



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

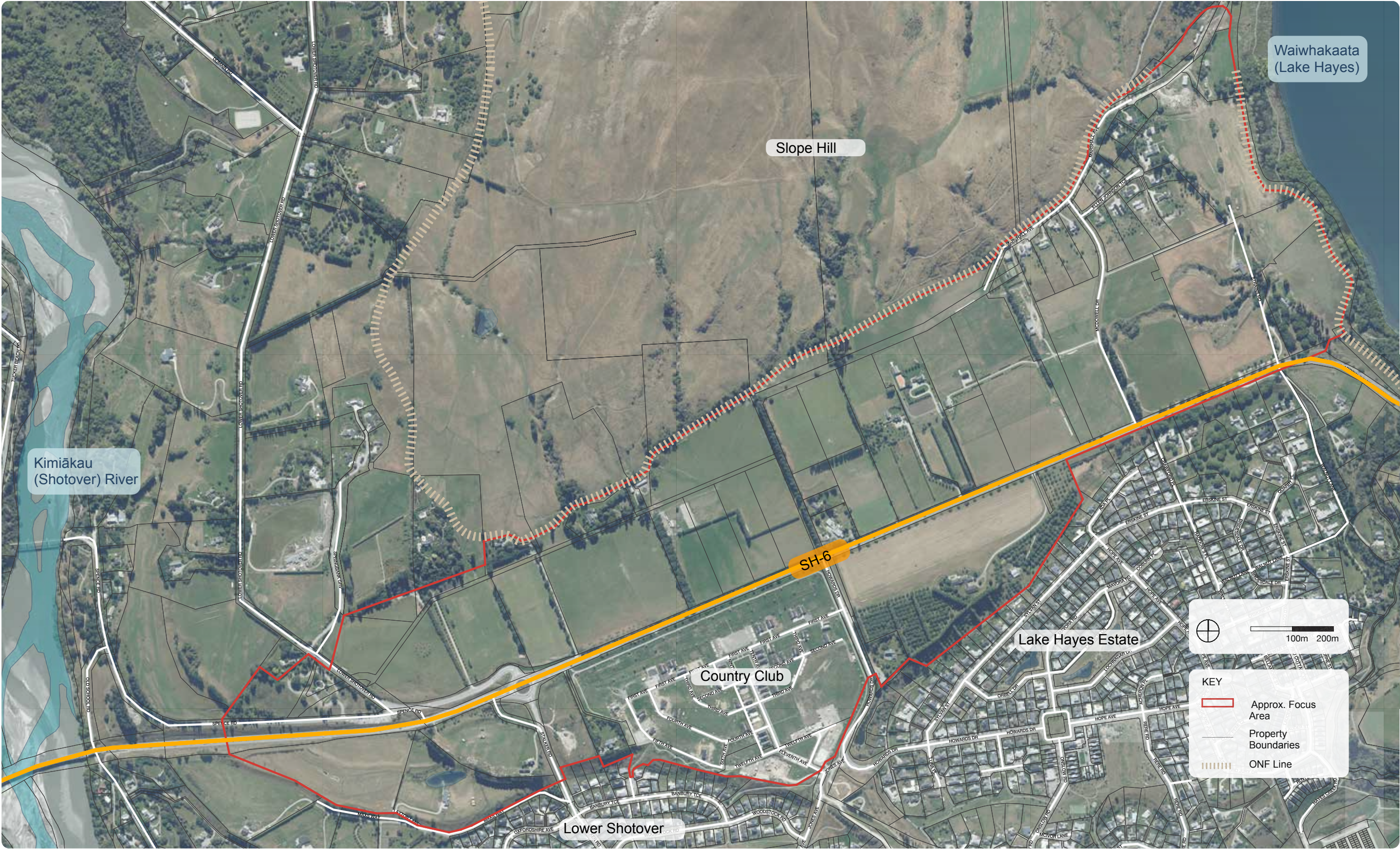
Identifies the area that will have direct influence on the masterplanning process. Any development within the Te Pūtahi Ladies Mile Area of Focus will have to keep the Area of Interest front of mind throughout the process.

