



**Establishment Report  
for the Ladies Mile  
Masterplan  
Background**

# Today's purpose

We want to gather as much info as we can from you to better understand the current challenges and potential opportunities you see around the future of Ladies Mile.

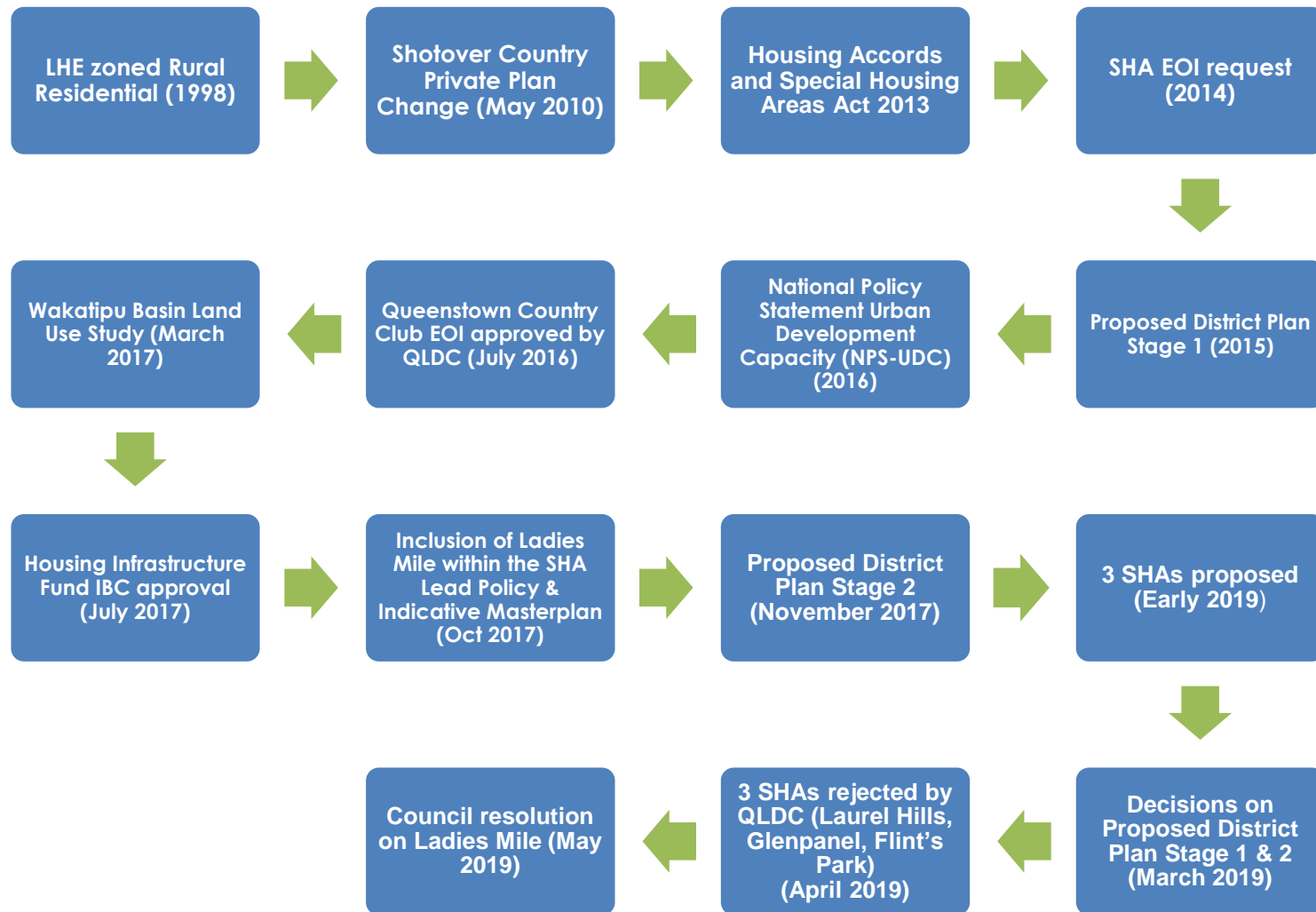
- There may be differences of opinion and that is fine - This is an opportunity to get everyone's thoughts on the table.
- The outputs of this workshop will inform the Establishment Report and potential development of a masterplan for Ladies Mile

