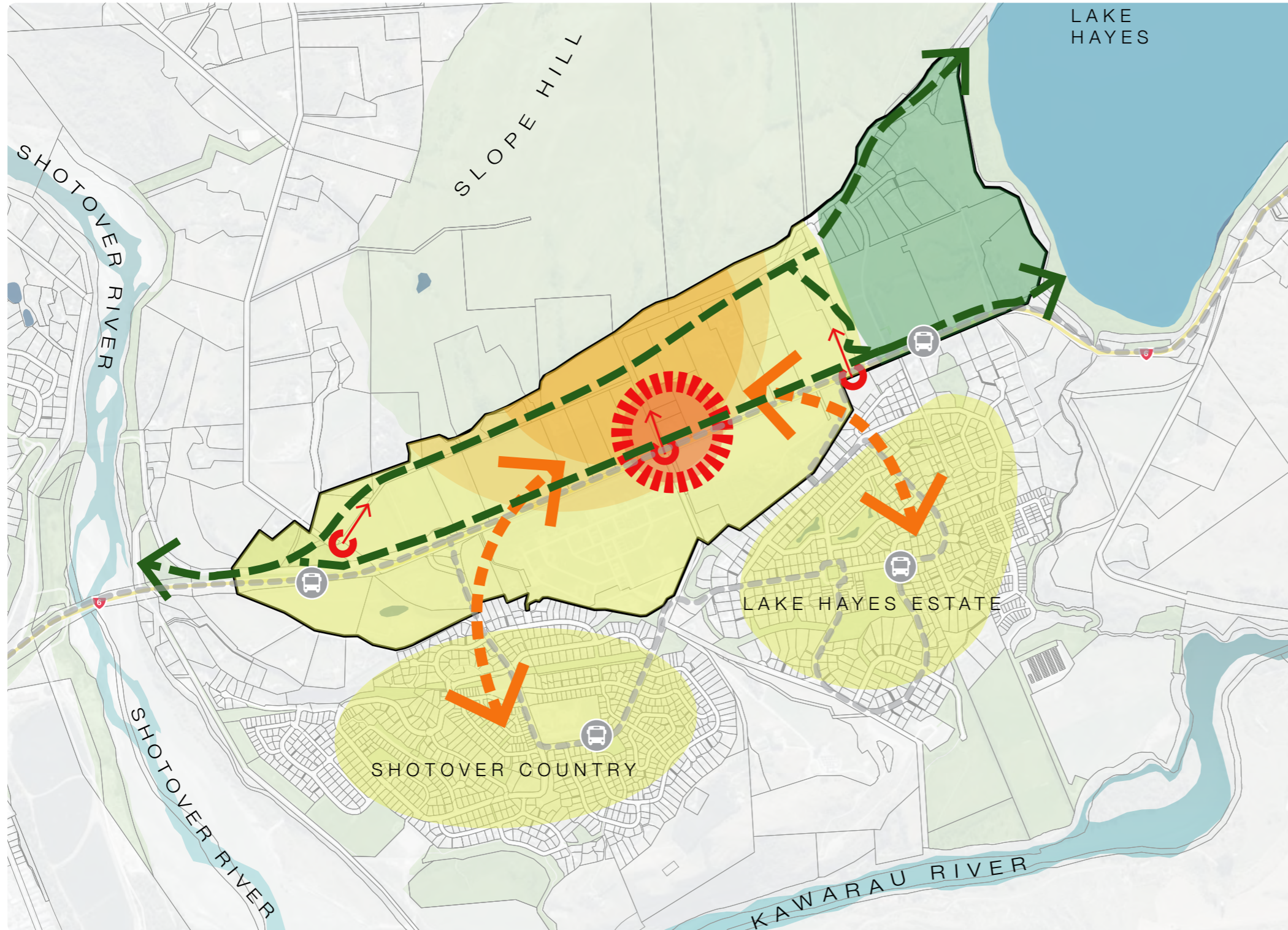
Where there is development along SH-6 the corridor has landscape treatment and setbacks to soften the urban edge.

