

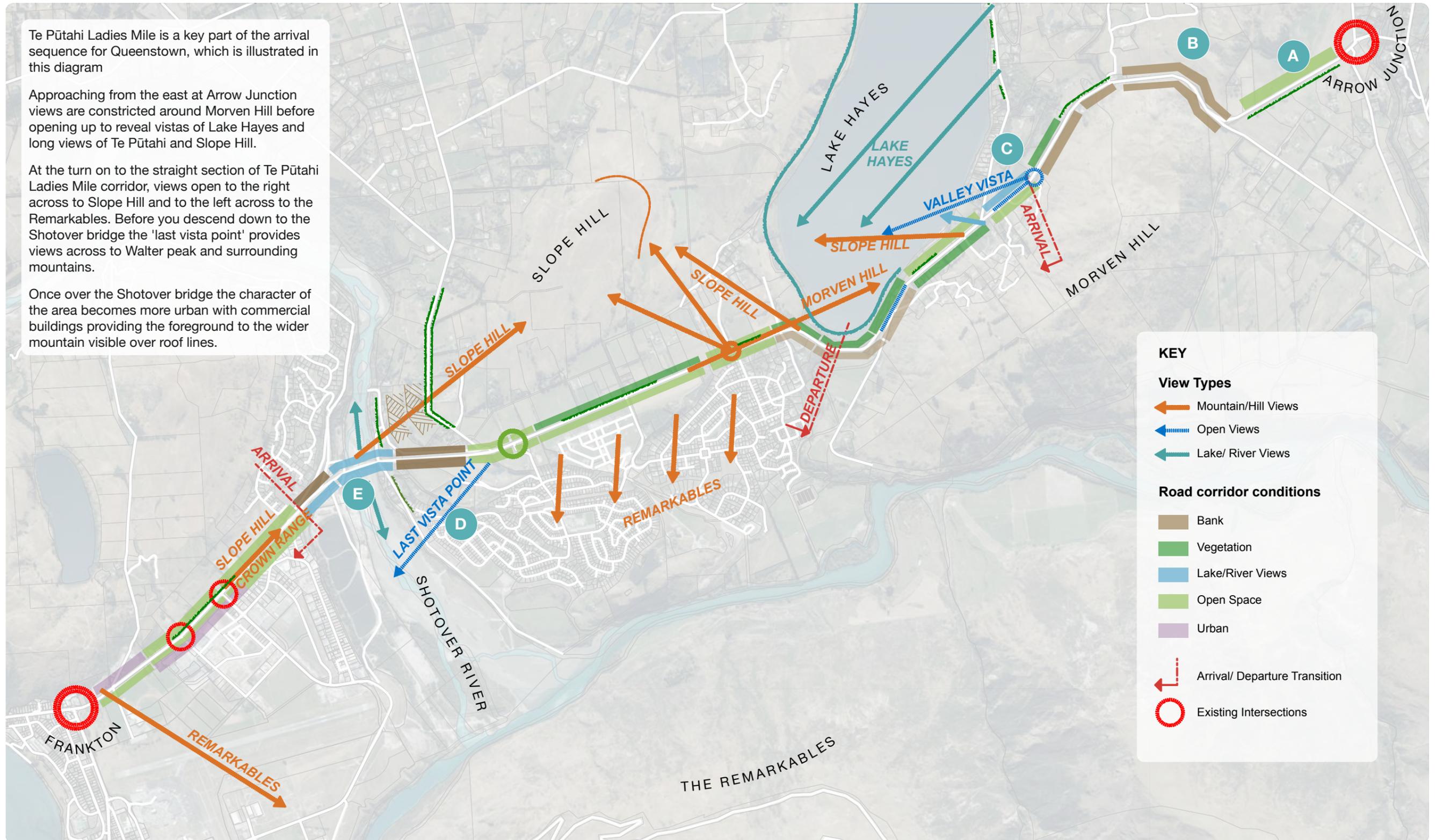
Views and Arrival

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.

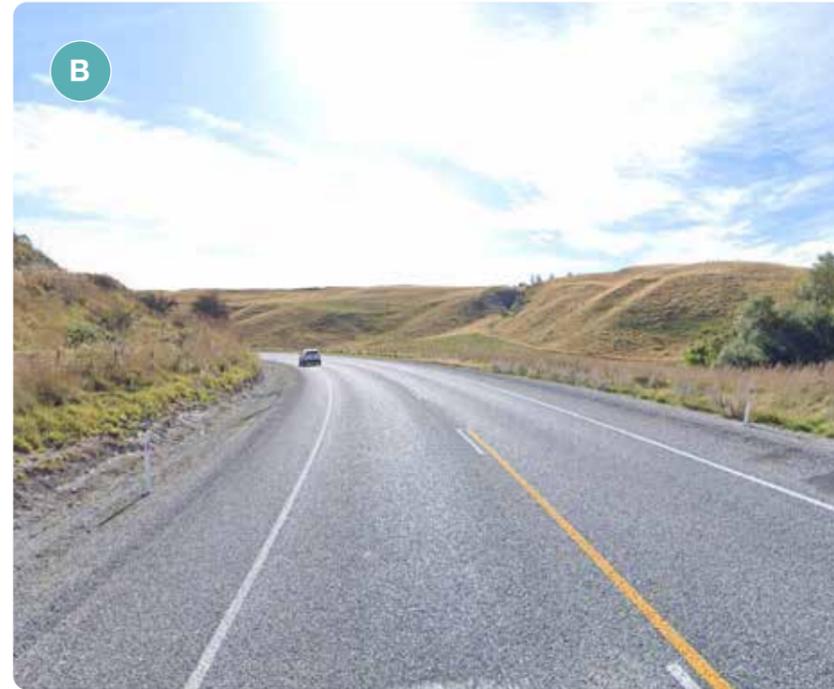
At the turn on to the straight section of Te Pūtahi Ladies Mile corridor, views open to the right across to Slope Hill and to the left across to the Remarkables. Before you descend down to the Shotover bridge the 'last vista point' provides views across to Walter peak and surrounding mountains.

