



# Flint's Park

QUEENSTOWN

## Masterplan

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Flint’s Park  
QUEENSTOWN



# Development Vision

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On a site where some of the region's earliest European settlers chose to call home, a new neighbourhood will take shape, giving locals the chance to secure their slice of Queenstown life.

James and Mary Flint were among the first pioneering families in the region, arriving in 1860 to work on the sheep station of Queenstown's founding father, William Gilbert Rees. The Flints settled at what was then called Maryhill Farm. The park-like grounds and special history of the site will remain an intrinsic part of the future.

The locally-based development team have engaged the talent of forward thinking architects and urban designers to meet the challenge of developing a place that is harmonious with it's surrounds, while tackling the need for affordability in the region. The result will be a leading example of urban living in one of New Zealand's most beautiful locations.

Mindfully planned with a strong focus on sustainable architecture and flexible spaces, Flint's Park will provide a mix of modern homes for residents of all life stages. The competitively priced house and land packages will feature private outdoor spaces that blend with communal village greens. The open living and smart use of space will allow for maximum exposure to sun and the surrounding views.

A relaxed, modern living environment in a rural setting, the ease of living will perfectly complement the adventurous spirit shared by those who choose to call Queenstown home. With the mountains on the doorstep and parklike grounds planted by some of Queenstown's pioneers, residents will enjoy the best of both worlds at Flint's Park.



Regional Context

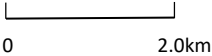
The site is located on the north side of Ladies Mile approximately half way between Queenstown and Arrowtown.

Queenstown Airport is located 5km from the site, while the various commercial developments in the Frankton area provide convenient local shopping and services.

The site is located on Ladies Mile (SH6), which provides an opportunity to link into key public transport routes between Arrowtown, Lake Hayes Estate/Shotover Country and the Frankton transit hub and Queenstown central.



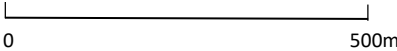
Site Location -FLINT'S PARK SHA







- Site Location – Flint's Park SHA
- Proposed Mixed Use Centre for wider Ladies Mile Community
- State Highway 6
- Shotover Primary School
- Existing Oak Tree Driveway
- Entry opportunities and linkages to Shotover Country and Lakes Hayes Estates
- New NZTA roundabout at Howards Drive



The land subject to this SHA request is approximately 10.2ha and is located on the north side of Ladies Mile, directly opposite the Queenstown Country Club which is currently under construction. SH6 is a limited access road with a high speed environment (80-100kph) although the QLDC masterplan envisages the speed dropping to 80kph along the whole of Ladies Mile.

Access to the site will ultimately come from the existing Stalker Road roundabout and the proposed new roundabout under design at Howards Drive. In the interim a temporary construction access is proposed from Ladies Mile utilising the existing driveway.

The site is located in close proximity to the Shotover Primary School

The site is generally flat and sits between Ladies Mile and Slope Hill. Detailed pictures of the site and locality can be found on the following pages 8 and 9. The land is currently in pastoral use with some lifestyle blocks nearby.

The Ladies Mile / SH6 corridor has undergone significant change over the past two decades with the development of Lake Hayes Estate, Shotover Country, Bridesdale, Five Mile and most recently Queenstown Country Club retirement village is currently under development.

Legal Description:

