

31<sup>st</sup> October 2022

Hon David Parker  
Minister for the Environment

By email: [d.parker@ministers.govt.nz](mailto:d.parker@ministers.govt.nz)

Tēnā koe Minister,

### **PROPOSED TE PŪTAHI LADIES MILE PLAN VARIATION – STREAMLINED PLANNING PROCESS APPLICATION**

Queenstown Lakes District Council is currently developing a set of proposed plan provisions for the Te Pūtahi Ladies Mile Zone and is seeking direction to use the Streamlined Planning Process for the proposed Te Pūtahi Ladies Mile Plan Variation.

The attached Streamlined Planning Process Application provides all the details as required by Part 1 – Part VII, but a summary of the background to the request is provided below.

#### **Background**

Queenstown Lakes District is a high growth district within New Zealand<sup>1</sup> and has been experiencing unprecedented levels of population, visitor, and economic growth. In the last two decades the district has become the most expensive place in New Zealand to live, while at the same time the population has more than doubled to approximately 42,000. Housing supply, choice and affordability have not kept up with this growth and as a result many residents struggle to find suitable and affordable homes.

The Proposed Te Pūtahi Ladies Mile Plan Variation promoted by the Queenstown Lakes District Council (Council) has been an area investigated by the Queenstown Lakes District Council for some time. In October 2017 the Council agreed to incorporate the northern part of Ladies Mile area into Council's Housing Accords and Special Housing Areas Implementation Policy. This included an Indicative Masterplan, to provide for intensive residential development with a small mixed-use area to maximise the yield of the land (approximately 1100 homes).

In April 2019 three SHA proposals for development within the Indicative Masterplan area were considered by Council, however all were rejected by Council, primarily due to traffic and stormwater concerns.

Whilst the SHA proposals were rejected, Council recognised that there would continue to be significant pressure from landowners to urbanise the area and has therefore taken the lead in order to deliver a comprehensive and integrated response for the optimal urban development outcome that responds to all of the relevant factors.

---

<sup>1</sup> National Policy Statement on Urban Development 2020 Appendix: Tier 1 and Tier 2 urban environments and local authorities.

Subsequently, Council has undertaken a significant amount of work to develop a Masterplan for the area with a wide range of community and stakeholder engagement. The area has also been recognised by the Queenstown Lakes Spatial Plan<sup>2</sup> as a priority development area that will provide additional housing capacity and housing choice in a location that is suitable for accommodating growth.

As a priority development area, it is supported by the Whaiora Grow Well Partnership, who have recognised there is an opportunity to accelerate the delivery of the masterplan. It is acknowledged that a “business as usual” approach will not achieve the strategic direction of the Spatial Plan or the Te Pūtahi Ladies Mile Masterplan.

As a result, the Te Pūtahi Ladies Mile Taskforce has been established to help implement the Masterplan, acknowledging that each of the Grow Well Whaiora partners has a role to play in its successful implementation.

The Te Pūtahi Ladies Mile Taskforce is incredibly important to the delivery of the Masterplan, as there are significant infrastructure funding constraints that have the potential to slow the delivery of housing within the area.

The Te Pūtahi Ladies Mile Taskforce will have the following core tasks; supporting the delivery of the preferred planning outcome, updated schedule of key inputs, explore barriers and advise on possible solutions (e.g., transport interventions, speed limits, infrastructure funding (including social)), delivery of affordable housing and what other tools can be explored.

### **Other matters of importance to note**

The development of the Masterplan and the plan provisions has been an iterative process as a result of significant engagement with key stakeholders, affected people and interested parties. Given the high community and iwi interest, the Council have asked that the following also be considered:

#### The water quality issues and proximity of Lake Hayes

Iwi representatives from Aukaha and Te Ao Marama Inc. have been closely involved in the development of the Te Pūtahi Ladies Mile Masterplan design process. The key resource management issue for iwi for the development of this land for urban purposes is stormwater management. Discharge to awa is to be avoided, and high levels of treatment and attenuation of stormwater are important to protect the mauri of the awa.

#### Appointment of the Panel

During the 30 June 2022 Council meeting that resulted in the adoption of the masterplan and Plan Provisions, Council considered there would be merit in appointing a Panel with some expertise in freshwater planning, including giving effect to Te Mana o te Wai, stormwater planning and transport / traffic engineering.

---

<sup>2</sup> The Whaiora Grow Well Partnership is a new Urban Growth Partnership. Partners include QLDC, Kai Tahu, Otago Regional Council, New Zealand Government. And a number of other key agencies Kaingā Ora, Ministry Housing Urban Development, Department Internal Affairs, Waka Kotahi, Ministry Business Innovation Employment.

Stakeholders with a particular interest

Include in the list of persons likely to be affected by the proposed plan variation: Friends of Lake Hayes, Mana Tāhuna, Kai Tahu (Aukaha and Te Ao Marama) and the Otago Regional Council.

If you have any questions regarding the application please contact either myself via email [tony.avery@qldc.govt.nz](mailto:tony.avery@qldc.govt.nz) or phone 03 441 0461 / 027 498 2473; or Liz Simpson, Senior Planner – Urban Development via [liz.simpson@qldc.govt.nz](mailto:liz.simpson@qldc.govt.nz) or 03 450 0327.

Nāku noa, nā

A handwritten signature in black ink, appearing to read 'Tony Avery', is written over a horizontal line. The signature is enclosed in a light gray rectangular border.

Tony Avery

General Manager, Planning and Development

Encl: Appendix A – Te Pūtahi Ladies Mile Zoning Plan

# Appendix A – Te Pūtahi Ladies Mile Zoning Plan