# Establishment Report Objectives

We are working to put together an Establishment Report for a potential master plan for Ladies Mile. The objectives of the Establishment Report are to:

1. Set the direction and process to deliver appropriate and integrated planning and investment documents for a masterplan for Ladies Mile.
2. Set the objectives, geographic scope, workstreams, and schedule,
3. Seek appropriate approval from all investment partners to proceed as defined in the Establishment Report.
4. Propose a plan for community engagement to ensure people are aware of the process, understand it, and know how they can have a say.
5. Ensure alignment with QLDC's strategic vision and planning

# Process to date

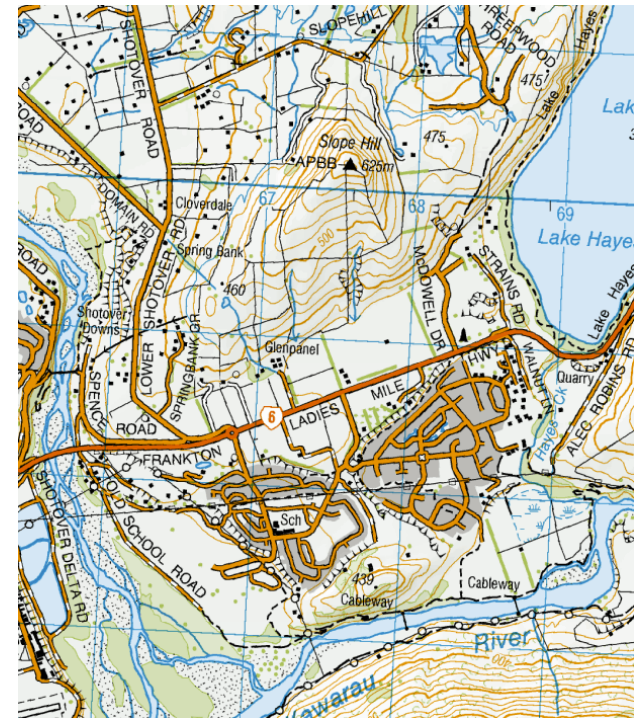


Community engagement has played a significant role in the process so far, and will continue to be a key piece of the puzzle

# Why Ladies Mile?

Ladies Mile ticks a number of boxes:

- Large area of flat sunny land
- Adjacent to existing urban development
- Close to major employment area of Frankton Flats and its industrial zones
- It lies on the main transport corridor into Queenstown, which is highly conducive to support public transport.
- It is one of the few undeveloped areas remaining near Queenstown and can be connected up to major infrastructure relatively easily.
- Lack of natural hazards
- Outside of Outstanding Natural Landscape (ONL) area



## But..

- It is also an area of significance to many locals who value it as a visual gateway to Queenstown.
- There are capacity issues around the Shotover bridge that limit NZTA support for increased density.
- Fragmented ownership - currently held in 16 separate land ownerships. This can make urbanisation difficult as each land owner has different drivers that may not align with each other, Council of the community.
- QLDC recently rejected three SHA proposals due to unresolved concerns around traffic and infrastructure.



# Four options

Following the decision not to support the Ladies Mile SHA proposals in May, QLDC identified four potential options for the future of Ladies Mile where presented to the 30 May 2019 Council Meeting.

