

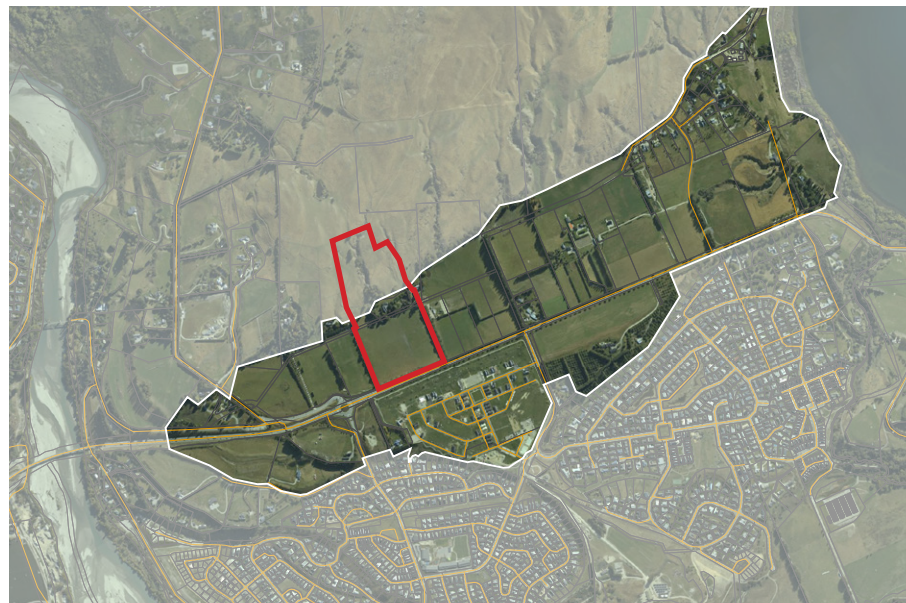
Flints Park

Te Pūtahi Ladies Mile Queenstown



context and background

The site forms part of the Te Pūtahi Ladies Mile character area that forms part of the eastern approach to Queenstown. The area is currently being planned to accommodate significant urban development.



THE SITE

The 15.5ha site is located on the northern side of Te Pūtahi Ladies Mile nestled between Slope Hill, and the State Highway (SH6 – Frankton Ladies Mile Highway). It is approximately:

- » 3.5km to the 5 Mile Commercial Centre
5 mins by car / 15 mins cycle / 40min walk
- » 1.1km over SH6 to Shotover Country school and shops
2 mins by car / 5min cycle / 15min walk

Approximately half of the site is generally flat, with the remainder being on the foothills of Slope Hill. It features the historic Glenpanel Homestead and grounds on the lower slopes.

The lower flat area is approximately 7ha in size (or circa 50% of the site).



LANDSCAPE

The Ladies Mile Flats include the flat land that occupies the space between Slope Hill to the north and the terrace edges flanking the north side of Lake Hayes Estate, Shotover Country and Queenstown Country Club to the south. They drop to the Shotover River in the west and Lake Hayes in the east.

Substantial development has occurred below the terrace edge where development is screened by topography. This includes Lake Hayes Estate, Bridesdale and Shotover Country. The more recent development of Queenstown Country Club sits on the flats.

Slope Hill rises approximately 300 metres above the site, and forms the northern backdrop to the site. Also used almost exclusively for grazing, it is defined as an Outstanding Natural Feature (ONL) in the the Operative District Plan.



SPATIAL PLAN

Future urban development is being planned in partnership between Central Government, Kāi Tahu, and the Queenstown Lakes District Council – *The Whaiora Grow Well* Partnership.

The Queenstown Lakes Spatial Plan sets out the partnership's long-term approach to address growth-related challenges across housing, transport and the environment. Three principles and five spatial outcomes have been adopted to guide the direction of the Spatial Plan. This draft plan is due to be released for community consultation this month and the objective is to have this adopted by July 2021.

The plan above represents the preferred 'Connected Centres' approach that is currently being developed.

policy guidance

RESOURCE MANAGEMENT ACT

To promote the sustainable management of natural and physical resources in a way, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while safeguarding the life-supporting capacity of air, water, soil, and ecosystems.



NPS URBAN DEVELOPMENT

New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.



QLDC GUIDANCE

QLDC *Grow Well* Spatial Plan Key Principles

- | | |
|-----------------------|---|
| Wellbeing | Create an environment that supports social interaction and livability |
| Resilience | Provide for low impact infrastructure that supports growth |
| Sustainability | Ensure a sustainable response and approach |

vision

The masterplan for Flint's Park illustrates how the vision principals and objectives will work together to create a well-designed, distinct and sustainable place, held together by an attractive, safe and accessible public realm.

