

Ladies Mile Landowners Workshop – 1 November 2019

Meeting Summary

Land Use

We need to protect aesthetics and environment.

- Need to involve designers to ensure continuity.
- Suggest independent urban design board to review and have developers answerable to. But still needs to be commercially viable.
- Set the bar high then good development will happen.

The planned setbacks from the road need to be reduced.

Planning of greenfields is easy – but life is more dynamic and growth happens sooner and faster than you think. If private developments are tabled, they often go through (Queenstown, Wanaka, Auckland, Tauranga).

Queenstown is reactive to growth.

There is an element of confusion about the current status of the land and its zoning by some.

Pet lodge – wants a rural setting so they can continue to look after their animals in the manner they do now. Don't want to have neighbours complaining, currently have convents in place to prevent this from occurring. Proposed roundabout location is right at their entrance. The proposed dog park is not safe.

Where is the entrance to Queenstown? Does this move?

Transport

It isn't safe for children to ride to school.

There are already issues at Quail Rise, both in terms of council planning and the development of active travel.

Currently in Queenstown there are lots of areas with little amenity, forcing a car centric culture, where everyone travels to one location (Frankton).

The cycling trails are awesome – one of the best things in the district.

State of Ladies Mile transport is already bad – solutions need to be looked at now, regardless of further development.

Highest priority is sorting out transport infrastructure. Need to take a network-wide approach so one solution does not produce bottlenecks elsewhere.

LADIES MILE is a funnel, catching traffic from everywhere (Arrowtown, Cromwell, LHE, SC, Wanaka) and everyone joins on the state highway

What is the view of NZTA/ORC/QLDC of transport? When is NZTA going to do something?

Important to integrate transport with land use.

Roundabout – Stalkers road/state highway/Lower Shotover, only one lane, no free left-hand turn. It isn't big enough now, let alone with any further development.

This isn't just a Ladies Mile issue – it affects the whole of Queenstown. It's the entrance to town, changes will affect local businesses.

Needs/wants

- State highway underpass
- Walking/cycling
- Restriction of cars per household

Parking is a huge issue – homeowners should provide sufficient off-street parking on their individual lots.

Put tolls on the roads coming out of Arrowtown, Jacks Point, Kelvin Heights etc. as everyone is going to Frankton.

No petrol stations on Ladies Mile.

Low cost/free public transport or small buses within the subdivisions – must be frequent and able to walk to stop. Currently buses are empty, so effectively they are free.

We need to increase parking costs in town so it isn't affordable for people to drive and more people will use Public Transport.

Comment put to council staff – in Scandinavia, they use software to ensure infrastructure is put in place before they get development.

- Why don't we look at them for best practice?
- NZ can't always build ahead of development due to financial viability.
- Mindset in Scandinavian Countries is different – people are prepared to live differently and pay more taxes.
- Designate infrastructure at the start – don't have to build it, but it's there when it is required
- Democracy in NZ is different there are many layers of decision makers.

General feeling that that infrastructure is being done ad hoc, however it is being planned for.

Park and ride isn't a good solution – where are the people coming from? Why will they get out of their cars?

Need a better solution than a roundabout for LHE.

Bring services into developments to reduce reliance on cars.

Speed zones need to be changed.

Community

A community is lacking, what can we do to prevent this happening further?

We need to Make Queenstown more exclusive rather than catering for the lowest common denominator.

Thought that a school is the lynchpin of the development, get MOE to decide to put a school on Ladies Mile and then build around it.

Developers need to provide for community needs within the subdivision. (for example requirements per numbers of houses).

- Schools.
- Cafes.
- Bars.
- Shops.
- Swimming pools.
- Sports fields.
- Community Facilities for dancing, judo, gym, sports.

Where is the heart of the Ladies Mile area? How do we make this a place for people?

Any development of Ladies Mile needs to be integrated into LHE and Shotover Country.

Should the arts and cultural centre be smaller and distributed throughout developments rather than in town?

- Need lots of little community centres.
- Arrowtown Rugby Club is a good example.

Is the 516 property within the scope of the establishment report?

- Yes – and could be used for community purposes

It's sad that no one goes into the centre of town, locals aren't encouraged to go there, all the shops are filling up with tourist shops.

- Lots of talk of never going into town.
- Can't get parking.
- Would want to go if there was arts and cultural centre.
- Don't want to see locals driven out of town.

Queenstown is a young people's destination – hamburgers, bars, \$2 shops. There is a need to accommodate for pensioners better.

Get developers to pay for parks and hospitals.

Does council have the ability to stipulate a sustainable "green" development?

Existing issues – Lake Hayes Estate and Shotover Country

The number of people and vehicles projected for Shotover Country has been far surpassed. All these people come through the Ladies Mile pipeline.

Presumption that the development will follow the same LHE / Shotover style.

- People are concerned about numbers of rentals, maintenance, parking.
- Needs to be developed so that it works.
- Off street parking
- Public Transport that works independently of the highway

Housing

Do we need more houses?

Do we need more people?

Do residents want this?

Whether we want it or not, people want to come live in Queenstown. We need to manage it, and Spatial planning is a central point of this.

- We can't stop growth

Affordability issues.

- People who can't afford to buy need to be able to rent.
- Homeownership rates are dropping internationally.

Spatial Plan integration

How does the Spatial Plan and Ladies Mile Masterplan Establishment Report work together?

- Who is informing who?
- How do reporting lines work?

- Will they align at the end of the day?
- Iterative process that is collaborative.

How does the District Plan within the Spatial Plan and Ladies Mile Masterplan Establishment Report?

- The Masterplan will identify and test options for plan changes.

The Masterplan falls under the Spatial Plan, it will offer more detail on Ladies Mile. The Masterplan will discuss the look and feel for the specific area. The Spatial Plan will provide the growth framework and look/feel for the whole district. Answering questions such as:

- How do we grow?
- What infrastructure.
- And provide guidelines for individual MPs

The Masterplan and the Spatial Plan have to align and work together, along with other statutory and non-statutory documents and plans.

The Masterplan needs to meet the needs of infrastructure investment but also plan changes.

Timeline

What is the time line for plan changes?

- There are lots of moving parts e.g. hearings, appeals, government, funders.
- Consents can be applied for on a notified plan change.
- Best case scenario might be 2021 – Only if a lot of the appeals are sorted prior to/during the plan change process.

How long to do a Masterplan?

- This will be identified as part of the Establishment Report, likely to be one year.

Establishment report timeline – draft will be ready in December and will go to Council in early 2020.

Can we speed the process up? A lot of development is already occurring, concerned that the length of time will take might be a waste. Developers will get in front of it.

- Don't hold too many workshops
- Prioritise the key things and move on and get things done

