

Item 3: 516 Ladies Mile Option Analysis

SESSION TYPE: Workshop

PURPOSE/DESIRED OUTCOME:

The purpose of this workshop is to discuss the two interdependent projects that impact the future uses of 516 Ladies Mile. The workshop will be split into two parts, as below:

- **Part One - 516 Site Option Analysis:** Background and context on the Ministry of Education (MoE) proposal, and direction sought on the shortlisted options.
- **Part Two - Temporary Community Facility:** Provide an update on progress and seek direction on next steps

DATE/START TIME:

Thursday, 10 September 2026 at 3.00pm

TIME BREAKDOWN:

Part One: 30 minutes
Part Two: 30 minutes

PRESENTERS:

Internal

Simon Battrick (Strategic Projects Manager)
Anita Vanstone (Strategic Growth Manager)
Greg Rozen (LEVA Advisory)

Ministry of Education

Clive Huggins - (Director, Land Investment Planning)
Simon Cruickshank (Regional Infrastructure Manager)
Deb Taylor (Programme Manager, Land Investment & Planning School Property)

Prepared by:



Name: Anita Vanstone
Title: Strategic Projects Manager
31 August 2026

Reviewed and Authorised by:



Name: Ken Bailey
Title: General Manager, Community Services
31 August 2026

ATTACHMENTS:

A	Workshop PowerPoint Presentation
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516 Ladies Mile Option Analysis

Joint Council Workshop – QLDC & Ministry of Education (MOE)

Date: 10 September 2026

Presented By: Simon Battrick, Anita Vanstone (QLDC), Simon Cruickshank, Clive Huggins, Deb Taylor (MOE)

Purpose & Agenda

Purpose of this workshop :

- 1) **Part One** – 516 site option analysis: background and context on the Ministry of Education (MoE) proposal, and direction sought on the shortlisted options
- 2) **Part Two** – Temporary community facility: provide an update on progress and seek direction on next steps

Agenda:

- 1) How the two projects connect
- 2) Background and context for 516
- 3) Part One: MoE proposal, options assessed and shortlist
- 4) Part Two: temporary building update, options and discussion, next steps

Two Interdependent Projects

Site option analysis (with MoE)

- Whether part of 516 is sold or leased to MoE for a shared education / community / recreational use, or kept solely for recreational / community use only
- Final Council decision sought by mid 2027
- Today: History, update on work to date and feedback on the shortlist