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.



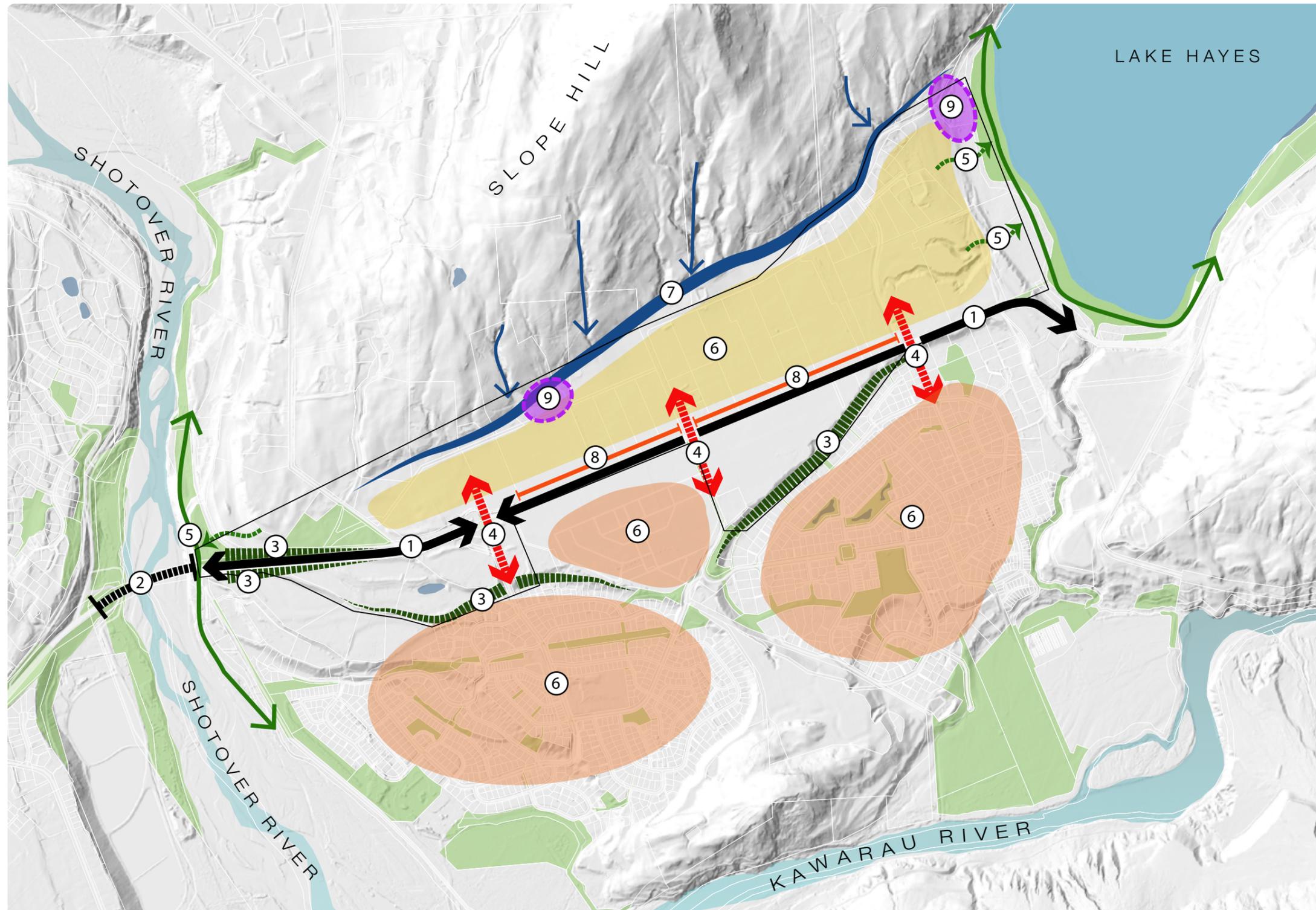


Arrival View Sequence



Source: Google Maps Street View 2020

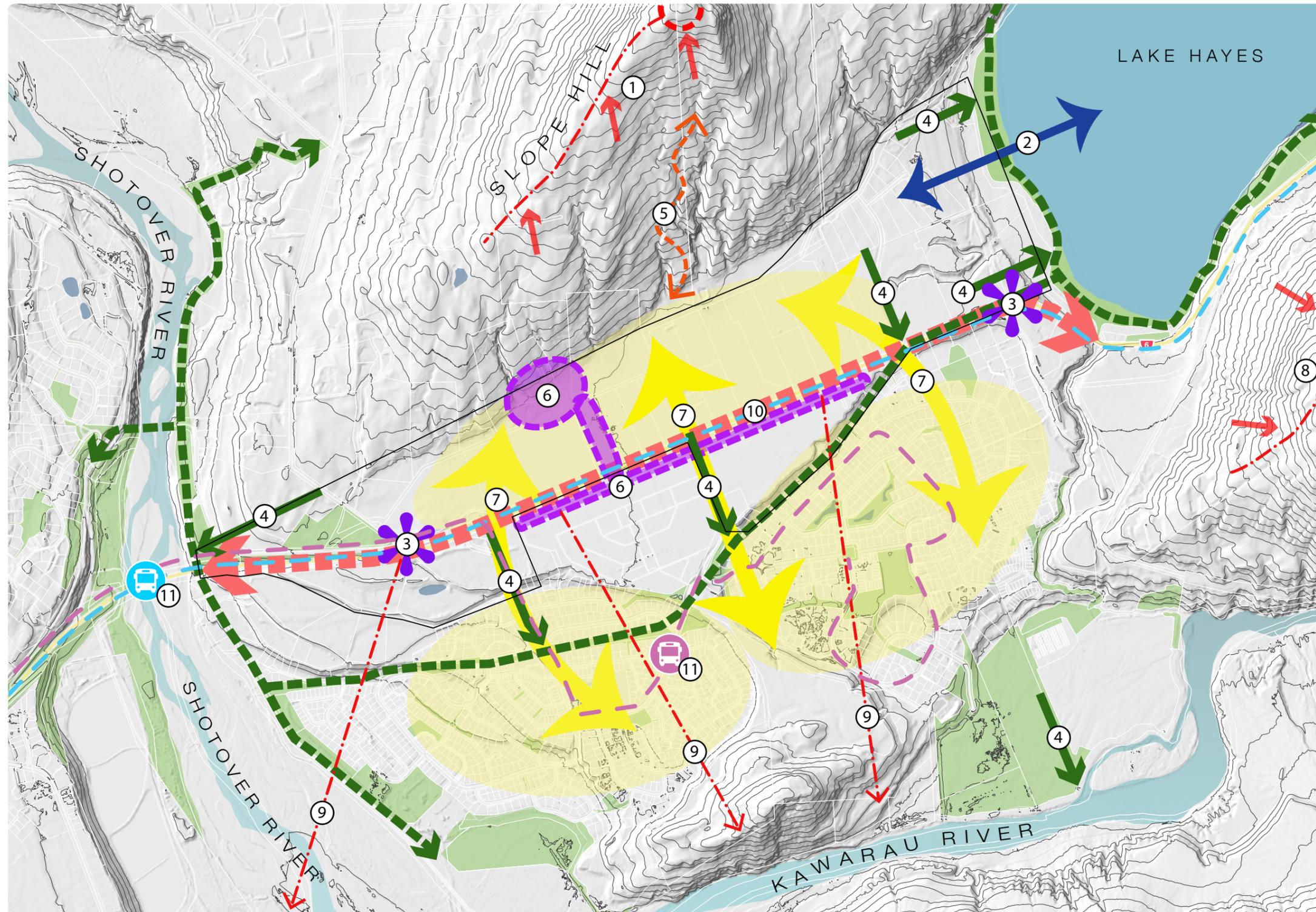
Existing Physical Constraints



- KEY**
- ① High speeds along SH6 (80-100km/h)
 - ② Choke point for traffic at bridge
 - ③ Steep embankment
 - ④ Poor connectivity across SH6
 - ⑤ Poor connectivity to existing trail network
 - ⑥ Existing communities with limited social infrastructure
 - ⑦ Stormwater-related constraints along base of hill
 - ⑧ Shelterbelt trees are a visual barrier
 - ⑨ Existing protected features and trees



Existing Opportunities



KEY

- ① Maintain views to Slope Hill (Outstanding Natural Feature)
- ② Enhance connection to Lake Hayes
- ③ Potential Gateway to Ladies Mile
- ④ Create links to existing trails network
- ⑤ Potential new access up Slope Hill
- ⑥ Retain existing homestead and notable trees
- ⑦ Connect existing residential neighbourhoods to new development and amenities
- ⑧ Views to ridgelines
- ⑨ Views to The Remarkables and surrounding mountains
- ⑩ Reduce speed along SH6 and create cycleway and walkway
- ⑪ Connect into existing Bus networks

Masterplan Diagram C

Help us shape the future of the project. Join the team.



Masterplan Diagram B

Help us shape the future of the project. Join the team.



Masterplan Diagram A

Help us shape the future of the project. Join the team.



Concept Diagrams

Help us shape the future of the project. Join the team.