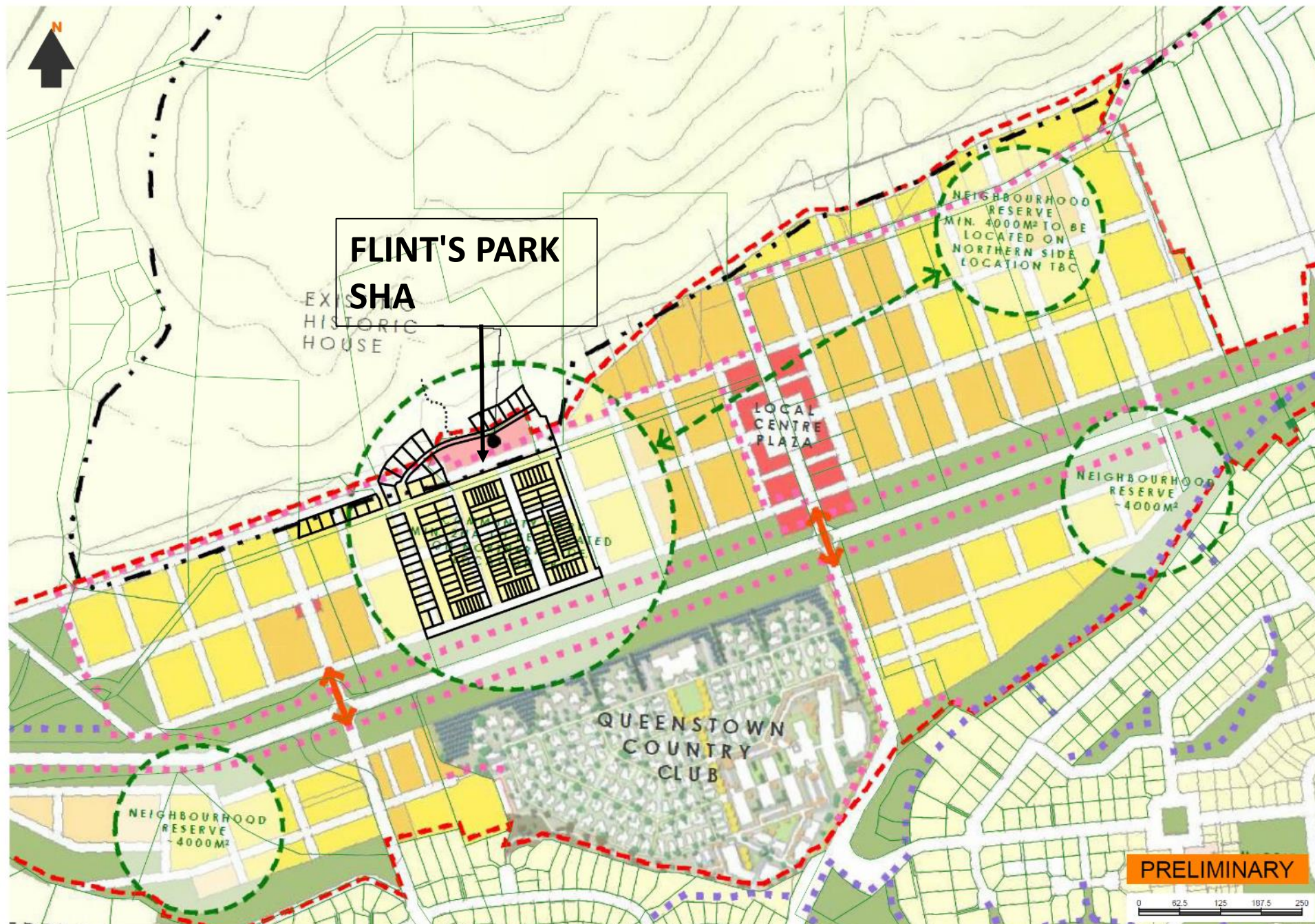
The extent of the site to be included in the SHA is identified above. The Proposed SHA area is approximately 10.1707ha in size which forms part of Lot 1 DP 22874, part of Lot 1 DP 463532, all of Lot 2 DP 463532, all of Lot 1 DP 20162, all of Section 1 SO 24954 and a portion of an unformed paper road.

A full copy of the Record of Titles is included in Appendix F.



## Site and Locality in Relation to the Ladies Mile Indicative Masterplan

The location of the site is identified in Category 2 of the QLDC Lead Policy. This category includes “areas that may be suitable for establishment as special housing areas...” and includes the wider Ladies Mile area. The site is centrally located and is superimposed on the QLDC Ladies Mile Indicative Master Plan below.



Flint's Park SHA Overlaid the Ladies Mile Indicative Masterplan





1



2



3



4



5



6

1. Looking south over site towards Shotover Country, Queenstown Country Club and The Remarkables
2. Historic Homestead
3. Established grounds around Homestead
4. Looking across site towards Homestead and Slope Hill
5. Existing driveway and avenue of trees
6. Looking across site towards Ladies Mile and The Remarkables





1



2



3



4



5



6

1. Old Lower Shotover Bridge - pedestrian and cycle access  
Country and The Remarkables
2. Looking south across site to Ladies Mile and Remarkables
3. Medium Density Housing, Lake Hayes estate
4. Looking south across site to Ladies Mile and Remarkables
5. Queenstown Country Club – under development on opposite side of Ladies Mile
6. Ladies Mile looking west



## Site and Locality - Existing Open Space Connections (Overlaid the QLDC Ladies Mile Indicative Masterplan)



- |   |   |
|---|---|
| <span style="color: green;">■</span> Open Space               | <span style="color: lightorange;">■</span> Medium-Low Density Residential |
| <span style="color: orange;">■</span> Education               | <span style="color: yellow;">■</span> Medium Density Residential          |
| <span style="color: blue;">- - -</span> Existing Cycle Trails | <span style="color: darkorange;">■</span> High Density Residential        |
| <span style="color: red;">- - -</span> Future Cycle Trail     | <span style="color: pink;">■</span> Mix Use                               |



Site and Locality - Existing Transit & Cycle Connections  
(Overlaid the QLDC Ladies Mile Indicative Masterplan)



Major Intersections  
Future Cycle Trail

State Highway 6 (Ladies Mile)  
Secondary Roads  
Existing Cycle Trails  
Bus Route

Medium-Low Density Residential  
Medium Density Residential  
High Density Residential  
Mix Use