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



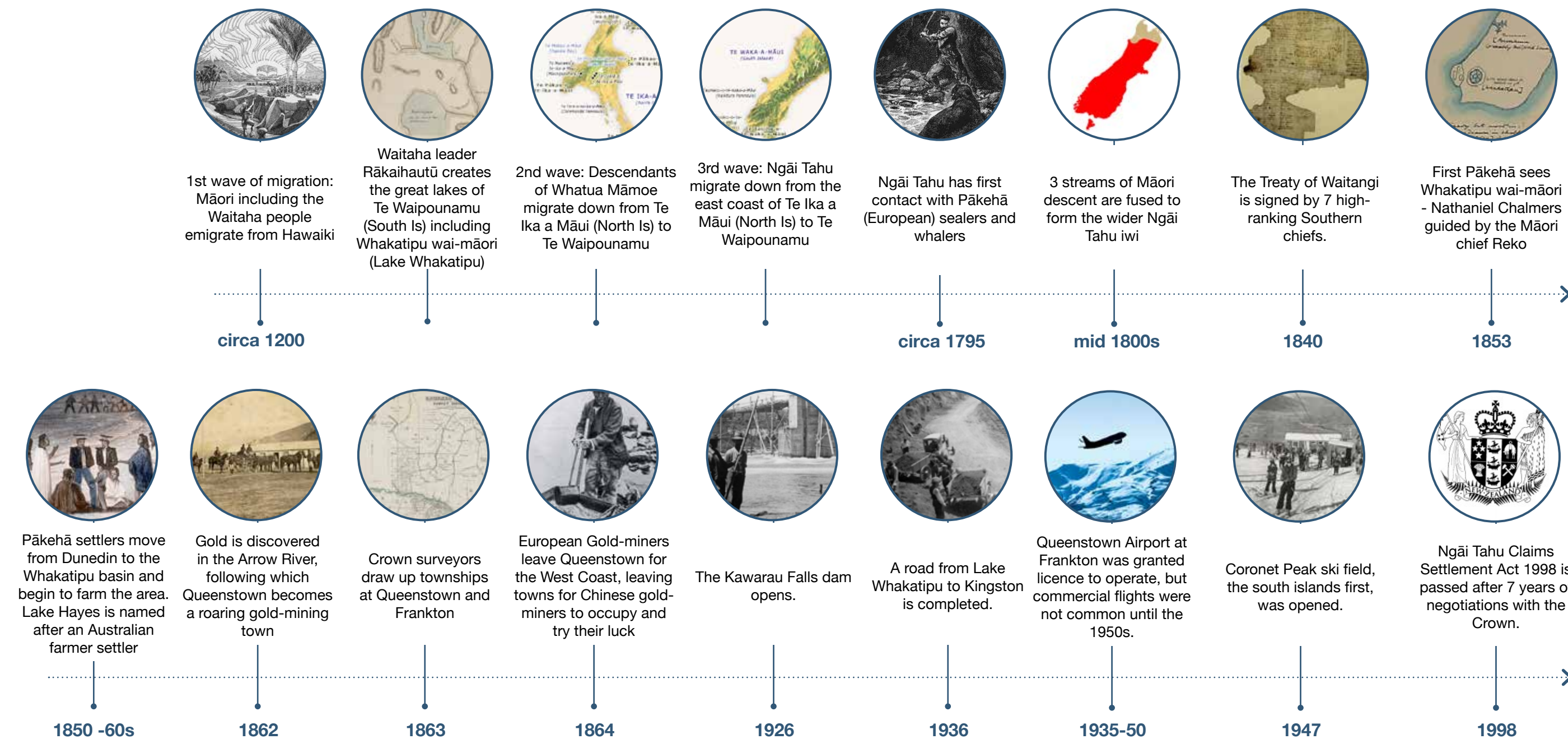
History - Overview

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 Pūhaki 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.