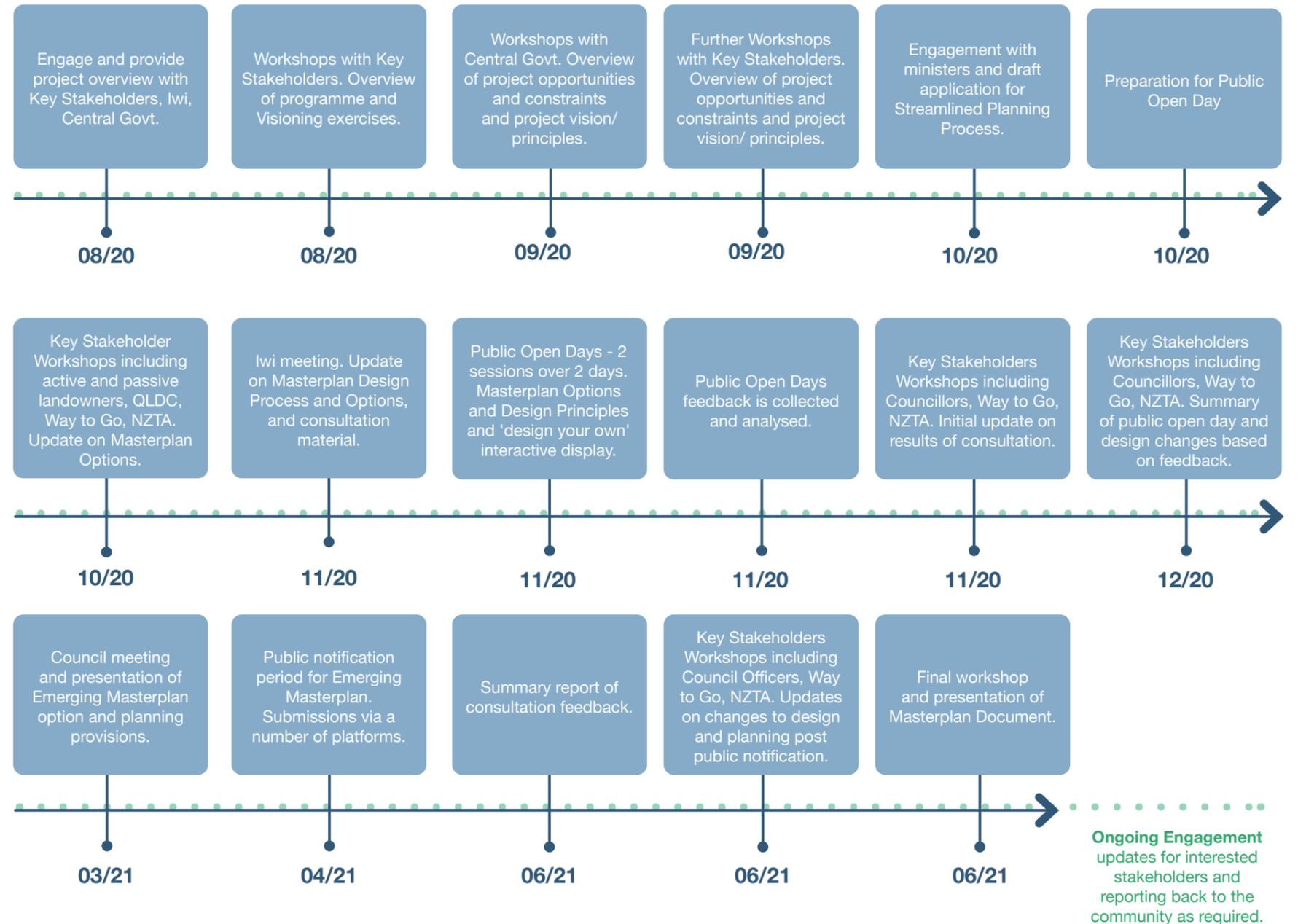
Engagement

Engagement Timeline

Te Pūtahi Ladies Mile is a key location of interest for a number of parties; engagement with stakeholders and the wider community is critical to assist in developing a vision and set of outcomes for the area.

The stakeholder engagement strategy for the project included a mixture of meetings, workshops, phone conversations and online meetings. This consultation was ongoing and regular throughout the process.

Public consultation included involved Public Open Days and online/ social media engagement. Public Open Days were held in November 2020, and a public meeting is proposed for early May 2021.





Public Engagement Outcomes

Help shape the future of Te Pūtahi: Ladies Mile

Key themes from the public open days feedback		Outcome
Concerns on traffic impact and need for a second bridge	✓	The transport modelling and subsequent transport strategy developed for the masterplan demonstrates that with a high density and mix of uses, combined with a focus on active/public transport modes with supporting transport demand management measures, the transport impacts are minimised and the need for a 2nd bridge is not required.
Less development and density is preferred	✓	Area of high and medium density were reduced. Over 40Ha to the eastern end of Ladies Miles adjacent to Lake Hayes was removed from the developable area.
Keeping development back from State Highway 6, either through increased building setback or lowering height adjacent to the road	✓	Building setbacks and height restrictions against SH-6 are included in the structure plan. For example; a landscape buffer to the northern side of SH-6 has been added, and building heights adjacent to SH-6 reduced to 3 storeys.
Keeping development away from the western shore of Lake Hayes	✓	The Lake Hayes edge and adjacent land is not rezoned and therefore protected as rural/open space. Development area is set back over 600m from the Lake Hayes edge.
The retention of the Council-owned land on the south side of State Highway 6 for the benefit of the local community (e.g. community facilities and sports fields) rather than activities that would provide for District-wide benefits	✓	Council owned land to the south side of SH-6 zoned for open space and community purposes.
Where there is increased building height and density, locating this to the base of Slope Hill rather than adjacent to State Highway 6	✓	Areas of higher building is located from the mid point of the site back to slope hill, rather than adjacent to SH-6.
Support for creating a community focal point including increasing the size of the commercial / retail centre	✓	The local commercial centre is located centrally to the new community and existing communities south of SH-6, and the zoning allows for future growth as demand increases. The commercial centre has significantly increased in size to allow for future growth in this area.
Removal of the proposed roading link to Sylvan Street in Lake Hayes Estate due to effects on privacy and amenity of adjoining landowners;	—	Sylvan Street road link is required for Public Transport accessibility and resilience for the wider area and will be required once the eastern end of Ladies Mile develops.
Removal of the Marshall Avenue link due to effects on the viability of Threepwood Farm	—	Future cycle and pedestrian link along paper road and Marshall Avenue for access from Te Putahi / Ladies Mile to Lake Hayes
Retention of existing mature trees.	✓	The existing line of oak trees perpendicular to SH-6 are being protected, other than those required to be removed due to the main collector road.

Design Response to Public Engagement

- 1 Less development and density is preferred; ✓
- 2 Keeping development back from State Highway 6 ✓
- 3 Keeping development away from the western shore of Lake Hayes ✓
- 4 The retention of the Council-owned land on the south side of State Highway 6 for the benefit of the local community ✓
- 5 Where there is increased building height and density, locating this to the base of Slope Hill rather than adjacent to State Highway 6 ✓
- 6 Support for creating a community focal point including increasing the size of the commercial / retail centre ✓
- 7 Removal of the Sylvan Street link in Lake Hayes Estate due to effects on privacy and amenity of adjoining landowners - *this to be implemented on demand* —
- 8 Removal of the Marshall Avenue link due to effects on the viability of Threepwood Farm ✓
- 9 Retention of existing mature trees ✓



A landscape photograph of rolling hills under a clear sky. The hills are covered in sparse vegetation. A prominent circular structure is visible on the peak of the central hill. In the foreground, there is a line of trees and a fence. The entire image has a green tint.