The masterplan has been guided by good urban design and planning principles to help achieve the vision and create a great place.

The Vision is to provide a comprehensive urban development that is well connected, that integrates and addresses its wider context that can adapt to urban pressures. Creating a strong sense of place, celebrating diversity and the environment

DESIGN REQUIREMENTS



To ensure development responds to the valued attributes of Te Pūhahi Ladies Mile.



To contribute positively to the existing and future vision and character of Te Pūhahi Ladies Mile as identified in the Master plan.



To provide for a largely mid-rise, human-scaled neighbourhood with a diverse range of building types with some higher built form in specified areas.



To maintain and enhance the valued built and social heritage characteristics of Te Pūhahi Ladies Mile.



To ensure development appropriately considers the amenity impacts on neighbouring development and achieves a high standard of internal amenity within the development.



To provide a highly walkable neighbourhood with increased permeability and laneways through blocks.

the concept plan



outcomes

Flints Park aligns with Council's Te Pūhahi Ladies Mile masterplan process, ensuring delivery of an integrated urban development which is capable of intensifying or adapting over time.

This outcome has been achieved by shaping a simple yet robust underlying development framework that:

- » Allows a wide range of land use and house typologies to be applied;
- » Provides for a school and Early Childhood Centre;
- » Secures the long-term sustainable adaptive re-use of the heritage Homestead;
- » Creates a parkland and destination feature for the wider community, and;
- » Provides access up Slope Hill.

KEY OUTCOMES

Total Development Area Illustrated: 9.1ha

School and ECC: 2.9ha

Lower Flat Area: 3.4ha (excluding school)
Yield (Dwellings): 144 dwellings
Net Density: 42 dwellings per hectare (dph)
Local centre