Site Location – Flint's Park SHA

Proposed Mixed Use Centre for wider Ladies Mile Community

State Highway 6

Shotover Primary School

Existing Oak Tree Driveway

Entry opportunities and linkages to Shotover Country and Lakes Hayes Estates

New NZTA roundabout at Howards Drive

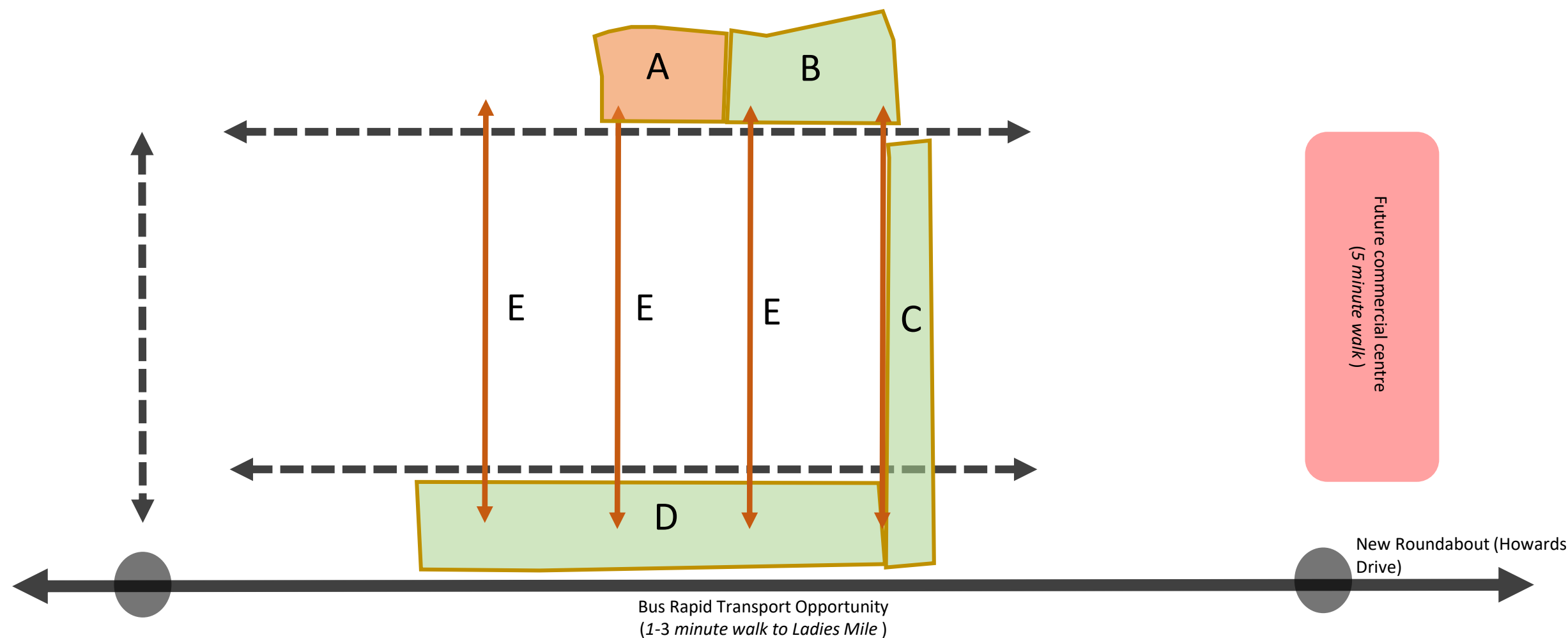
Constraints

- SH6 is a limited access road with high speed environment (80-100kph)
- Overland flow path and stormwater flows must not interfere with SH6
- Slope Hill located immediately behind the site is an Outstanding Natural Feature
- Fragmented landownership may provide challenges with integration of the built form and infrastructure
- Additional roundabout intersection at Howards Drive and SH6 will be expensive and land hungry
- Ladies Mile Indicative Masterplan (QLDC)

Opportunities

- Initial entrance to development could utilise existing SH6 Stalker Rd roundabout
- Direct connection to Shotover Country and Primary School via Stalker Road including possible underpass for pedestrians and cyclists
- Connect into wider cycle trails for recreation and commuters. Location is approximately midway between Queenstown and Arrowtown and only 3 to 4km to Frankton retail and commercial services.
- Higher densities in close proximity to future mixed use centre
- Future high quality transit route to Frankton, Queenstown and Arrowtown
- Views to Slope Hill and Remarkables
- Close proximity to QLDC waste water treatment plant immediately across the Shotover River
- No major constraints for other infrastructure including water, stormwater.





The urban design strategy involves utilising the sites key attributes and rich cultural history to create a strong sense of place and identity for the Flint's Park neighbourhood. The key elements which inform the masterplan include:

- A) The existing historic Glenpanel Homestead is proposed to be retained for potential commercial uses e.g. café/gallery, restaurant.
- B) The mature park like grounds to the east of the historic Homestead provide a unique opportunity to create from day one, a high quality neighbourhood park in a central Ladies Mile location.
- C) The existing driveway and mature trees that lead to the existing homestead is a strong landscape marker that links the Ladies Mile landscape set back with the possible neighbourhood park and breaks up the monotony of the flat land that will ultimately be developed for residential. The retention of these mature trees will also provide both an integration and separation function from any development proposed to the east.
- D) The Ladies Mile landscape set back required by the Ladies Mile Masterplan provides an opportunity to integrate stormwater management, amenity planting and pedestrian/cycle trails.
- E) The north-south orientation of the block network provides an opportunity for all backyards to receive a balanced amount of sunlight throughout the day and year. Furthermore, the orientation provides significant opportunities to reveal the landscape with dramatic views through to the Remarkables and the open space areas around the homestead and the Slope Hill. Maximising these views can assist in lowering the apparent density compared to winding roads that enclose views and increase apparent densities and reduce the opportunity to create a unique sense of place.