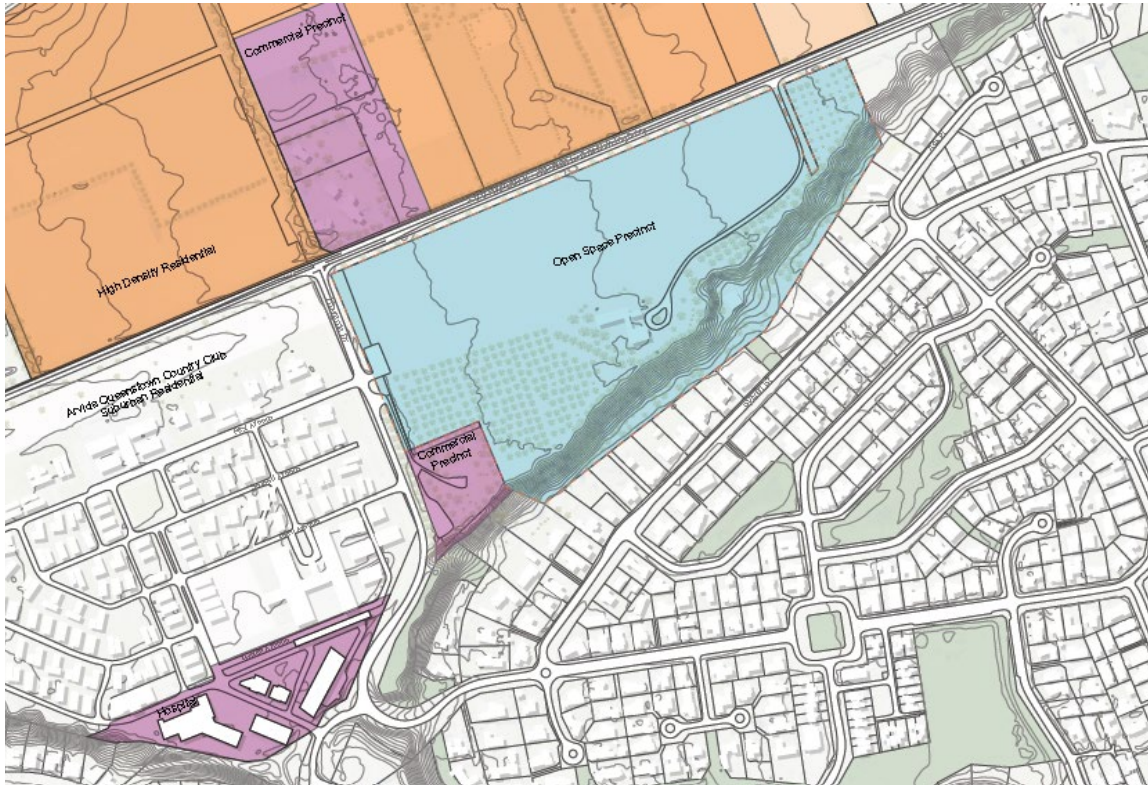
Temporary facility & sports fields

- A temporary relocatable community building funded through the Long Term Plan
- Short term response to identified community need
- Sports field development delayed by infrastructure & transport constraints
- Today: direction on whether to progress or pause pending decision on joint project with MoE

How they connect

The part of 516 MoE is interested in overlaps with the preferred location for the temporary building. There are existing infrastructure and transport constraints that currently limit the use of the site. Deciding the long-term use of 516 therefore impacts where and if a temporary building should be progressed.

Context - 516 Ladies Mile



THE SITE AT A GLANCE

14.56 ha

Approximately 14.56 hectares of freehold land with no designation

Zoning

Open Space Precinct in the Proposed District Plan

Structure plan

Part of the Te Putahi Ladies Mile Structure Plan

Council owned

Retained in Council's property portfolio, earmarked for recreational / community uses