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

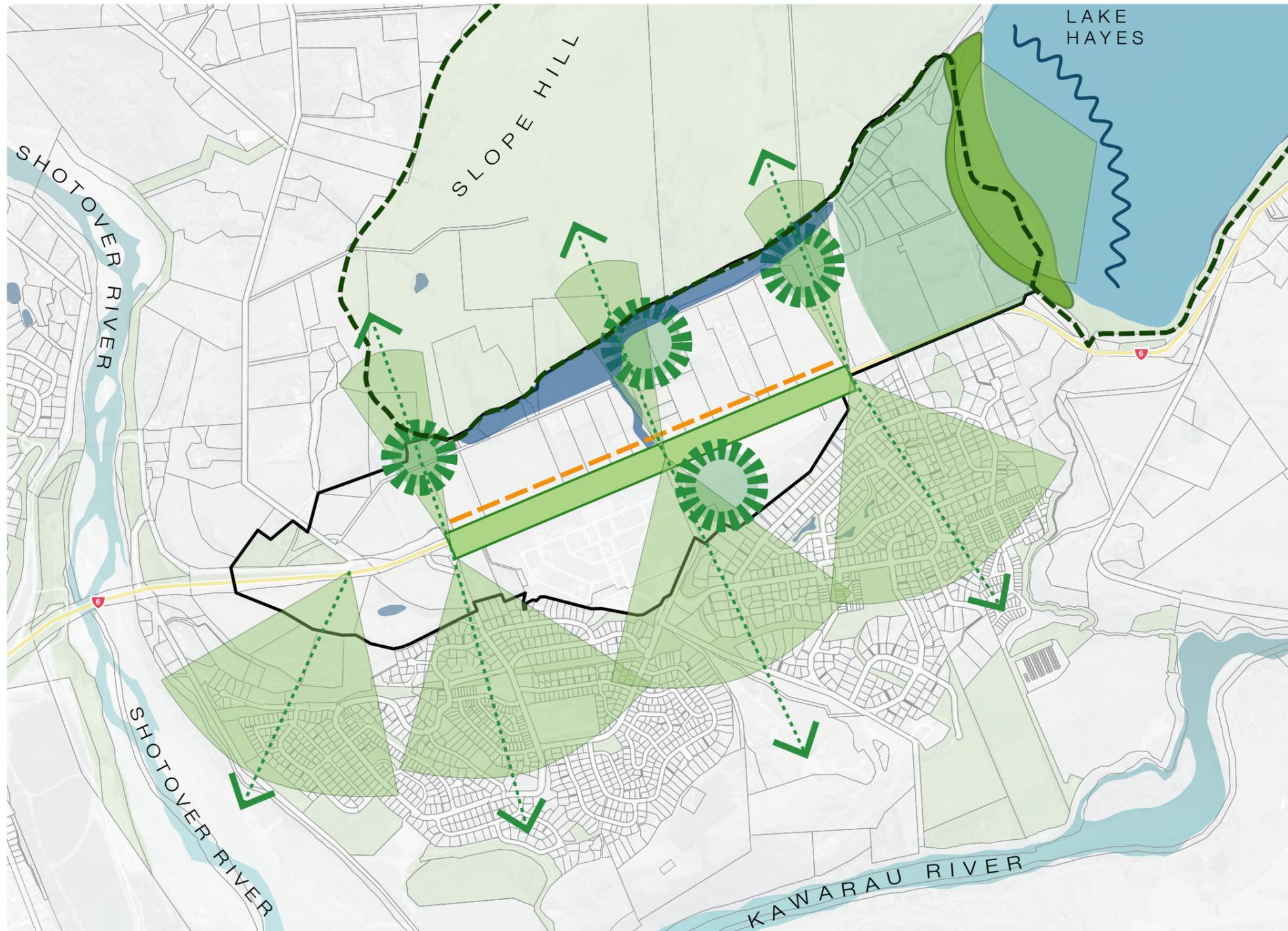
- Offer a choice of lifestyles through a range of quality housing typologies, sizes and affordability.
- Establish medium/high density living to support public transport, commercial activity, community facilities and enabling efficient land use.



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.

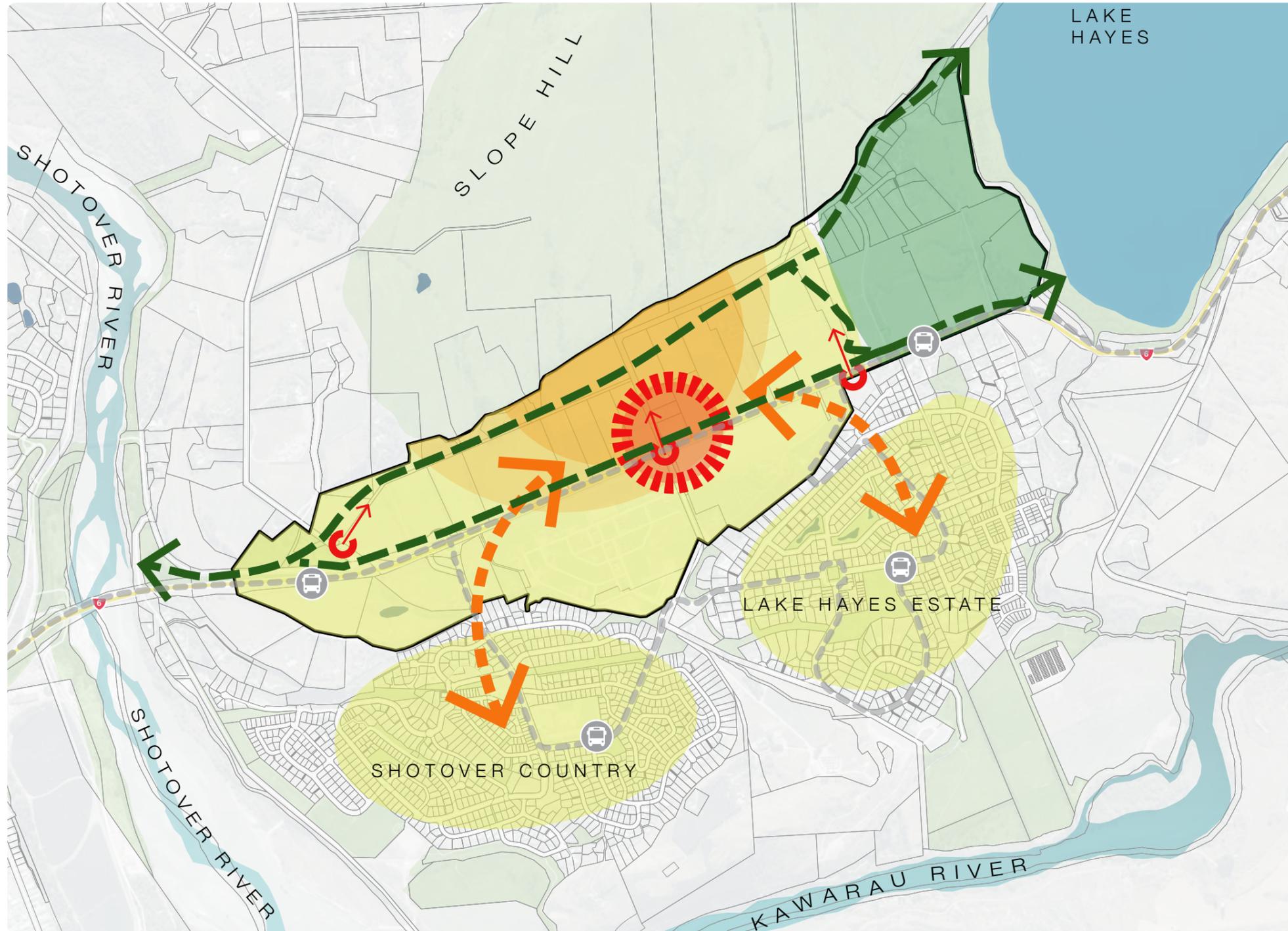
Where there is development along SH-6 the corridor has landscape treatment and setbacks to soften the urban edge. At the base of Slope Hill a consolidated stormwater strategy is proposed to avoid sporadic management and support public open space amenity.