As discussed on the previous page the urban design strategy involves utilising the sites key attributes and rich cultural history to create a strong sense of place and identity for the Flint's Park neighbourhood. These key elements illustrated on the previous page and which inform the masterplan are also captured in the above images.

- A) The existing historic Glenpanel Homestead
- B) The mature park like grounds to the east of the historic Homestead.
- C) Retain the existing driveway and mature trees as a 'linear park' linking the potential neighbourhood park with Ladies Mile .
- D) Ladies Mile landscape set back provides an opportunity to integrate stormwater management, amenity planting and pedestrian/cycle trails
- E) Opportunity for memorable views to the Remarkables and Ladies Mile Landscape set back area





Proposed Dwelling Mix

Stand alone	68
Duplex Houses	12
Terrace Houses	71
<b>Total Households</b>	<b>151</b>

FLINT'S PARK MASTERPLAN





Render 1: Looking south towards The Remarkables



Render 3: Looking from possible Neighbourhood Park to Terrace Housing



Render 2: Looking south adjacent to Linear Park



Render 4: Looking from Queenstown Country Club to Flint's Park

FLINT'S PARK MASTERPLAN RENDERS

patch

CPRW  
architecture / design

Candor<sup>3</sup>  
ENGINEERING FOR LIFE







The Proposal involves the establishment of a comprehensively designed medium density neighbourhood that is guided by the QLDC masterplan for the development of the Ladies Mile area.

In particular, the proposal seeks to build on the existing heritage character and opportunities of the site to create a neighbourhood that has a strong sense of identity while provides for a variety of housing choices with an emphasis on including providing for affordable housing options.

The proposal provides generous open space through the retention of the mature park-like grounds adjacent to the homestead as a key neighbourhood park that will serve not only the needs of Flint's Park but the wider Ladies Mile area.

Overall the proposal involves the creation of 151 new residential sites plus the retention of the Historic Glenpanel Homestead with potential for commercial uses such as a café/restaurant, cellar door or art gallery.

Net of the open space areas the overall density of Flint Park is just over 20 households per hectare.

The proposed mix of housing is as follows:

Stand alone houses	68
Duplex houses	12
Terrace houses	71
<b>Total Households</b>	<b>151</b>

The robust block structure provides for the flexibility to easily increase density without the need for a redesign of the masterplan or loss of amenity. Furthermore, the block structure ensures that the back to back separation of dwellings is maximised to protect privacy and amenity, while the use of rear lanes for the more dense parts of the site allow for opportunities to create attractive streets that are not dominated by driveways and garaging.

The block structure also provides for direct views to the Remarkables, Slope Hill and the open space areas. The north-south orientation of the local streets provides significant opportunities to reveal the landscape with dramatic views through to the Remarkables and the open space areas around the homestead and the Slope Hill.

The masterplan has been design to provide the flexibility for a bus route to run along either of the east-west roads, or for that matter on Ladies Mile. The block lengths have maximum length of 180m which would typically take 2 minutes to walk down.

The future commercial centre identified in the Ladies Mile Indicative masterplan is approximately 300m east of the site and is an easy 3 -5 minute flat walk from Flint's Park.