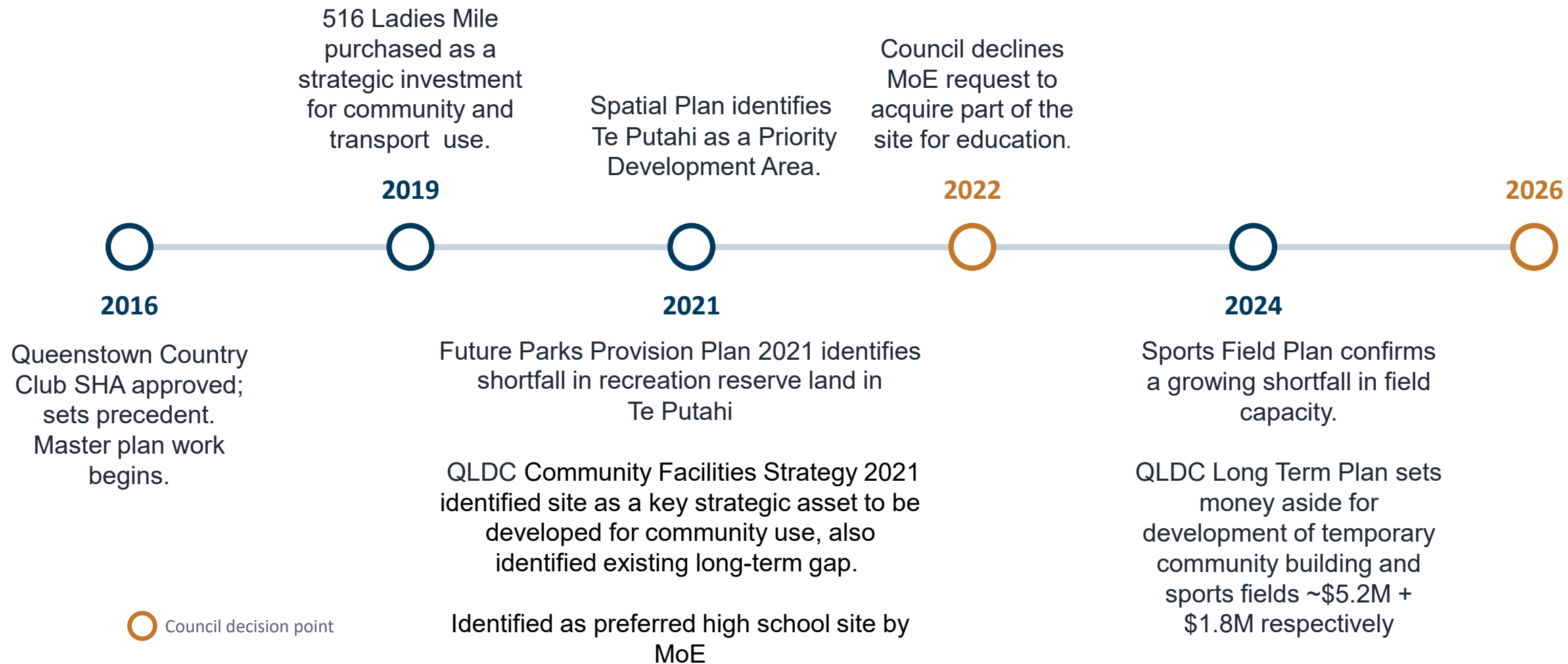
Current use

Temporarily used by the Alliance during SH6 improvements
Used by community for dog walking and passive recreation

Site has been master planned for community activities

Has been master planned for recreational and community use. Delivery has been staged through the LTP due to known site constraints (funding, infrastructure and transport).

516 Ladies Mile - the story so far



Why more field capacity is needed at 516

SPORTS FIELD PLAN 2024 - THE EVIDENCE

64%

projected growth in the district's playing-age population

~24 hours Shortfall

in weekly field hours against current and projected demand (2053)

Reduced

field capacity at QEC once the indoor courts are developed

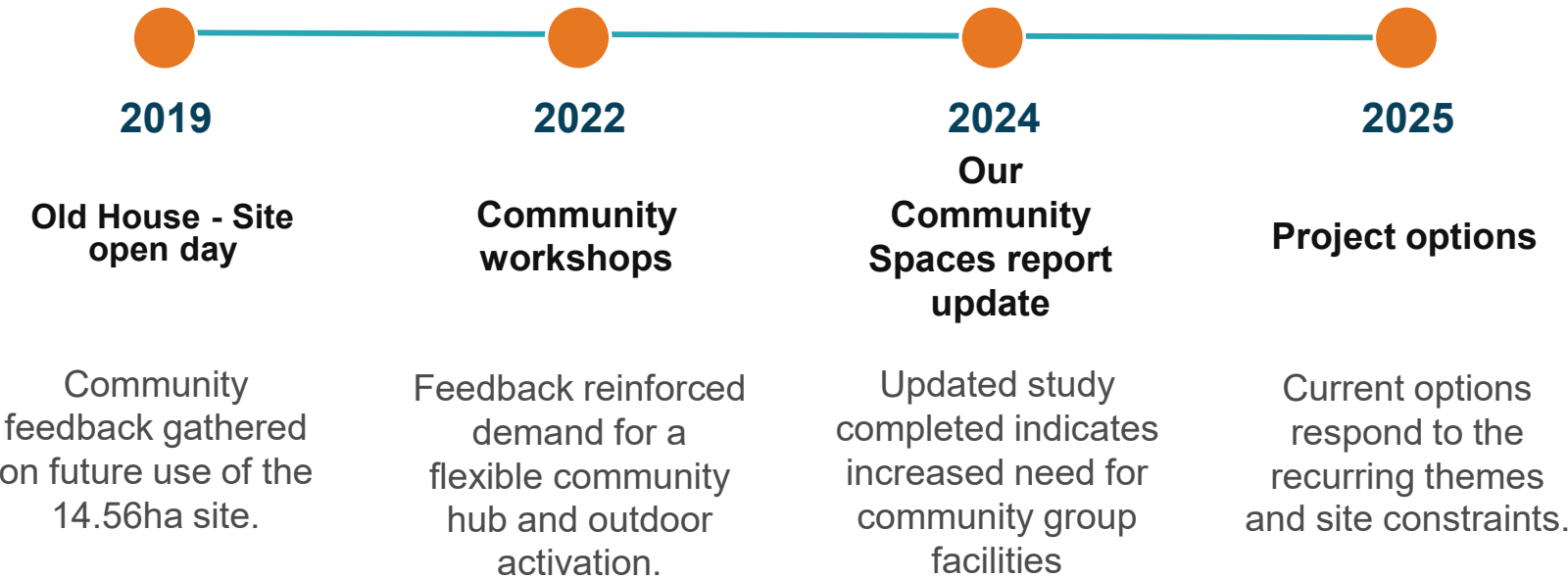
RECOMMENDATION

Develop 516 Ladies Mile into two sand-amended sports fields, an artificial turf, install training floodlights, and provide changing and toilet facilities.