1-A
Flint's Maryhill
Farm (now
Glenpanel Farm)



1-B
Glenpanel
Homestead
QLDC Category 3



1-C
Cottage
at Glenpanel



2
Threepwood Villa
c1909
QLDC Category 2



4-A
Marshall Cottage
1905
QLDC Category 3



5
Threepwood Farm 1905
QLDC Threepwood PumpStations
Designation



3
Threepwood Store Woolshed &
Stables
QLDC Category 3 & 2



4-B
Marshall Cottage
QLDC Category 3



6
Robert Lee's Memorial
Trough
QLDC Category 3

Development over time

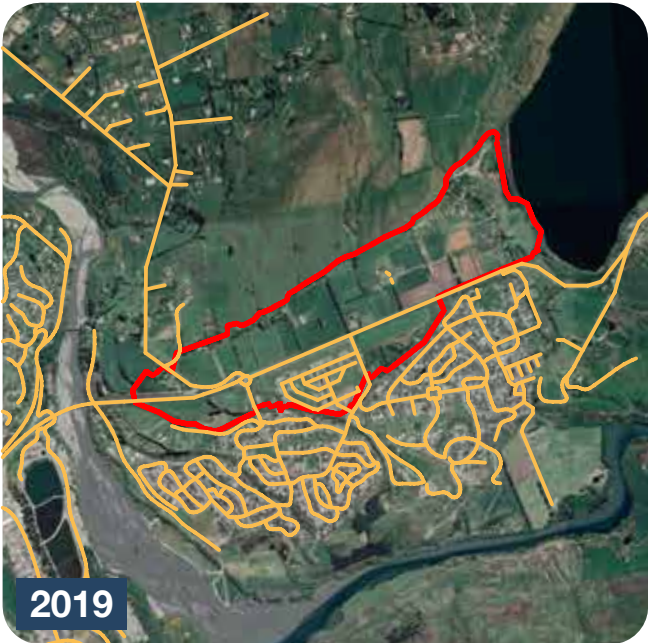
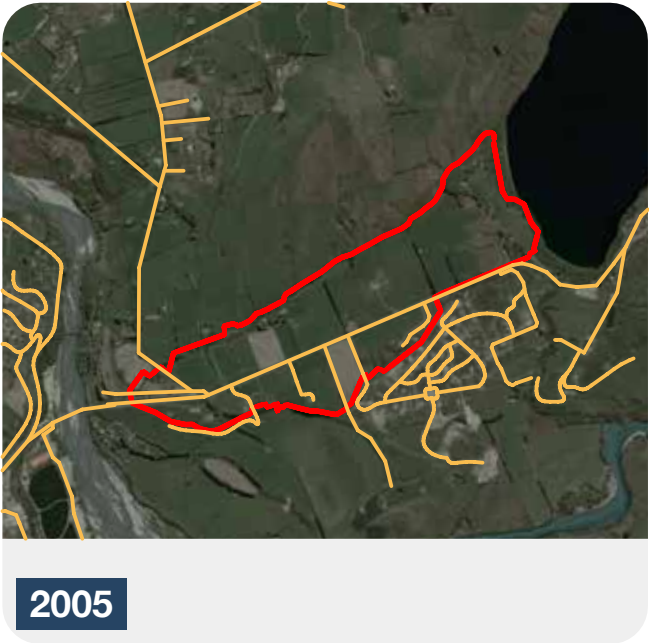
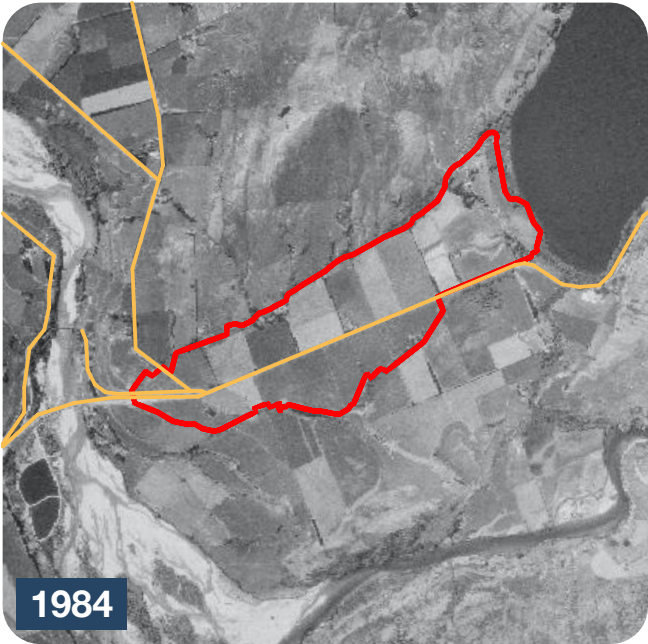
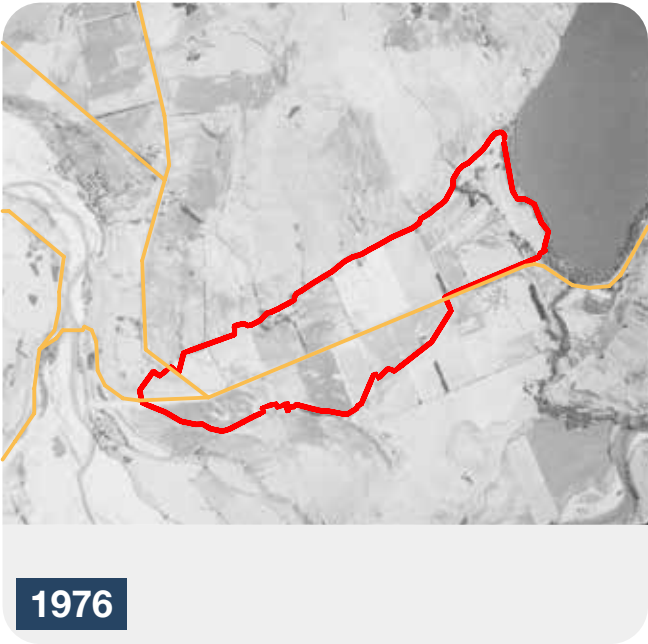
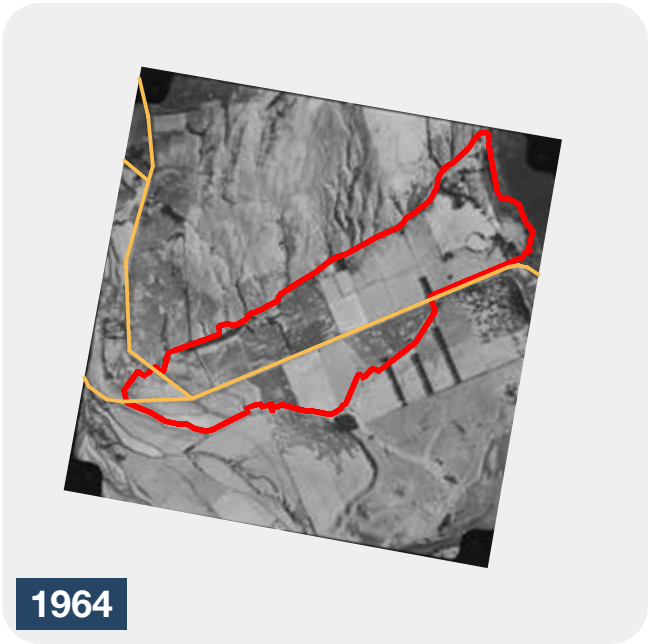
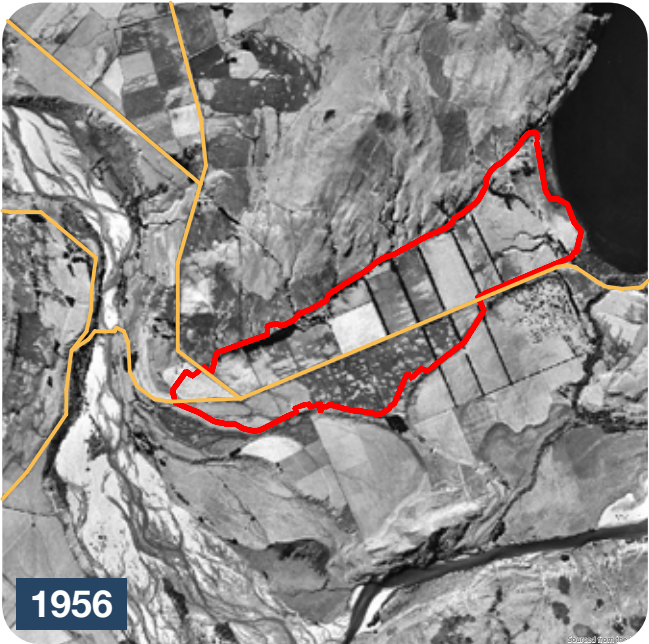
The following historical aerals show the development of the areas surrounding Te Pūtahi Ladies Mile over time.