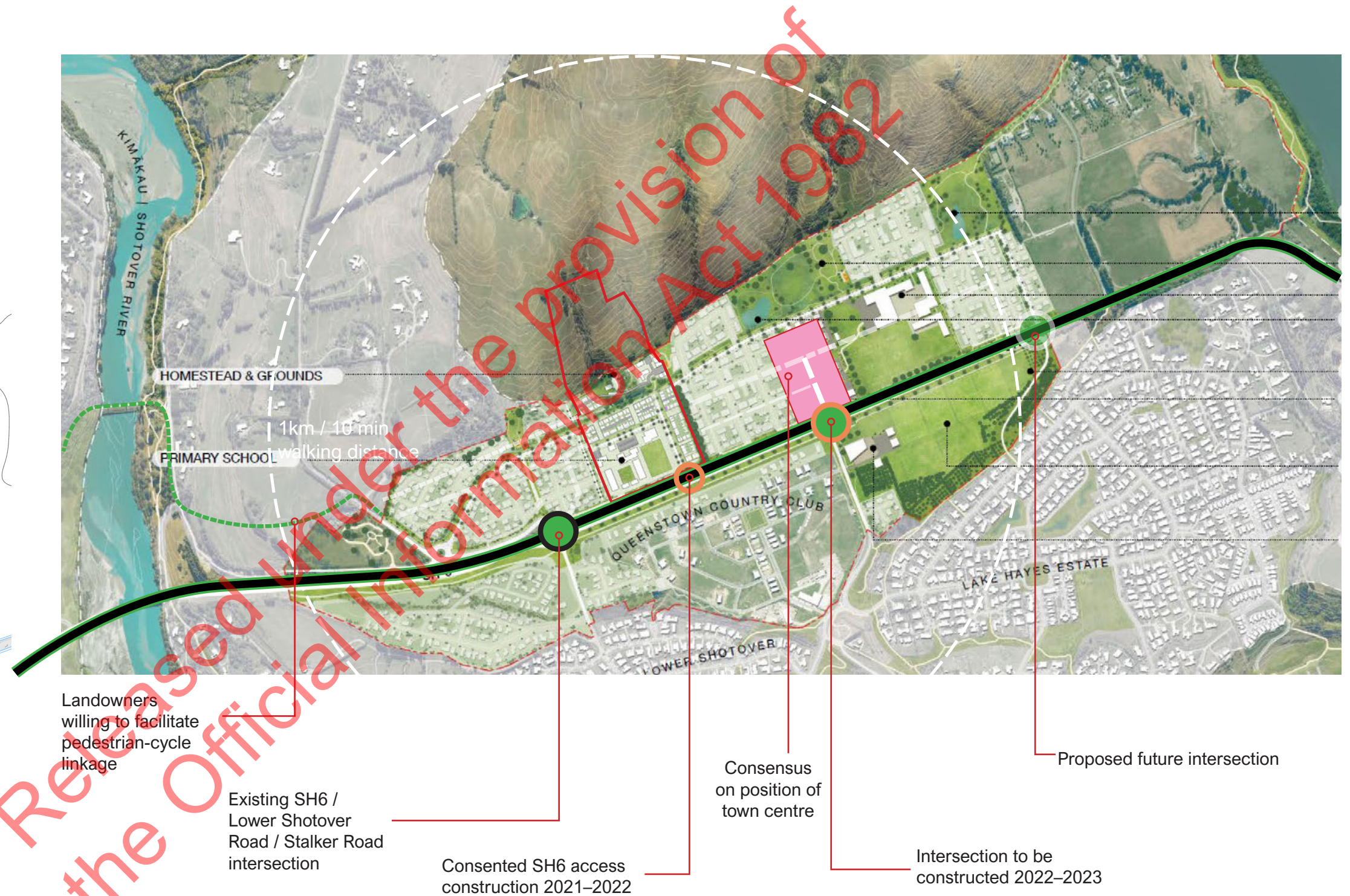
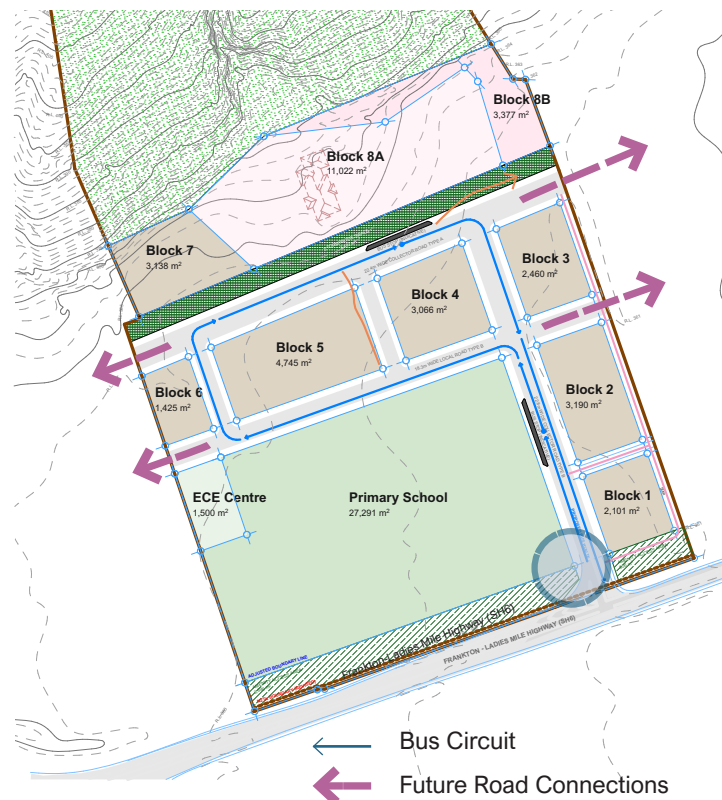
Homestead Area: 1.4ha
(Local Centre) Adaptive re-use of Glenpanel Homestead
New regional facility
27 dwellings



deliverability

With its own dedicated consented SH6 access, Flints Park can be delivered independently of other masterplan elements.

As illustrated below, Flints Park has a simple road system that allows it to function independently from day one.