The Identified Community Need & Short Term Response for 516

Community engagement and input has shaped the direction

The current 516 Ladies Mile project responds to repeated community feedback about the need for a community facility, recreation and social connection.



What the community asked for

- Local meeting and gathering spaces
- Flexible indoor / outdoor use
- Recreation, sports fields, wellbeing and cultural activities
- Support and storage for community groups
- Outdoor activation opportunities & dog walking provision

Part One: 516 site option analysis

The Ministry of Education proposal, the options assessed, and the proposed shortlist that is subject to Council direction

QLDC & MoE Existing Partnership

- Trusted partners — MoE is part of the Grow Well Whaiora Partnership
- Proven joint delivery – eg Shotover Primary School gym
- MoE engaged early in Structure Plans and Plan Changes
- Shared data and growth projections guide planning
- Quarterly meetings keep priorities aligned
- Rising demand for education & community facilities, limited funds – prompting a review of site options. Opportunity to meet shared outcomes



Ministry of Education – History / Context

MoE SITE EVALUATION - THE BACKGROUND

2019

MoE establishes the need for a new secondary school at Te Pūtahī

2020-21

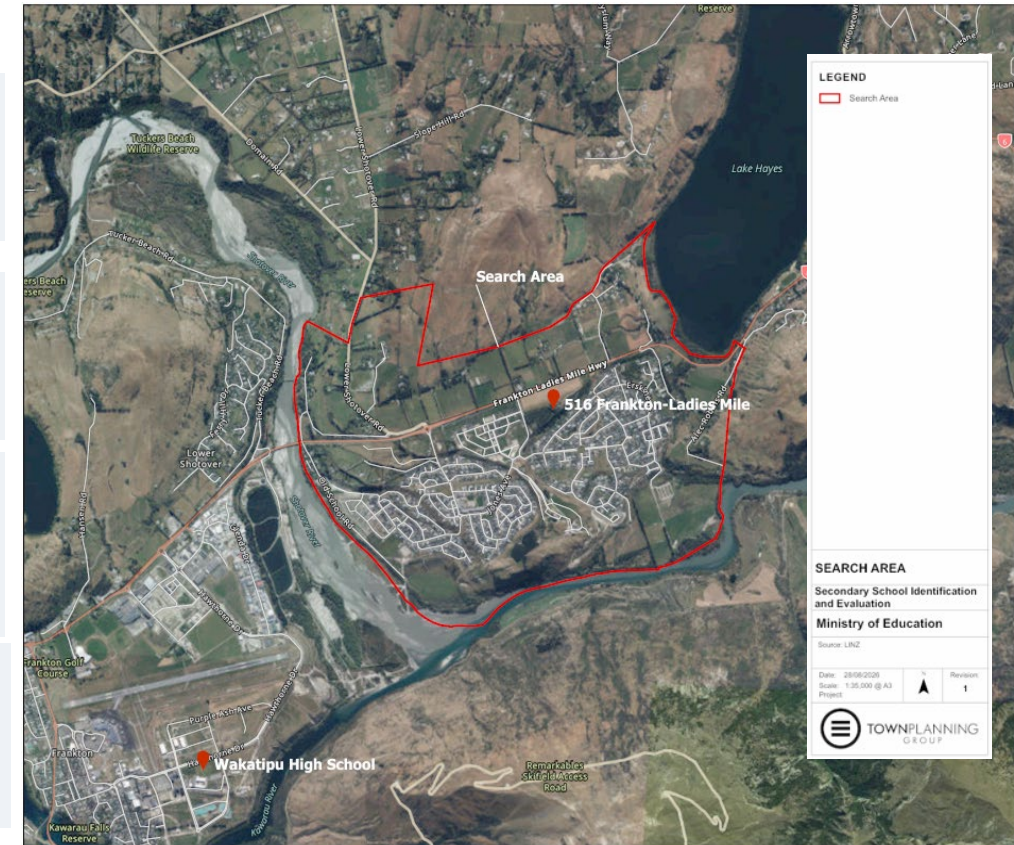
Site identification and evaluation assessments run; MoE is a key stakeholder in the Structure Plan process