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



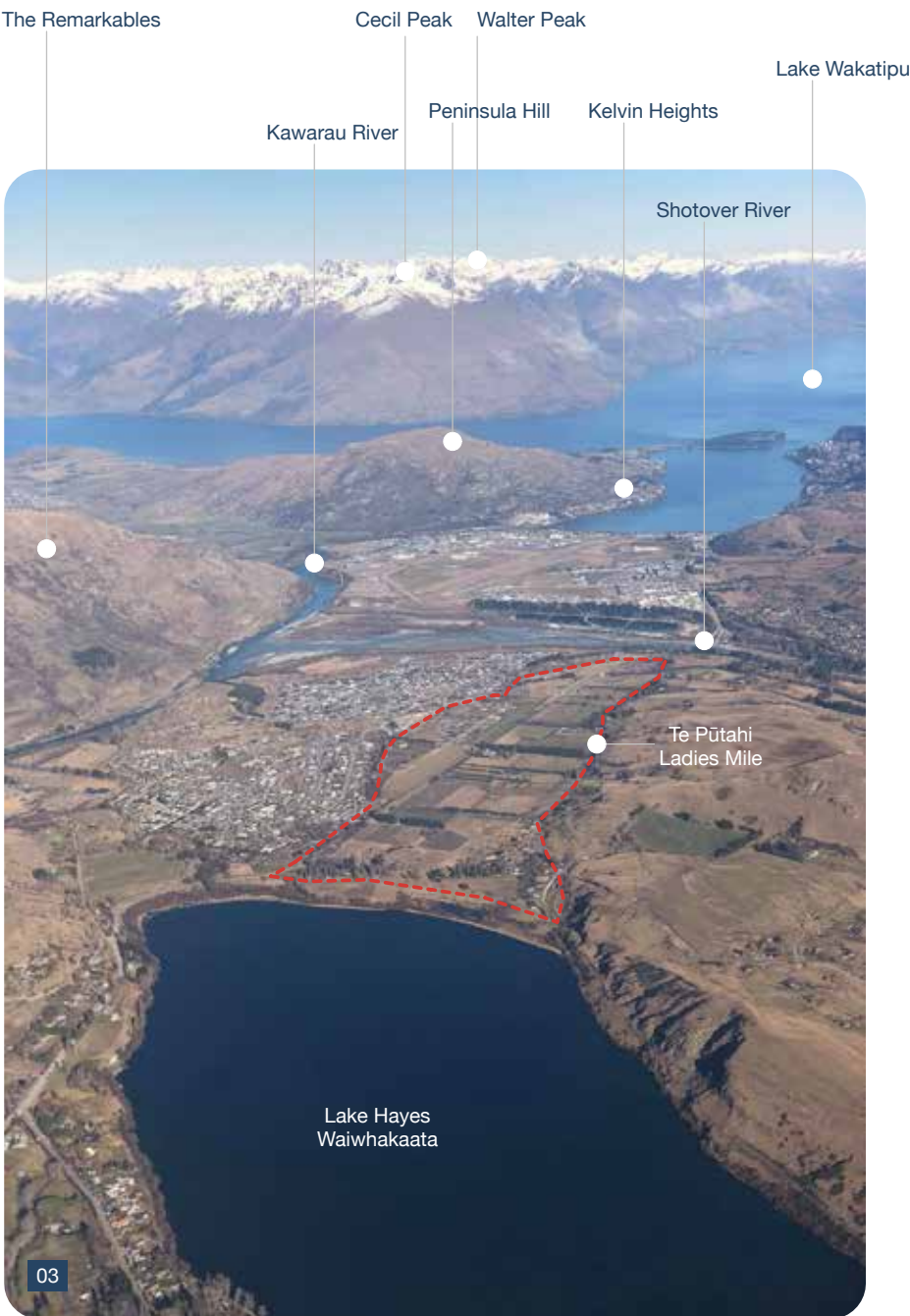
Views to Site



01 - View to site from the Remarkables Ski Field Road



02 - Looking towards Te Pūtahī from Lake Hayes Reserve



03 - Aerial View Looking west towards Te Pūtahī

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 Kiri-kiri & Peninsula Hill

Site Features



01 - Farmland on Slope Hill

02 - Fields & Housing



03 - Tree Lined Access Way

05 - Slope Hill & Houses



04 - Paper Road



06 - Historical Cottages