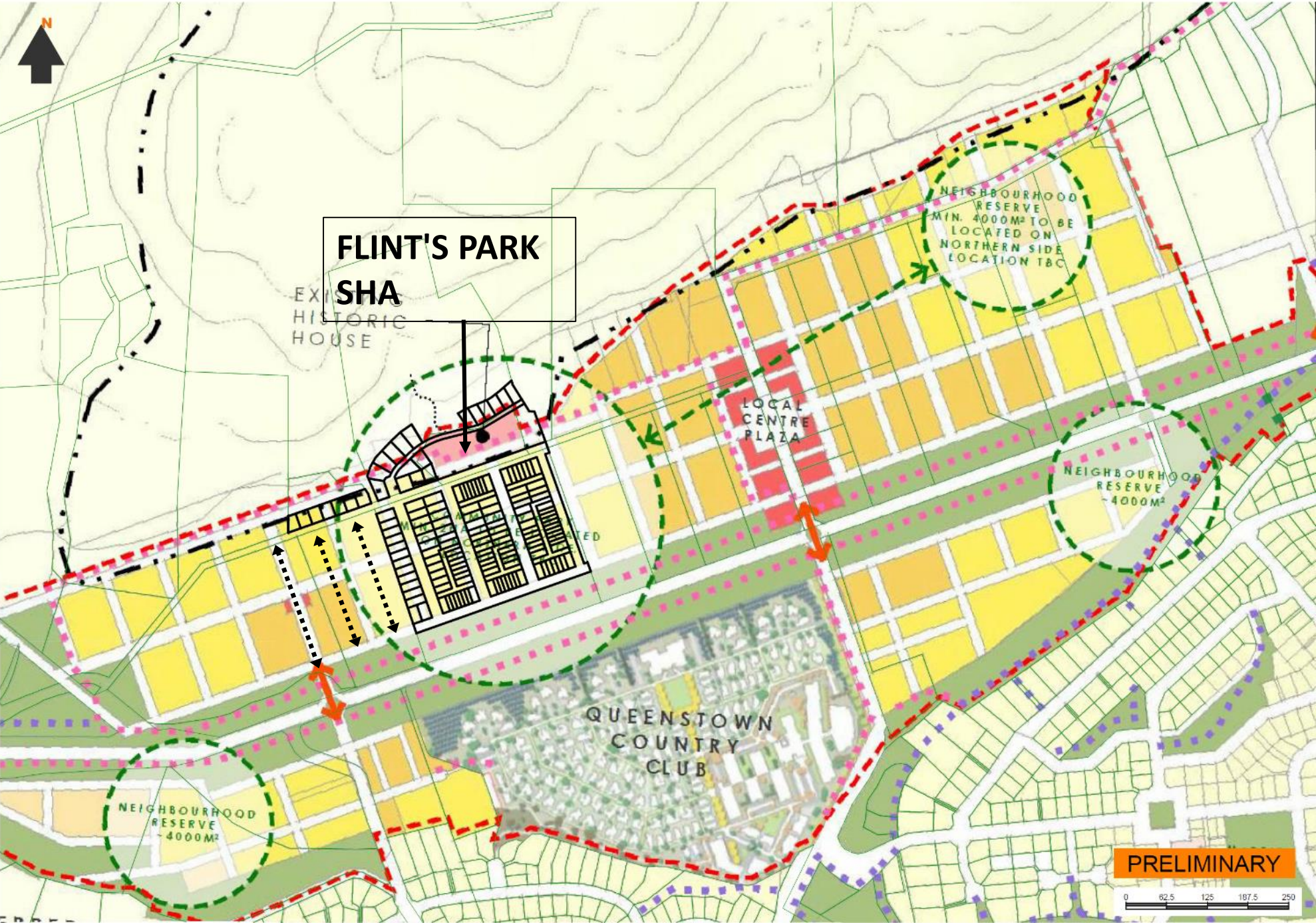


The open space strategy involves utilising key site attributes and rich cultural history to create a strong sense of place and identity for the Flint's Park and wider Ladies Mile neighbourhoods,

- A) The existing homestead is proposed to be retained for potential commercial uses .e.g. café/gallery, restaurant.
- B) The mature park like grounds to the east of the historic Glenpanel Homestead are proposed to be developed into a local neighbourhood park of approximately 4500m<sup>2</sup>. The size and shape of the proposed park would meet the requirement for a 30m by 30m flat kick around area as identified in the Parks and Open Space Strategy 2017. All residents would be within an easy 3-5 minute walk of the proposed park.

- C) The existing driveway and mature trees that lead to the existing homestead will be retained as a linear park, providing a clear and legible link from the Ladies Mile landscape setback area to the proposed neighbourhood park, while also providing both an integration and separation function from the development proposed to the east.
- D) Ladies Mile landscape set back area is generally consistent with the Ladies Mile masterplan and will incorporate a shared pedestrian and cycle path plus integration of stormwater management and general landscaping. The generous setback area combined with comprehensive landscaping will compliment the site's distinct heritage and natural character.