Jun 2021

Site Evaluation report finds 516 the most suitable school site

2022-26

MoE continues evaluation of other sites



WHY ALTERNATIVE SITES DID NOT WORK

Complex land ownership, non-alignment with the Te Pūtahī plan change and high market values ruled out the SH6 alternatives. MoE considers a shared 516 site delivers significant benefits for Council and the Crown over a standalone school.

Ministry of Education – PROPOSAL

WHAT IS BEING PROPOSED – SUBJECT TO FURTHER INVESTIGATION

~4 ha

Land required for a future high school
– about 29% of the site, some of
which could be shared education /
community use.

~3-4 years

indicative timeframe for site works to
commence if Council accept proposal

~5-6 years

indicative timeframe for building to
commence if Council accept proposal

**Funding
ringfenced**

for land purchase 2026 FY

QLDC and MoE are genuinely committed to exploring a joint approach that delivers more for the community and both sets of outcomes.

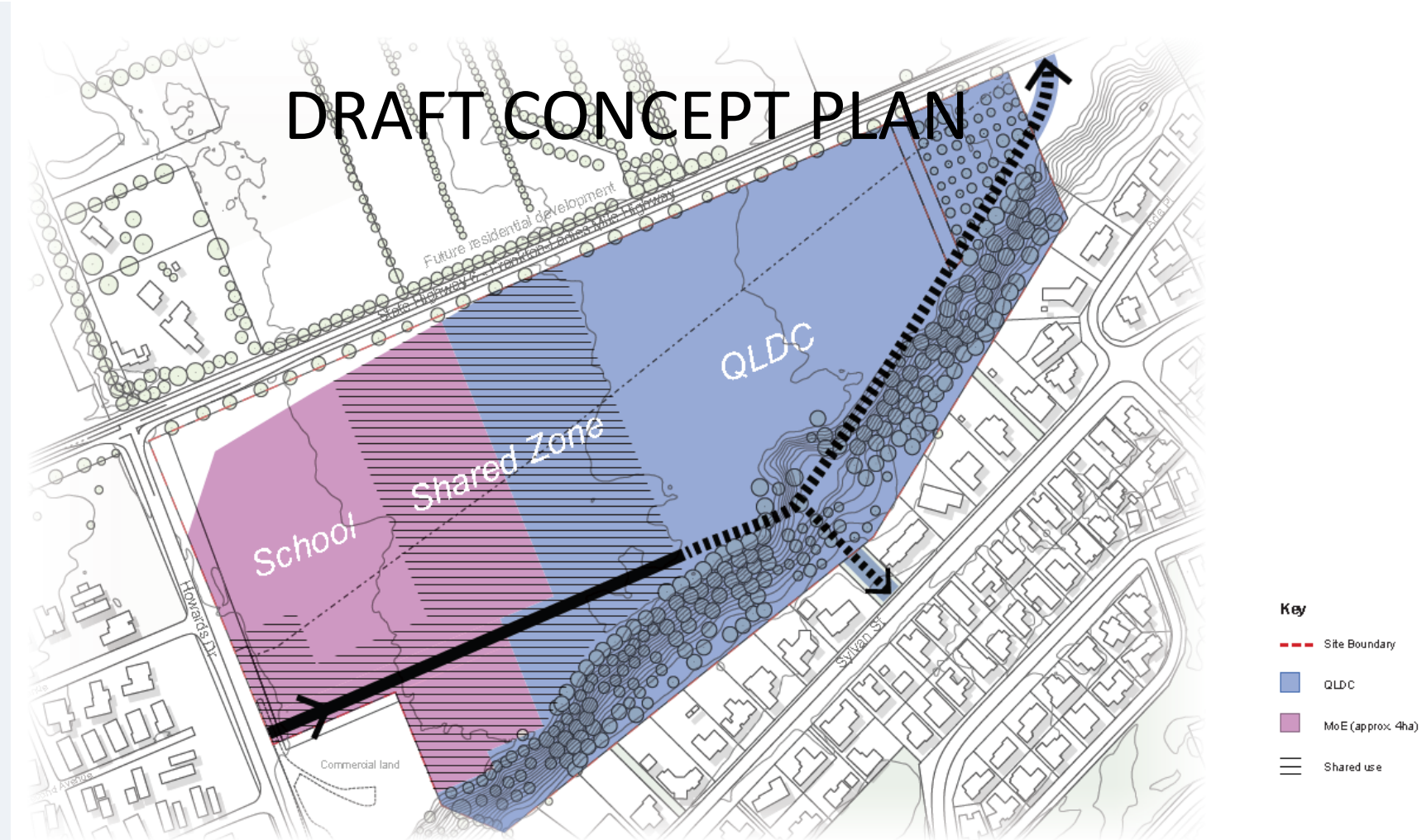
Early concept plans have been prepared with MoE, but the delivery model (leasing, selling land, and use of the facilities) is still to be worked through as part of the shortlisting.