07 - Glenpanel Homestead

Demographics – Existing Community

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

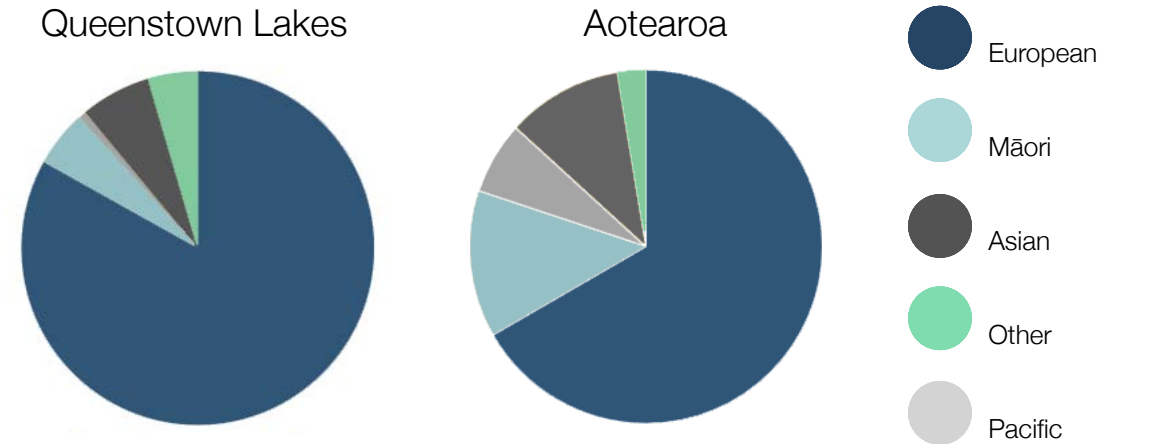
The region is predominantly European, 87.5% compared to 74% for NZ as a whole. 5.4% of people are Māori, compared to 14.9 as a NZ average. Queenstown Lakes has a higher proportion of 30-50 year old than the rest of NZ, and less under 15 and over 65 year old. The average income in Queenstown Lakes is 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)