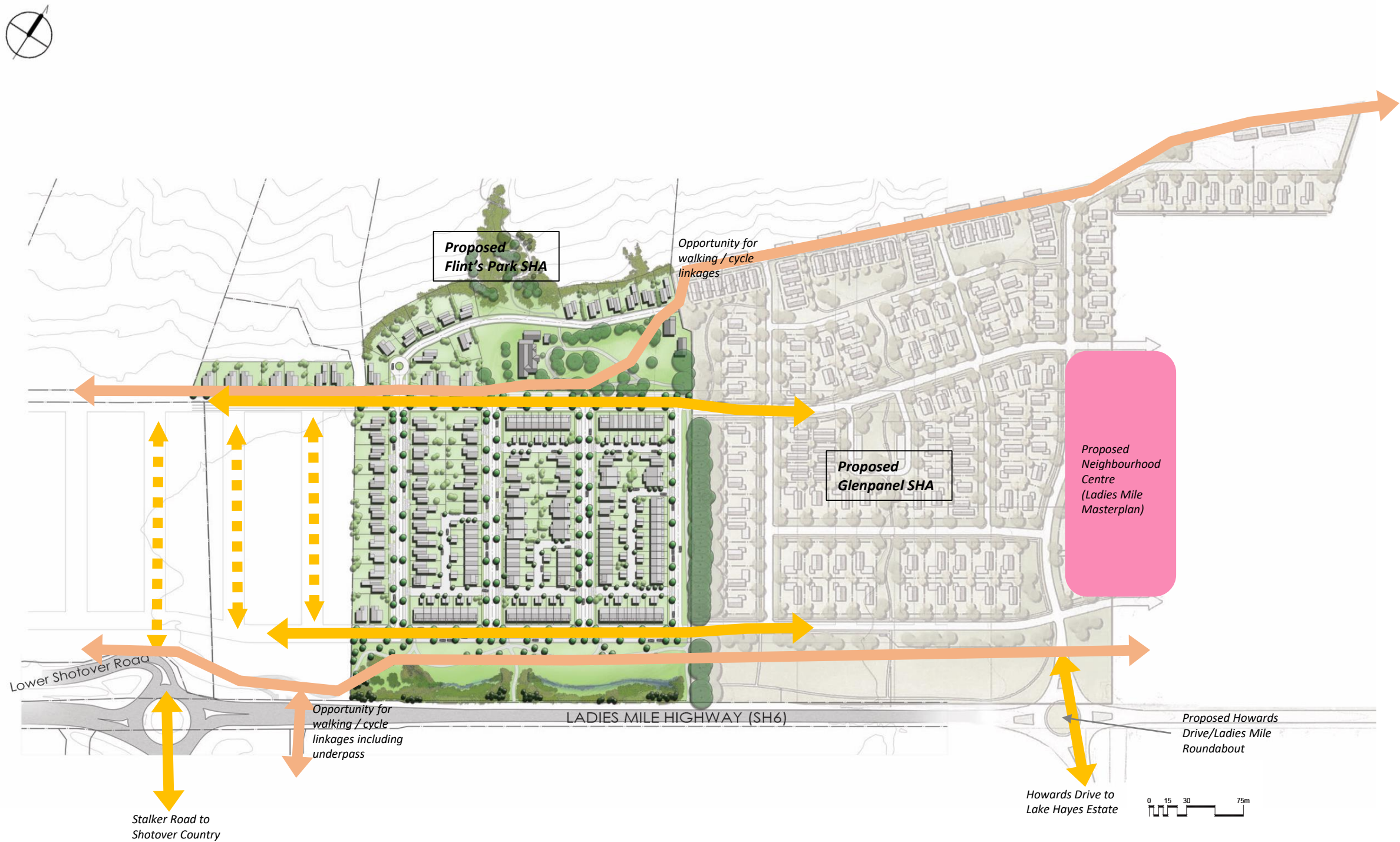
The site is centrally located and is superimposed on the QLDC Ladies Mile Indicative Master Plan.

The Flint's Park masterplan is generally consistent with the QLDC masterplan for the development of the Ladies Mile area. The key differences are the removal of the third east west road through the middle of the site, as this would result in block lengths that are too short to meet the QLDC subdivision code of practice and is inefficient in terms of land use.

The maximum block lengths are 180m which still provide for high levels of connectivity and walkability, which combined with the two east roads (as potential bus routes) will provide easy access to public transport and the proposed commercial centre to the east. The commercial centre would be a 3-5 minute flat walk for the residents of Flint's Park

To the west of the site it is still possible to provide two blocks of development and provide for a direct linkage into the Stalker Road roundabout.





Flint's Park - Connections to Proposed Glenpanel SHA and Stalker Road Roundabout



## Density and Housing Typologies



The open space strategy involves utilising key site attributes and rich cultural history to create a strong sense of place and identity for the Flint's Park and wider Ladies Mile neighbourhoods,

- A) The existing homestead is proposed to be retained for potential commercial uses .e.g. café/gallery, restaurant.
- B) The mature park like grounds to the east of the historic Glenpanel Homestead are proposed to be developed into a local neighbourhood park of approximately 4500m<sup>2</sup>. The size and shape of the proposed park would meet the requirement for a 30m by 30m flat kick around area as identified in the Parks and Open Space Strategy 2017. All residents would be within an easy 3-5 minute walk of the proposed park.

- C) The existing driveway and mature trees that lead to the existing homestead will be retained as a linear park, providing a clear and legible link from the Ladies Mile landscape setback area to the proposed neighbourhood park, while also providing both an integration and separation function from the development proposed to the east.
- D) Ladies Mile landscape set back area is generally consistent with the Ladies Mile masterplan and will incorporate a shared pedestrian and cycle path plus integration of stormwater management and general landscaping. The generous setback area combined with comprehensive landscaping will compliment the site's distinct heritage and natural character.







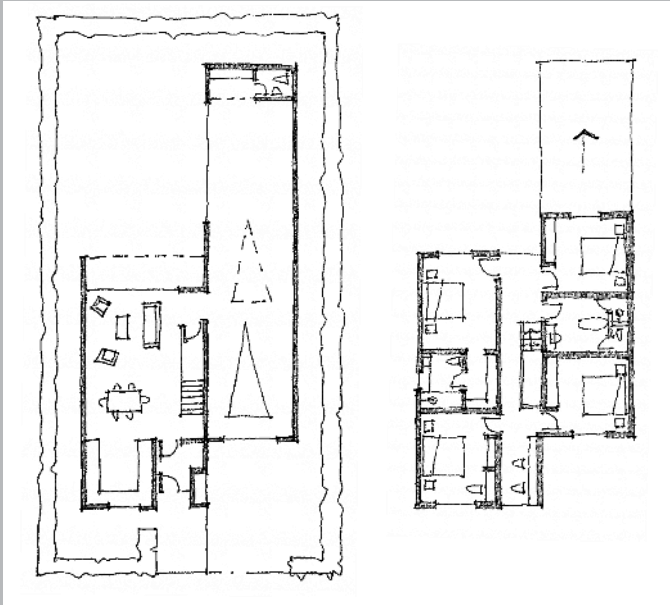
The urban design response for the masterplan is to locate the higher density adjacent to the open space areas and the eastern side of the site which is closer to the proposed commercial neighbourhood centre (3-5 minute walk away).