Draft High Level Concept Plan

DRAFT High-Level Concepts

Initial discussions on the proposed uses of the site and example DRAFT concept plan has been developed

Note: These are subject to further discussion as part of the option analysis workstreams



Longlist options

OPTIONS ASSESSED

1	Retain the site for recreational / community uses only
2	Sell part of the site to MoE for shared community / educational use
3	Sell part of the site to MoE with no shared community / educational use
4	Lease part of the site to MoE at discount / peppercorn rates for shared use
5	Lease part of the site to MoE at full commercial rate

REASONS FOR REMOVAL - RECOMMENDATIONS

Option 3

Sale without shared use will not result in optimal community / educational benefit.

Option 5

A long-term commercial ground lease could not be justified as a sound use of public funds when other options exist.

Shortlist Options

1

Maintain 516 Ladies Mile as a recreational / community facility only

2

Sell part of the site to MoE to develop shared community / educational use

4

Lease part of the site to MoE at discount / peppercorn rates for shared community / educational use

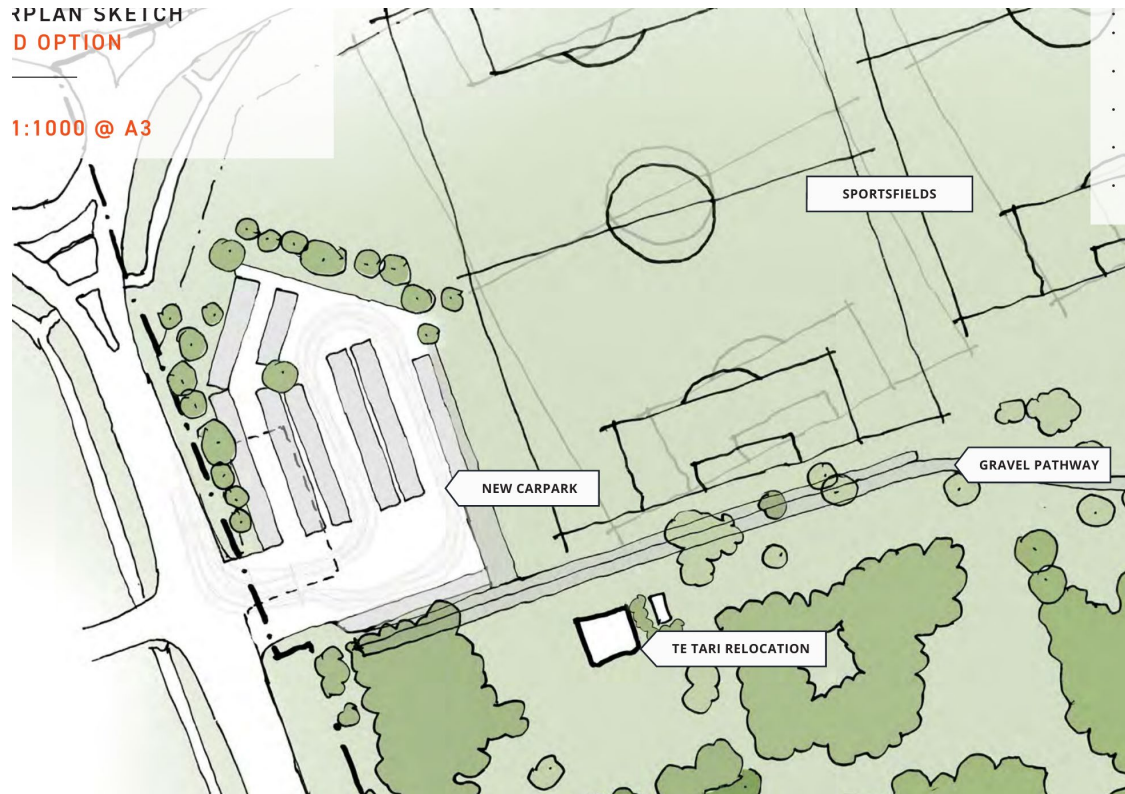
DISCUSSION

- Do Councillors agree with these options?
- Are there any other options that should be considered?

Part Two: Temporary community facility

Progress on the temporary building and sports fields, and the direction sought from Council

Master planning: the 516 site



Budget FY26-27

\$5.2M community facility / \$1.8M sports fields

516 site Master Planning to achieve recreation, community space and sports fields

- Early master planning has been undertaken to explore location of sports fields and a community facility to meet the needs identified as part of the community engagement process.
- Responding to the immediate need for a community facility - post demolition of the existing dwelling, considered a relocatable building.
- Considered activating 2-3 sportsfields

Background: Facility & Sports Field Option Planning

Options Explored

Facility

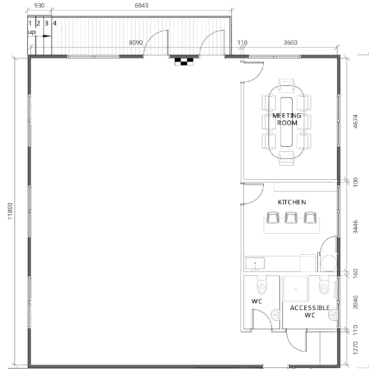
- Use an **existing** or **new** temporary/relocatable community facility of about 180–200m². High-level cost estimates obtained circa \$1m - \$1.5m. The **facility development** timeframe is circa 12-18 months.
