

# Te Pūtahi Ladies Mile Masterplan

Have your say on some early  
concepts for the future of Te Pūtahi  
Ladies Mile.

AREA OF FOCUS

Chat to the design  
team at the open days or  
have your say online at  
[letstalk.qldc.govt.nz](http://letstalk.qldc.govt.nz)

LET'S  
TALK  
KŌRERO MAI



QUEENSTOWN  
LAKES DISTRICT  
COUNCIL





# Te Pūtahī Ladies Mile – a place people want to be

Seen by many as the gateway into Queenstown, Te Pūtahī Ladies Mile Corridor between Shotover (Kimi-ākau) and Lake Hayes (Te Whaka ata a Haki-te-kura) is an area of significance for many locals and a popular place to live.

It's a flat and sunny location and only 5km from Frankton meaning it's close to employment, schools, the airport and recreational facilities. It also offers easy access to walking and cycling tracks and the picturesque Lake Hayes.

Te Pūtahī Ladies Mile has seen some change over the past twenty years and has been under increasing pressure to develop since 1998 when Lake Hayes Estate was rezoned into a low density area for housing. In 2010 the Shotover Country Private Plan change was approved followed by the 2016 Queenstown Country Club, Bridesdale, and Shotover Country extension Special Housing Areas (SHA), the area now contains approximately 1600 sections.

At this point it was becoming clear that the wider area would develop over time. The Council acknowledged this in 2017 by including Te Pūtahī Ladies Mile into the SHA lead policy, opening the door to further proposals. However in April 2019, three SHA applications in Ladies Mile were declined due to concerns that the proposals were rushed and that more consideration needed to be given to community, transport and infrastructure pressures.

Following this at the May 2019 Council meeting, it was agreed to commence work on a Masterplan for the area to ensure that any future medium-long term change was done holistically with the whole community in mind.

Since August 2020, a Masterplan project team has been gathering information, talking to lots of interested parties and getting a good understanding of the opportunities for the future. The team has landed on some early Masterplan concepts and would like to hear your views.

At this stage in the process we are only seeking feedback over four days (12-15 November). This is an early community check-in to help shape next steps. There will be a month long feedback period in February 2021.

Join in and help  
shape the future of  
this important area.



# What's a masterplan and why is it important?

The Masterplan is all about working together to create a great place to live, work and play.

It's a long-term planning document that provides a conceptual layout to guide future growth and development. Once agreed, it will go through a separate process under the RMA to establish the planning rules to ensure the appropriate zoning is in place to allow for the agreed activities.

It's important because it will provide certainty to the community, and set expectations for developers for how the area can change over time.

While Te Pūtahi Ladies Mile is a popular place to live, it does come with its challenges.

## THE TEAM ARE WORKING TO ADDRESS THESE THROUGH THE MASTERPLAN PROCESS:

- > The State Highway and Shotover Bridge is congested and there is little genuine alternative to the private vehicle for daily tasks
- > There is a lack of housing choice and demand is pushing up prices
- > There is a lack of community facilities for the many families living in the area
- > There is little connection between the two existing communities: Lake Hayes Estate and Shotover Country
- > There is a need to cross the Shotover Bridge to access nearly all key services

## OVERALL, WE'RE TRYING TO ACHIEVE:

- > A place people want to be. A community with a strong sense of place and identity
- > Vastly improved options for getting around. Public transport, walking and cycling are easy, convenient and safe and can become everyone's first travel choice over the private vehicle
- > High quality housing with a variety of living options and choices
- > Well-designed neighbourhoods that provide for every day needs and promote more sustainable living, including parks and sports grounds, education facilities, community facilities, some retail and transport facilities
- > High quality public spaces that celebrate the natural landscape and local culture
- > Safe and appealing connections between the existing and proposed communities on both sides of the state highway.

# Early concepts

The design team has created three diagrams for community consideration.

These are based on past community engagement and more recent conversations with interested parties such as landowners, iwi, and government agencies on future development in the area.



## Have your say

Tell us the things you like and the things you'd change by 15 November. Your feedback will be used to shape a preferred draft Te Pūtahi Ladies Mile Masterplan for further consultation in February 2021.



# Masterplan Diagram A

## Potential Key Moves - A

- 1 Community Facilities**
  - Consolidated proposed education facilities close to Local Centre
  - Consolidated Sports Hub, Social Infrastructure, supporting community facilities and Transport Hub
  - Square arrangement to the local centre
- 2 Parks and Open Space**
  - Significant Community Parks within housing areas on green corridors
  - Neighbourhood parks in short walking distance from all housing
  - Stormwater strategy to follow base of Slope Hill and provide public amenity connected into Open Space network
  - Maintain area of rural zoning to Lake Hayes edge to preserve lake edge character
  - Open space connections to Lake Hayes
- 3 Housing**
  - Medium Density with mix of typologies across site.
  - Additional height central to site within easy walking distance of community facilities adjacent to SH-6
- 4 Transport**
  - Two new road links to SH-6, one new connection from Lower Shotover Road
  - Public Transport and Walking/ Cycling focus with new Transport Hub off SH-6
  - Potential Bus Link from Lake Hayes Estate
- 5 Ladies Mile Corridor (State Highway 6)**
  - Urban edge to northern side of SH-6 (no setback)
  - 75m setback to southern side to maintain views to Remarkables
  - Landscaped SH-6 with trees, cycleways and pedestrian paths to either side