The density adjacent to the open space areas will provide informal surveillance over those spaces thereby increasing their safety and usability, while also providing important amenity and open space for the residents.

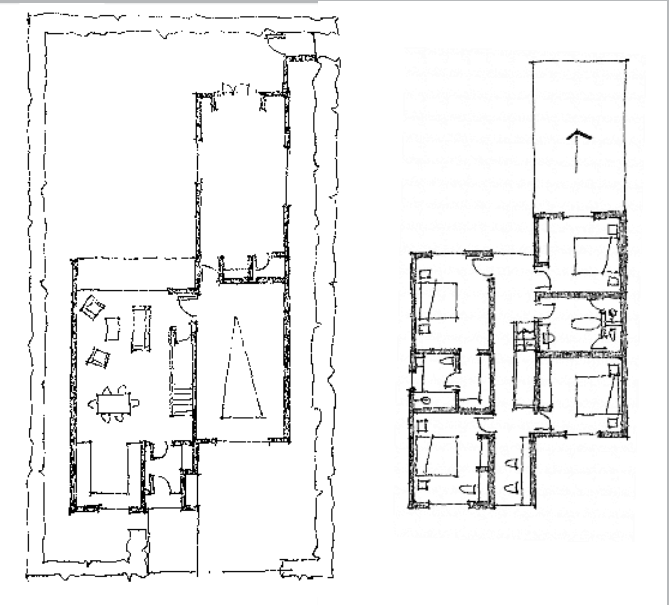
The landscaping of the streets and open spaces will also provide an opportunity to break up apparent density and combined with the proposed design controls will ensure a quality neighbourhood outcome.

Future commercial centre  
(5 minute walk )

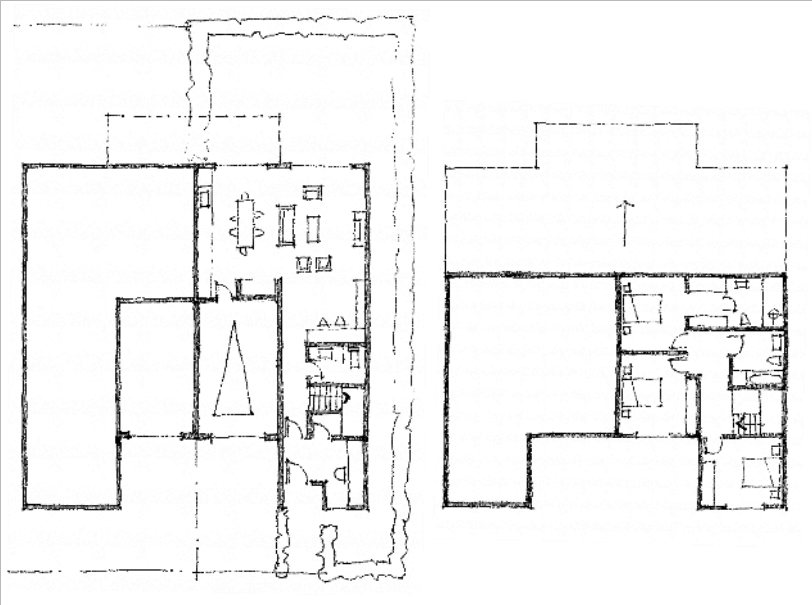




12.5 m standalone  
house street access



12.5 m standalone house +  
studio street access



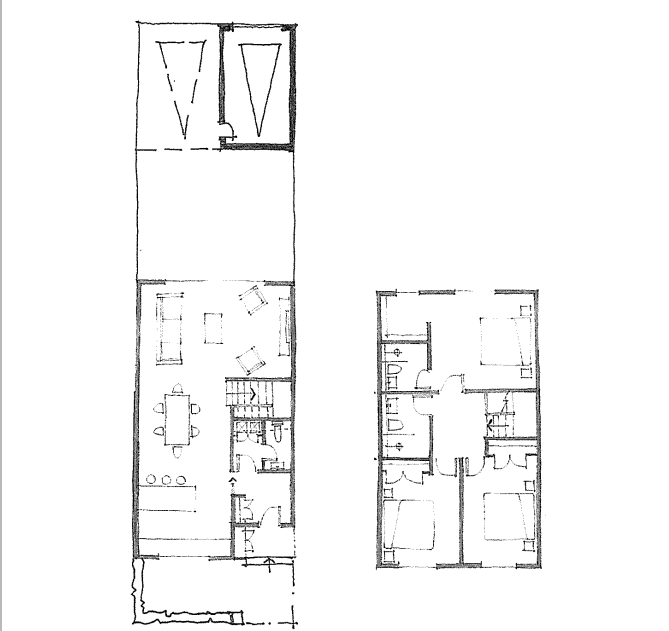
9m duplex  
street access

The proposed development involves a wide range of housing types including a limited number of standalone houses on 600m<sup>2</sup> lots to smaller standalone development lots of 300m<sup>2</sup> and smaller terrace house options. Some of the housing typologies include the possibility of auxiliary studio units, which can provide additional housing choices and assist homeowners to meet their cost of housing. Although the final mix of houses will be determined at the qualifying development stage, the project is focussed primarily on

smaller more affordable sections and homes than what has typically been supplied in the Queenstown market.