- Variation to the **Resource Consent** (held to convert the former dwelling) to enable a relocatable facility; estimated timeframe is 6 – 8 months.

Sports Fields

- Master Planning for sports fields on 516 has been explored

Constraints to developing the site

- Water infrastructure and access constraints off SH6 have caused delays to both projects. It has been determined the sport fields can not be constructed until these constraints have addressed.



Key Constraints and Dependencies

Summary of constraints, infrastructure considerations and NZTA dependencies

QUEENSTOWN
LAKES DISTRICT
COUNCIL

KEY CONSTRAINTS AND DEPENDENCIES

Constraint	Impact / Details	Current Impact Status
 Transport access	NZTA approval and Howards Drive / SH6 signalisation - timing is required for sports fields (up to 300 people) Key external dependency.	High
 Transport access	NZTA support needed for community facility – potential workable solution. (NZTA are a key enabler to securing consents)	High
 Infrastructure	Potable water, stormwater and wastewater pathway need formal confirmation, but a workable solution is in place for the community facility.	Medium
 Consents	Early consenting assessments (building and water water) are not signaling as a constraint.	Low
 Ground Conditions	Nothing is suggesting any material issues	Low

INFRASTRUCTURE CONSTRAINTS

 Infrastructure Three waters and SH6 corridor works	Storm Water	Waste Water	Water Supply
	 Discharge manageable onsite	 Discharge manageable onsite – using septic tank  Not possible to connect to mains sewer	 Connection for relocatable community facility  Not possible to connect to mains water for sportsfield irrigation

 Intersection delivery Howards Drive / SH6 signalisation	NZTA Support Relocatable Facility	NZTA Does Not Support Sports Fields
	 NZTA will support the relocatable facility (separate to the signalisation of Howard's Drive) – as it matches the current Resource Consent for traffic impacts	 Not supported by NZTA due to the high volume traffic impact – until such time that the signalisation of the Howard's Drive intersection is complete

KEY TAKEAWAY



Transport access is the critical dependency

Timing and NZTA support are essential.