delivering: wellbeing

Create an environment that supports social interaction and liveability

Principal	Why is it proposed?	How does the Structure Plan respond?
Density and built form	<i>New density and built form controls will ensure that new development is responsive to the local context and characteristics of Te Pūtahi Ladies Mile.</i> <i>Development at a density that is higher than what has been traditionally developed east of the Shotover Bridge is required in order to respond not only to the population pressures but also to help address the transport issues that require higher densities in order to operate at a sustainable level.</i> <i>Providing for a unique built form based on a hierarchy of street and spaces.</i>	» Ensuring diversity and variation in built form that supports whole of life living. » Keeping the architectural style simple and allowing for variety and interest through appendages like verandas, porches, garages etc. » Encourage the use of verandas and porches to ensure that the public realm is overlooked and safe. » Appropriate location of open space and higher density living. Providing amenity for people that supports smaller dwellings and apartment living. » Using dwelling density to great effect, carefully by focusing on areas where topography can help absorb built form. » Ensure that private open space is well functioning of high quality and private.
Recognise and celebrate the valued heritage and character of Te Pūtahi Ladies Mile	<i>Heritage and landscape are integral to a place's identity and connection of people to place. This includes both physical heritage and intangible aspects of heritage such as social heritage, memories and rituals.</i>	» Create a legible open space network, enhance view shafts » Converse, enhance and celebrate any existing heritage structures where possible including the adaptive reuse of existing buildings and landscape. » Create and enhance greenbelts between neighbourhoods helps define character and identity, but also optimises frontages to amenity
	<i>Slope Hill is an integral backdrop and attribute of Te Pūtahi Ladies Mile. Consideration needs to be made to unlock opportunities on the upper slopes</i>	» Create linkages up the upper slopes and encourage context appropriate and environmentally sensitive development
Adopt universal design principles to cater for a diverse community at all stages of life	<i>By paying attention to how people can contribute to the community.</i> <i>Providing for a broad range of community, creative, educational uses to support local access to goods, services and jobs. This will enhance the heritage fabric as a unique experience and embraces art and culture.</i> <i>Having things close to hand allows for an accessible and affordable lifestyle, reducing travel time and car demand.</i>	» Providing for a wide range of uses that cover aspect of culture, heritage, education and visitor accommodation. » Support diversity in living options » Providing for a focal point for the community based on the homestead and grounds. » Trails and cycle/pedestrian walkways provide connections to the countryside.
	<i>Part of the planning strategy for Flint's Park proposes to create a 20-minute neighbourhood, where people can meet most of their everyday needs within a 20-minute walk, cycle or local public transport trip of their home. Te Pūtahi Ladies Mile does not have wide range of activities and services within the neighbourhood. Residents rely on surrounding destinations such as Frankton, Five Mile and Queenstown for shopping, community facilities and creative spaces</i>	» Decrease the impact of the vehicle carriageway by accommodating visitor parking in landscaped parking bays » Providing for activate streetscapes, and development provides for a compact and walkable environment. » Provide paths that can accommodate mobility scooters, children cycling » Ensure urban foot paths are in close proximity to property boundaries » Provide a network of recreational pathways that connect to focal points and destinations

delivering: resilience (1 of 3)

Provide infrastructure that supports growth

Principal	Why is it proposed?	How does the Structure Plan respond?
Encourage a mix of uses to establish social infrastructure	<i>The settlement to the east of the Shotover Bridge is expected to grow to contain a population that will need further educational facilities.</i>	» Ability to accommodate a school site and enable a child-care facility.
	<i>Creating local jobs for local people, and encouraging local investment..</i>	» Ensure sufficient density that can support local services » Create strong connections to the future town centre areas.
	<i>Schools feature significant open space. This can be used as part of wider public realm initiatives while optimising development potential elsewhere</i>	» Locate playing fields close to the state highway » Utilising and optimise public pathways (pedestrian and cycle) to create safe access routes for students » Concentrate vehicle movements to internal road networks
Support affordable living	<i>Affordable living is required in Queenstown to help provide homes for low and moderate income households within close proximity to transport, amenity and a wide range of jobs.</i> <i>Flint's Park's proximity to schools, the medical services, supermarkets, retail, industrial centres and entertainment centres, at Five Mile along with the availability of sunny flat land make it an ideal location for people who work in these industries on low to moderate incomes to live. Affordable housing is an important component to support these types of jobs.</i> <i>Help deliver affordable dwellings in Te Pūtahi Ladies Mile (75% of the median house price)</i>	» Reduce reliance on the private motor vehicle » Implement sustainable building practices, that can reduce household operational costs » Build in an efficient and compact way that is inherently affordable by design » Encourage buildings that can be adapted for a range of uses and housing options » Encourage multi-housing typologies with target market in mind » Deliver a high-quality public realm and built environment that supports more intensive living » Optimise opportunities for non-vehicular connections and pathways » Encourage intense built form outcomes that can be delivered with lightweight construction » Design with the contour of the land to minimise earthworks » Minimise wastage
Ensure Integrated Water Management solutions are incorporated into Flint's Park to support a resilient and liveable neighbourhood	<i>Flint's Park's streets, buildings and open spaces will be designed to manage water in an integrated way throughout the neighbourhood.</i> <i>Investigate options to implement Integrated Water Cycle Management Strategy, including water supply, sewerage, drainage, flood management and stormwater quality. It is considered prudent to provide residents in Flint's Park with a reliable fit-for purpose (non-potable) water supply based on stormwater capture and re-use.</i>	» Utilise wider road reserves in key locations to optimise on-site (swales) stormwater attenuation and filtration » Encourage water-efficient design to help with resilience (drought and fire), and decrease demand on Council infrastructure » Utilise land scape setback from State Highway for stormwater purposes » Soft landscaping between car parking bays to be used for stormwater detention

delivering: resilience (2 of 3)