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
-  Consolidated Stormwater Strategy
-  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 a 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

STORMWATER OPEN SPACE

STORMWATER OPEN SPACE

COMMUNITY PARK

Collector Road

HIGH SCHOOL

SWALE NETWORK

TOWN CENTRE

SH-6

UNDERPASS

SYLVAN ST LINK

SPORTS HUB

QUEENSTOWN COUNTRY CLUB

COMMUNITY HUB

LAKE HAYES ESTATE

Key Features

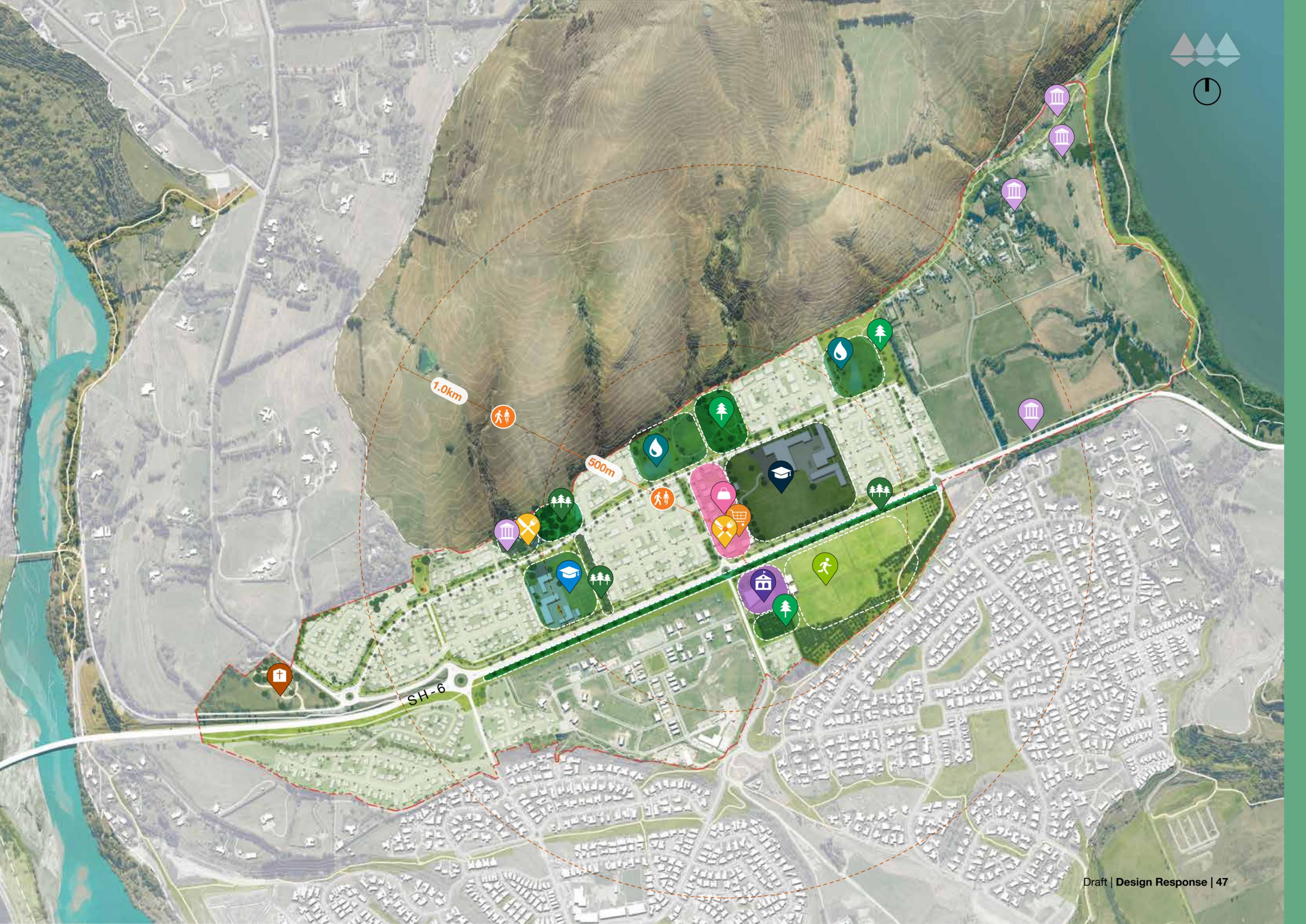
The Key Features of the Masterplan are illustrated here. They display:

- 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, including stormwater management areas.
- 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.