1. Implement the Proposed District Plan zones as they stand enabling rural lifestyle and large lot residential housing.
2. Allow private plan changes to proceed to enable individual urban developments.
3. **Develop a Council led plan variation and Masterplan to achieve an integrated plan for development of the area (recommended).**
4. Seek to promote the development of the area as an Urban Development Authority specified development project.

# Council's intentions

Council resolution in May 2019 states:

*“Agree that Ladies Mile may be developed for urban purposes in the medium to long term and that a proactive Council led planning approach should be undertaken, taking into account the wide range of community, housing, recreation, transport, green space and infrastructure considerations on Ladies Mile and the surrounding area”*



# A Masterplan for Ladies Mile

A lot of work has already been done that looks at the suitability of Ladies Mile for development. A masterplan for Ladies Mile brings it all together.



# Why a masterplan?

***‘A dynamic long-term planning document that provides a conceptual layout to guide future growth and development. Masterplanning is about making the connection between buildings, social settings, and their surrounding environments.’***

- This is an opportunity to develop a truly integrated plan for Ladies Mile that everyone can understand and buy into.
- Involves a high degree of community, stakeholder and partner engagement.
- Plans for infrastructure, key community facilities, open space, and staging and timing of development.

# What does it involve?

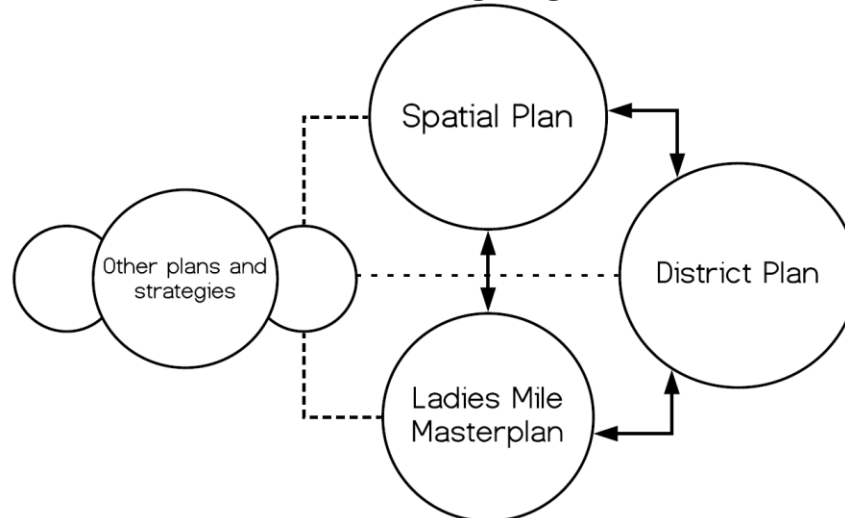
- A masterplan brings everything together into one place
- Sets the vision/objectives and goals
- Extensive community and stakeholder engagement
- Partnership approach with community & stakeholders
- Options development and robust, evidence-based analysis
- An integrated solution



# Queenstown Lakes Spatial Plan

The Spatial Plan will look at the growth in our towns and townships and explore what this means for our infrastructure and community facilities over the next 30 years and beyond.

- Public engagement open from 4 - 27 November (a number of workshops and events planned).
- A draft Spatial Plan is planned to be released in Autumn 2020 for formal consultation.
- It will also serve as QLDC's future development strategy which is required to be produced as a high growth council.



# Spatial Plan and Ladies Mile

- The Spatial Plan will be looking at specific areas in more detail that are expected to see high levels of growth
- This is likely to include areas along the Eastern Corridor such as LHE, Shotover Country and Ladies Mile
- The work done as part of the Ladies Mile Establishment Report will inform the Spatial Plan and the Spatial plan, once developed will inform a potential Masterplan for Ladies Mile



# What's next?

- The information you've given us today will be used to inform the Establishment Report
- We'll package it into a report that we'll share with you.
- The Establishment Report will be finalised in December. If approved by Council the Masterplanning process will kick off early next year and we'll begin putting together a team to deliver it.