Provide infrastructure that supports growth

Principal	Why is it proposed?	How does the Structure Plan respond?
Sustainable movement patterns	<i>Walking routes will be designed and prioritised to ensure good access to destinations in Te Pūtahi Ladies Mile and surrounding areas.</i> <i>A growing population and increased local economic activity will generate significantly more walking trips in Te Pūtahi Ladies Mile (and Shotover Country) into the future. The current design of streets and traffic movements do not support the walking at the top of the transport hierarchy.</i>	» Encourage more sustainable movement patterns (reduce car dependency for local trips), embrace active travel, on-demand and shared mobility. Walking, cycling and active travel should be the most attractive choice for trips along Ladies Mile and into Frankton » Support an expanded and enhanced cycling network to facilitate safe and enjoyable cycling to, from and around Ladies Mile, Five Mile and Frankton, through Quail Rise.
	<i>In planning for the future needs of a growing residential and worker population, the streetscape, infrastructure and open space as outlined in this structure plan require a monetary commitment to ensure their delivery.</i>	» Co-Design active travel, on-demand and shared mobility services with community and operators » Link into the developing network of walkways, bridle paths and cycle ways. Walking routes will be designed and prioritised to ensure good access to destinations in Te Pūtahi Ladies Mile and surrounding areas – including safe crossing points of the state highway
	<i>High quality, frequent and reliable public transport will be supported in Te Pūtahi Ladies Mile to provide a convenient service for residents, workers and visitors to get around.</i> <i>As the Te Pūtahi Ladies Mile population grows, the public transport system will need to move an increasing number of people efficiently, reliably, comfortably and conveniently. Te Pūtahi Ladies Mile's public transport services must be improved early in the development cycle in order influence the travel behaviours of future residents.</i>	» Providing a clear and legible hierarchy of street scale and design » Optimising legibility to public transport nodes » Optimising amenity within streets » Neighbourhood streets become pedestrian orientated. » Ensuring that key roads are wide enough to accommodate public transport initiatives
Ensure good access to community and creative infrastructure within and around Flint's Park	<i>Good access to community and creative infrastructure will be provided to meet the needs of the growing population in Shotover County, and Te Pūtahi Ladies Mile.</i> <i>Through the Te Pūtahi Ladies Mile Master Plan process it has been established that there is a need for a range of community infrastructure, such as a community centre, local library, childcare, outside school care, playgroups and primary schools.</i>	» Ensure safe and legible pedestrian access to amenity nodes
Car Parking		» Provide sufficient onsite car parking » Streets are pedestrian orientated » Encourage innovative storage solutions » Provide shared car parking options » Provide for electric vehicles

delivering: resilience (3 of 3)

Provide infrastructure that supports growth

Principal	Why is it proposed?	How does the Structure Plan respond?
Deliver new open spaces in Flint's Park to meet the different needs of the growing community	<i>New open spaces will be delivered in Flint's Park including developing the existing gardens around the old homestead for public use.</i> <i>The population living east of the Shotover bridge has increased significantly over the last few years and there has been an underinvestment in open space. A range of new open spaces are required to meet community needs, including green, active recreation and urban spaces.</i>	» Incorporating the state highway setback requirement as an integral part of the amenity, open space and pathway development » Incorporate open space and amenity areas, as part of development, the on the upper slopes to integrate with the overall network
Help ensure delivery of public realm and community infrastructure	<i>New development in Flint's Park will contribute to the financing of community infrastructure and public realm improvements. In planning for the future needs of a growing residential and worker population, the streetscape, infrastructure and open space as outlined in this structure plan require a monetary commitment to ensure their delivery.</i> <i>The streetscape and open space improvements proposed in this structure plan are necessary to meet the open space and amenity needs of the future population. A Te Pūtahi Ladies Mile SPV will ensure that these essential items can be delivered.</i>	» Seeking to ensure development contributions are reinvested in the masterplan area » Investigate and support alternative methods of home ownership. » Support alternate models and mechanisms for cost recovery of infrastructural capital costs



delivering: sustainability

Ensure a sustainable response and approach

Principal	Why is it proposed?	How does the Structure Plan respond?
Aim to achieve best practice environmental management and innovation to respond to emerging issues	<i>Designing with natural features in mind can reduce the need for excessive earthworks and with smart light weight construction techniques the impact of dwellings on the environment can be reduced.</i>	» Design with natural features in mind – including on the upper slopes around the homestead » Establish ecological corridors » Connect back to nature to improve amenity » Focusing on low impact design » Provide for clean waterways and stormwater » Provide a robust urban framework and built form capable of accommodating alternate energy and 3 waters solutions over time