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

KEY

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



1.0km

500m

SH-6

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.
- Large areas of Open Space, Stormwater Management areas 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

STORMWATER OPEN SPACE

HIGH SCHOOL

STORMWATER OPEN SPACE

PRIMARY SCHOOL

TOWN CENTRE

COMMUNITY PARK

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

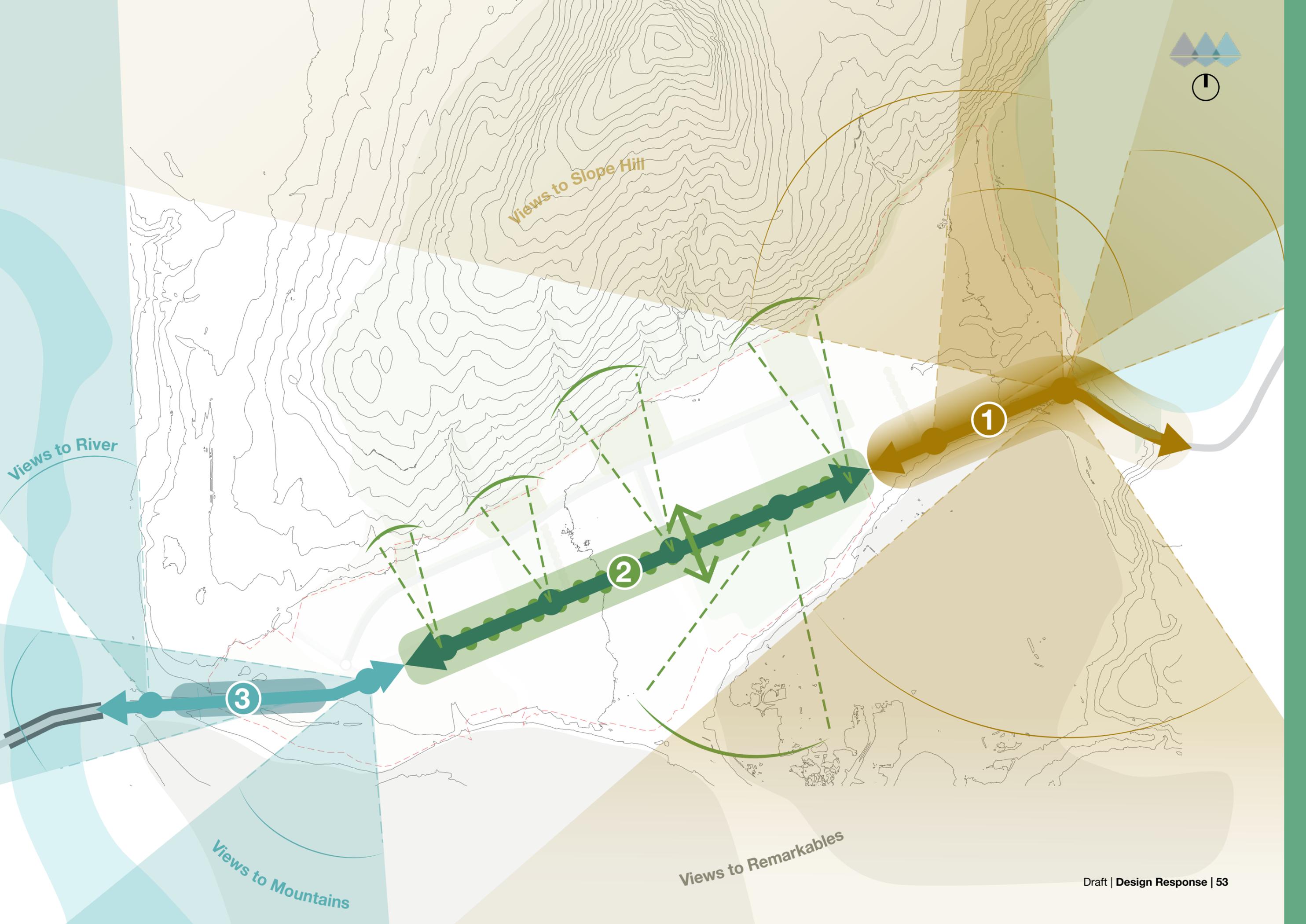
- Maintain Open Space character of Lake Hayes edge and eastern paddocks.
- Expansive Views across to Slope Hill, the Remarkables and surrounding mountains.
- On departure from Queenstown there is future potential for views to Lake Hayes (with removal of some vegetation).

2. Urban Green Corridor

- Green link with layering of trees and planting to either side, landscaped buffer to built edge, cycle pedestrian path and public transport use.
- Opportunities to safely cross the road to the Commercial Hub via underpass, 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.
- View Shaft supports 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