Infrastructure solutions are workable

Three waters solutions are in place for the community facility.



Consenting and ground conditions are not limiting factors

Low impact at this stage.



Intersection works will determine sports field support

NZTA support for sports fields is dependent on signalisation completion.

IMPACT STATUS KEY:

High

Significant impact / Key dependency

Medium

Moderate impact

[UNCLASSIFIED]

Low

Low impact / Not a constraint

Other Site Options Explored

Given the evolving constraints, other sites for a temporary community facility have been explored – all failed to provide a better solution than 516

The sites were all within the immediate 516 location



The site criteria was based upon a small facility that could be relocatable and considered the following:

- Carparking constraints
- Accessibility for local residents
- Planning/consenting constraints
- Access to infrastructure
- Cost to implement
- Risks associated with flooding

What this means for the temporary building?



MoE's continued interest in the site creates three risks for the temporary building project:

- Timeframes – the temporary facility and new school timeframes overlap
- Funding and timing – a permanent, shared facility delivered jointly could offer better value than a temporary solution
- Location – the draft site overlaps the land MoE is interested in, so an alternative may be needed. The location of the sportfields also needs to be considered jointly.

The MoE partnership (Part One) is what makes broader shared outcomes possible.

Councillors need to consider whether or not we should continue to progress now, or pause to pursue them?

Option 1 – Progress a temporary facility

1

Continue progressing a temporary community facility in an appropriate location (noting sportsfields cannot be progressed currently)

Advantages

- Meets community expectations that a short term community building will be progressed
- In line with Long Term Plan investment
- If well placed, could form part of the long-term solution, or be repurposed in the future

Disadvantages

- Infrastructure costs would need further investigation
- Proposed location is part of the site MoE is interested in, so an alternative location would need investigating
- Risks losing the chance to negotiate broader community outcomes through a joint project with MoE
- Could be seen as poor use of ratepayer funds if a permanent solution is achievable
- Indicative delivery timeframe of 12–18 + months, plus 6–8 months for a new consent. Some uncertainty regarding granting of the consent in new location.

Option 2 – Pause and investigate

2

Pause progression of all community facilities on 516 until further investigations with MoE are complete and Council has made its final decision

Advantages

- Time to explore a joint project with MoE that achieves broader community outcomes, including reduced traffic across the Shotover Bridge
- The permanent location of the facility and sports fields can be resolved
- Maximises co-location and cost sharing across community facilities
- Delivers facilities that better meet the community's long-term needs

Disadvantages

- Timeframe to deliver a community facility could be extended
- Te Pūtahi community continues to have a shortfall in community facilities, so delivery expectations are not met
- Council could decide not to progress a joint project with MoE, which would delay delivery further

Officer recommendation

Officers recommend Option 2 — pause and investigate

- The proposed location sits within the land MoE is interested in, so building now risks committing to a site that may need to change
- Infrastructure & consenting constraints already delay the construction of sports fields, so a pause could result in a better overall longterm outcome for the community
- A joint project with MoE offers co-location, cost sharing and broader community outcomes. This will result in the capex associated with this project being pushed out.
- Increased opportunities to achieve greater community outcomes, and securing \$ to deliver projects.

What this does not do

- Cancel the temporary facility or remove its need
- Decide whether land is sold or leased to MoE — that sits with Part One
- Commit Council to a joint project with MoE

Direction sought today

Support for pausing progression of community facilities on 516 while the site option analysis is completed, with the temporary facility returning to Council alongside the preferred site option in Q2 2027.

Do Councillors agree with this approach?

Next Steps

Sep – Dec 2026: Analysis of options

- Confirm options and undertake detailed investigation of shortlist options including concept design
- Seek site valuation
- Will include early engagement with partners / stakeholders
- **Temporary facility:** paused while investigations run; Long Term Plan funding retained and location options kept open

Q2 2027: Full Council Meeting

- Seeking a decision on a preferred option
- **Temporary facility:** pause ends — Council decides whether to progress, relocate or align it with a joint project

Q2/3 2027: Possible Public Engagement

- Depending on the preferred option, public engagement may be required.

By Mid 2027: Final decision made by Council

- Timing of implementation will depend on the option chosen