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

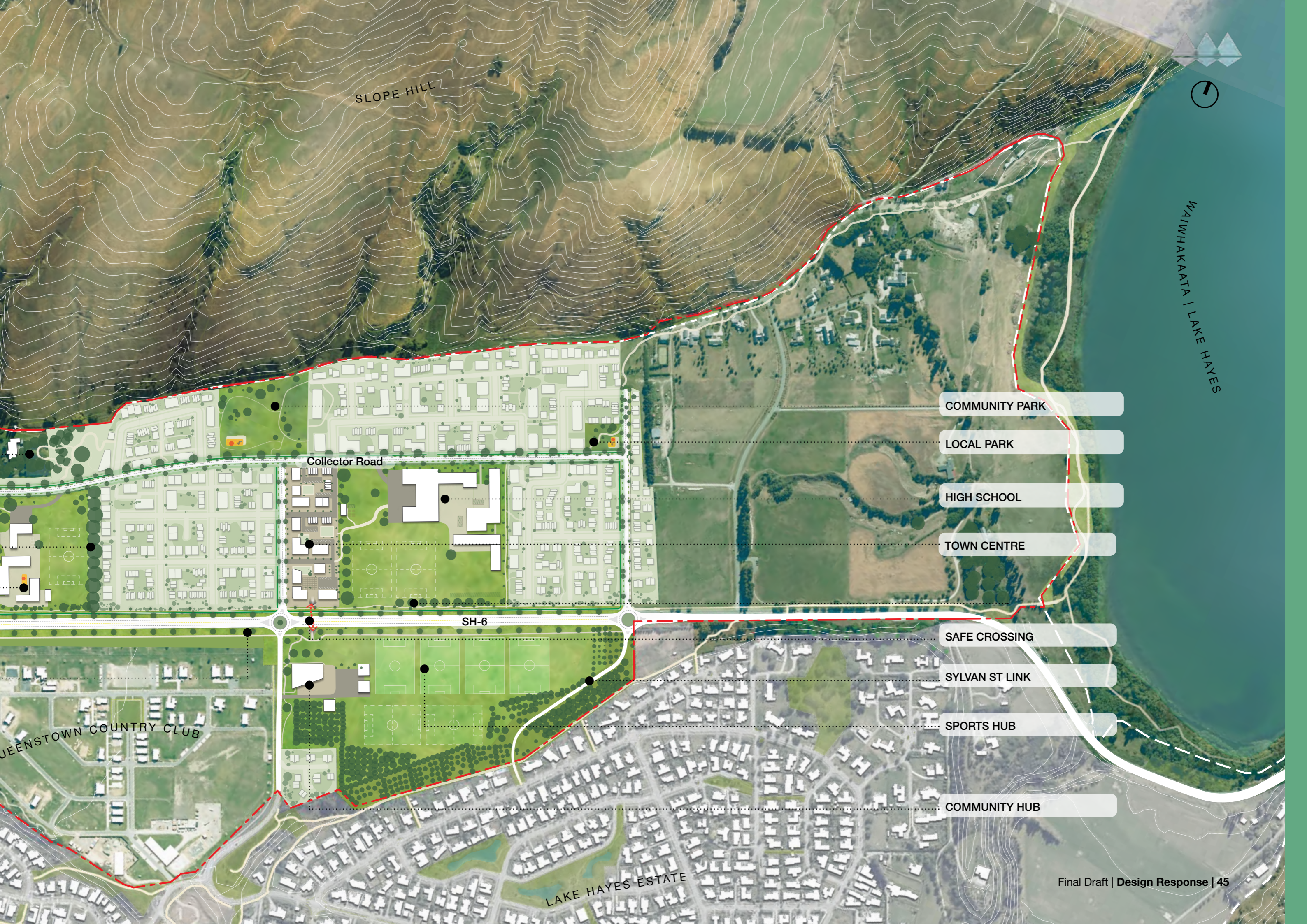
Illustrative Masterplan

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

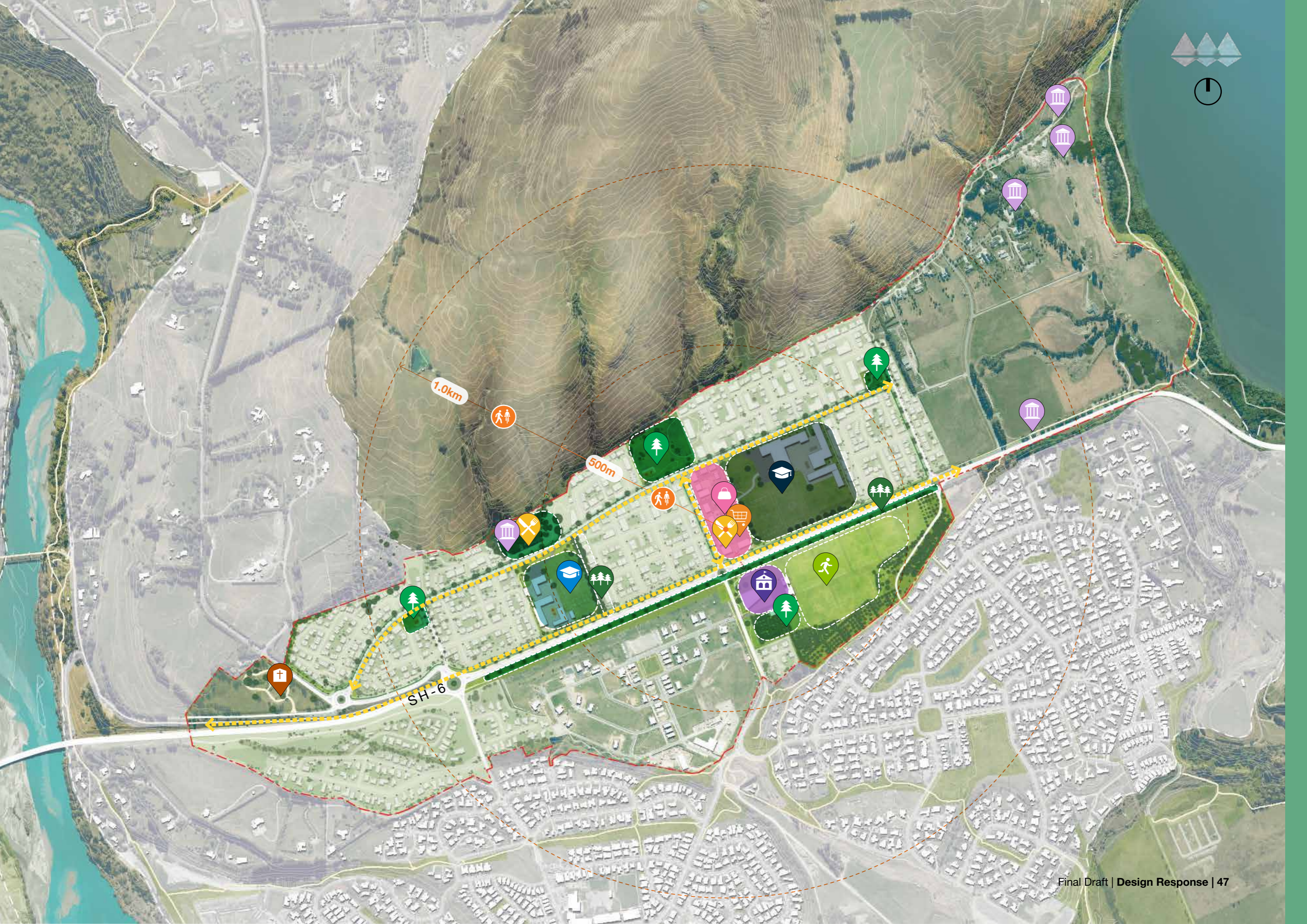
The Key Features of the Masterplan are illustrated here. They display:

- 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.

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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



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.

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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