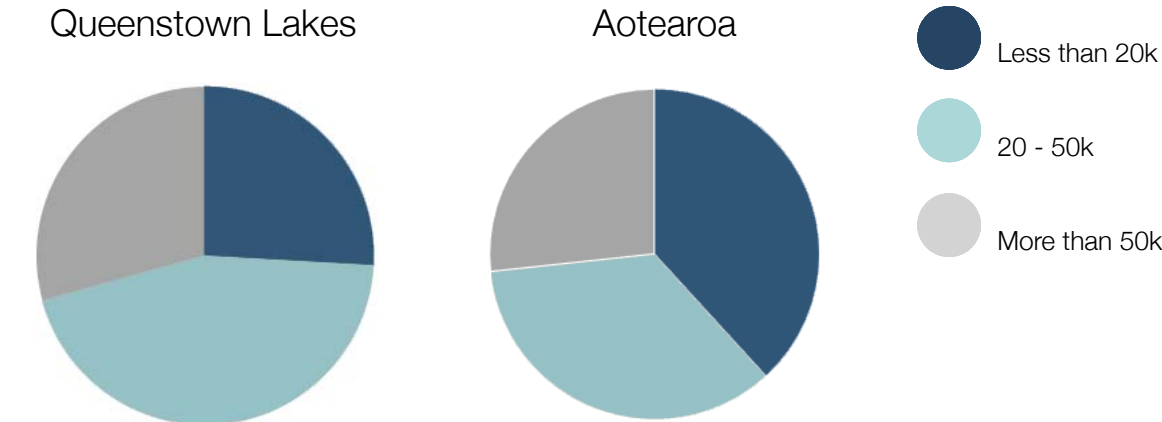
Queenstown Lakes	New Zealand	Dunedin	Christchurch
\$420 (lower)		\$225 (lower)	\$380 (lower)
\$550 (median)	\$460 (median)	\$325 (median)	\$420 (median)
\$700 (upper)		\$450 (upper)	\$490 (upper)

Market rent data from Tenancy Services NZ, August 2020

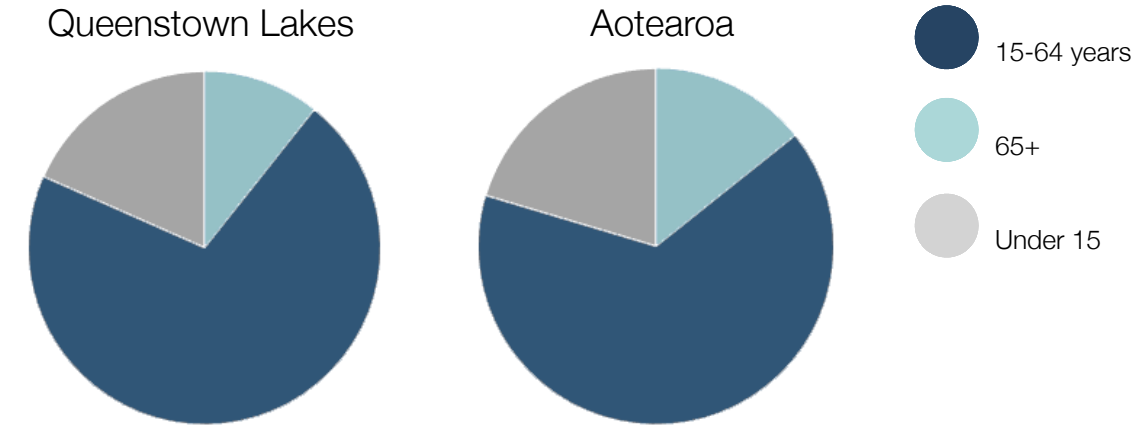
Ethnicity



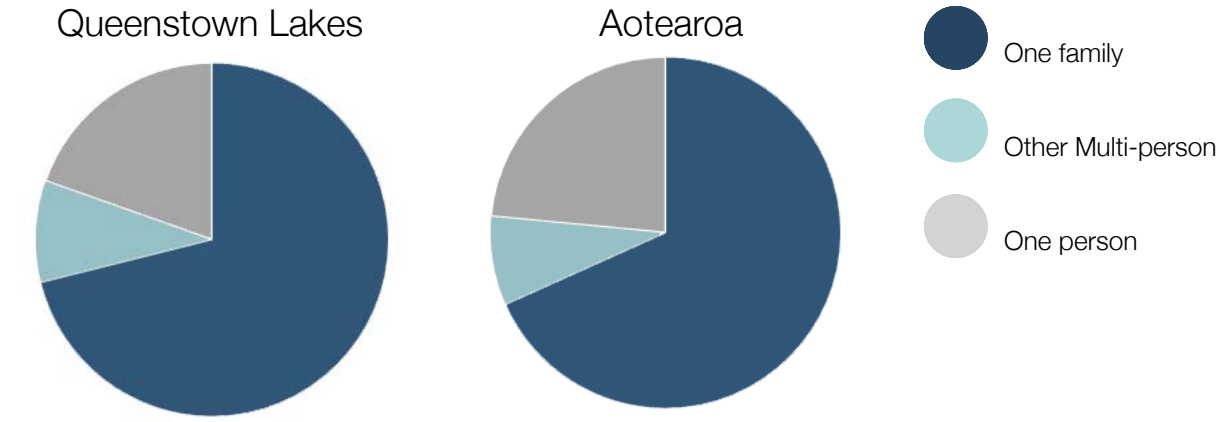
Income (annual)