1

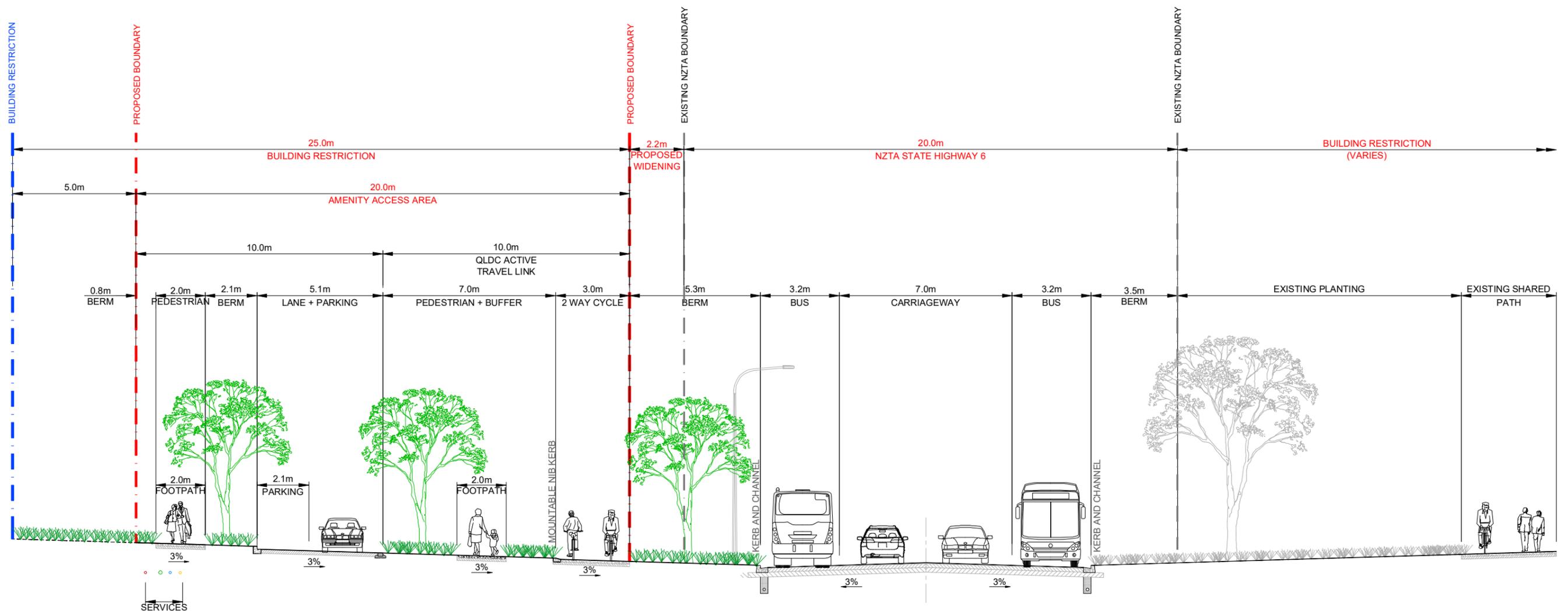
2

3

State Highway 6 - Illustrative Section and Plan

Key Features

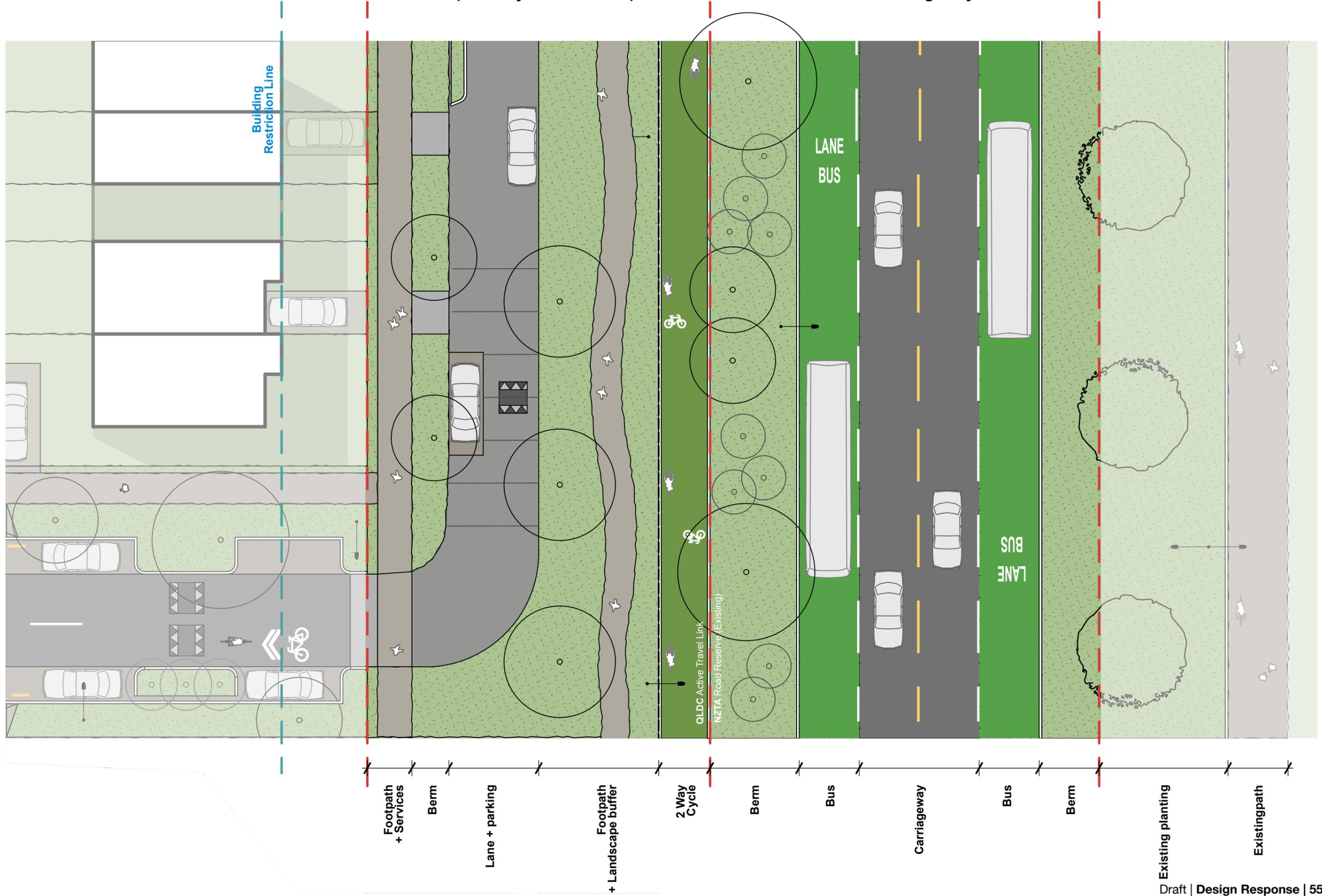
- Dedicated Bus Lanes
- In lane bus stops
- Active travel link: continuous dedicated two-way cycle path and separated pedestrian path
- Existing trees remain on south of SH-6
- Lighting to active link
- 25m building restriction zone to North
- Option for laneway adjacent to SH-6 in amenity access area.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





(Amenity Access Lane)

NZTA State Highway 6



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