## Key:

- Connected Bus Network
- Transport Hub
- Rural Lifestyle
- Medium / High Density Residential
- Additional Height Medium / High Density Residential
- Walking/Cycling Trails connecting with existing neighbourhood trails
- Proposed Education Facilities (Not endorsed by M.O.E.)
- Community Park
- Local Park
- Reserve Open Space & Stormwater Management
- Sports Hub, Community Hall + Supporting Community Facilities
- Local Centre/ Commercial Hub
- Intersection (New)
- Existing / Modified Intersection
- Outstanding Natural Feature
- Build Restriction Setbacks





# Masterplan Diagram B

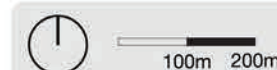
## Potential Key Moves - B

- 1 Community Facilities**
  - Consolidated proposed education facilities, Infrastructure and supporting community facilities
  - Streetscape based local centre/ commercial hub
- 2 Parks and Open Space**
  - Significant Community Parks within housing areas
  - Neighbourhood parks in short walking distance from all housing
  - Stormwater strategy to follow base of Slope Hill and provide public amenity connected into Open Space network
  - Open space network connection through Central Green Spine with connections through to SH-6
  - Maintain rural zoning to Lake Hayes edge to preserve lake edge character.
  - Open space connections to Lake Hayes
- 3 Housing**
  - Medium Density with mix of typologies across site.
  - Additional height to central spine connecting to parks, schools and local centre
- 4 Transport**
  - Three new road links to SH-6, one new connection from Lower Shotover Road
  - Public Transport and Walking/ Cycling focus with Interim Transport Hub off Howards drive colocated with Sports Hub parking
  - Potential Bus Link from Lake Hayes Estate
- 5 Ladies Mile Corridor (State Highway 6)**
  - Urban edge to northern side of SH-6 (no setback)
  - Reduced existing setback to 25m to south to maintain views to Remarkables but allow development
  - Landscaped SH-6 with trees, cycleways and pedestrian paths to either side



## Key:

- Connected Bus Network
- Interim Transport Hub
- Rural Lifestyle
- Medium / High Density Residential
- Additional Height Medium / High Density Residential
- Walking/Cycling Trails connecting with existing neighbourhood trails
- Proposed Education Facilities (Not endorsed by M.O.E.)
- Community Park
- Local Park
- Reserve Open Space & Stormwater Management
- Sports Hub, Community Hall + Supporting Community Facilities
- Local Centre/ Commercial Hub
- Intersection (New)
- Existing / Modified Intersection
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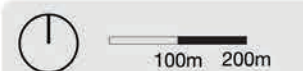
# Masterplan Diagram C

## Potential Key Moves - C

- 1 Community Facilities**
  - Proposed education facilities are separate, with one across the main entry road from the Local Centre and the other embedded in residential area
  - Consolidated Sports Hub, Social Infrastructure, supporting community facilities and Transport Hub
- 2 Parks and Open Space**
  - Community Park within housing area adjacent to rural zoning and outlook to lake
  - Neighbourhood parks in short walking distance from all housing
  - Stormwater strategy to follow base of Slope Hill and provide public amenity connected into Open Space network
  - Significant green spine Open Space at base of Slope Hill with pen space connections to Lake Hayes
  - Maintain existing large area of rural zoning to Lake Hayes edge to protect views and rural corridor.
- 3 Housing**
  - Medium Density with mix of typologies across site
  - Additional height adjacent to SH-6 and along main entry road by community facilities.
- 4 Transport**
  - Two new road links to SH-6, with main spine road connecting to Lower Shotover Road
  - Public Transport and Walking/ Cycling focus with new Transport Hub off SH-6
  - Potential Bus Link from Lake Hayes Estate
- 5 Ladies Mile Corridor (State Highway 6)**
  - Urban edge to northern side of SH-6 with additional building height (no setback).
  - 75m setback to southern side to maintain views to Remarkables
  - Landscaped SH-6 with trees, cycleways and pedestrian paths to either side

### Key:

-  Connected Bus Network
-  Transport Hub
-  Rural Lifestyle
-  Medium / High Density Residential
-  Additional Height Medium / High Density Residential
-  Walking/Cycling Trails connecting with existing neighbourhood trails
-  Proposed Education Facilities (Not endorsed by M.O.E.)
-  Community Park
-  Local Park
-  Reserve Open Space & Stormwater Management
-  Sports Hub, Community Hall + Supporting Community Facilities
-  Local Centre/ Commercial Hub
-  Intersection (New)
-  Existing / Modified Intersection
-  Outstanding Natural Feature
-  Build Restriction Setbacks





Read more about the  
Masterplan project or  
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