Age



Household Type



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.

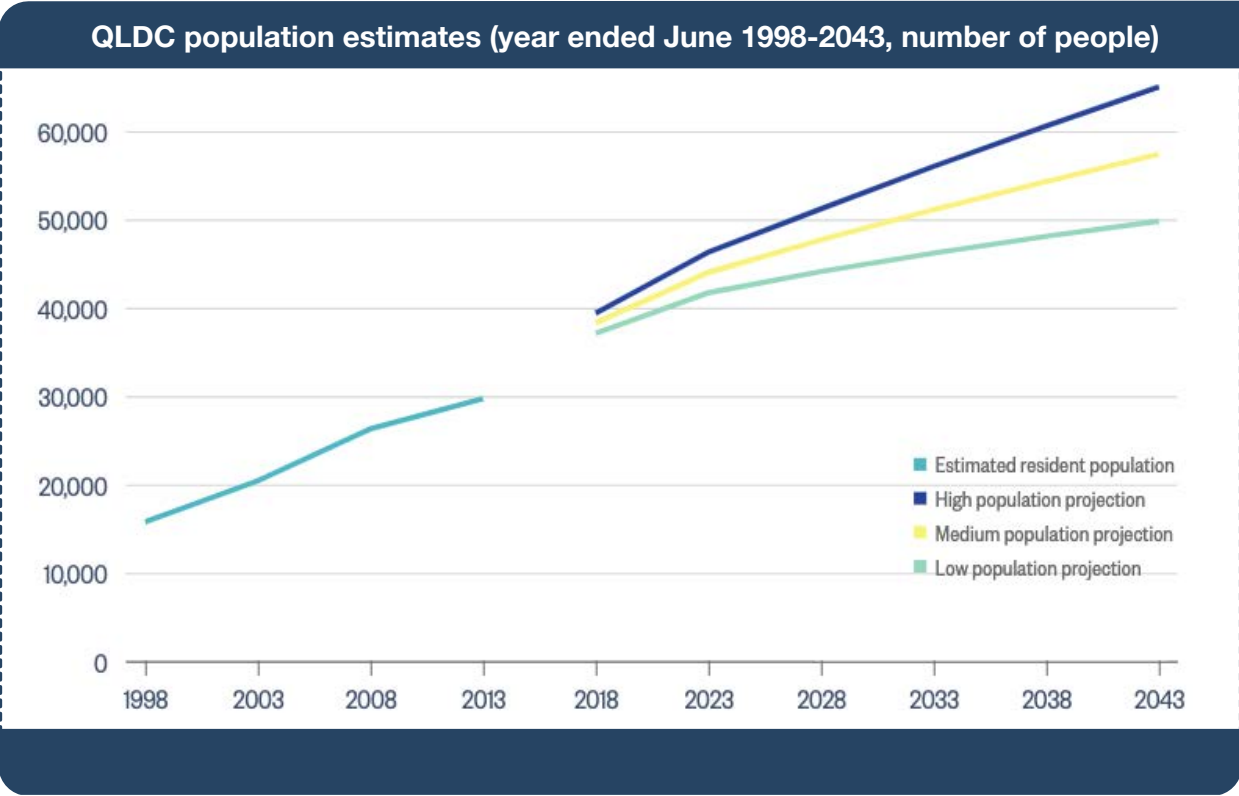
Queenstown-Lakes District population is expected to grow to between 44,100 and 51,200 in 2028, and up to between 49,800 and 65,000 in 2043.

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.