Overall the proposal achieves a density of just over 20 household per hectare (excluding the open space areas), which will contribute to a more frequent and sustainable public transport service.

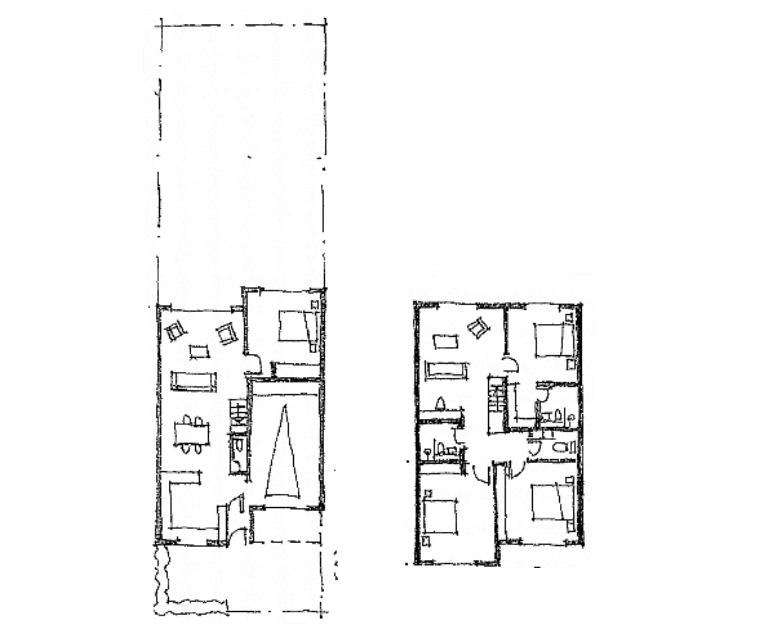




6.2 m terrace  
laneway access



7.5 m terrace  
laneway access



7.5 m terrace  
front access



Exterior Cladding  
dominant walls

cedar weatherboard  
vertical or horizontal  
natural or stained

board and batten  
stained or paint finished

plaster render  
paint finished

weatherboard  
timber or linear  
paint finished

bagged brick  
paint finished

metal wall cladding  
steel zinc or aluminum  
Natural or powder-coated

Exterior Cladding  
architectural features

schist

insitu concrete  
clear finished or painted

stacked masonry  
Clear finished or painted

chimney flues  
enclosed or painted

Roof Cladding

long run tray roofing  
zinc or powder-coated  
slate

Roofing Details

spouting, downpipes, flashings  
To match roofing material



Design Principles

The key objective of the design principles is to ensure that all buildings are designed to enhance their unique location and landscape, speaking to the vernacular architecture of the area, without restricting design innovation. Quality of design, materiality and detail is emphasised over style.

Buildings are to be simple in form, and will fit within the setback and height controls for the development. Primary roofs are to be gables, with other roof forms used as linking sections, or ancillary roofs, where required to give the best architectural outcome.

Materials are selected to provide variety and choice within an overall coordinated palette, resulting in a cohesive neighbourhood of individual design. Materials and colours of selected dominant walls, Architectural features and roof cladding, should be considered and selected together as a cohesive palette, and should be appropriate to the building's form.

Colours of materials generally will be selected to reflect the surrounding natural environment – colours such as rich and muted neutrals will enhance the natural materials such as cedar and schist and timber.

It is proposed that a detailed Design Guideline will be developed to accompany the first Qualifying Development application.



## Landscape & Open Space Design Principles

The objective of the landscape and open space design principles is to maintain a consistent and cohesive landscape design across the urban and open spaces within Flint's Park. These principles seek to frame the urban areas of Flint's Park within a pallet of rural and natural elements which draw on the site's distinct heritage and natural character.

Controls will be placed on vegetation, fencing, lighting, surface materials, domestic effects and outdoor furniture. The palette of materials and specified scale of elements will maintain open views throughout the streetscape towards the dramatic mountains and avoid shading buildings or screening views toward the wider landscape.

### Vegetation:

The following trees are the only plants which will reach a mature height of more than 3m which will be permitted across the site (excluding the Homestead Park area)

Mountain Beach - *Fuscospora cliffortioides*

Ribbonwood - *Plagianthus regius*

Ornamental Pear - *Pyrus calleryana*

Pin Oak - *Quercus palustris*

Scarlet Oak - *Quercus coccinea*

Upright Oak – *Quercus robur* 'Fastigiata'

Ginkgo – *Ginkgo biloba* 'Autumn Gold'

Yoshino Cherry – *Prunus yedoensis*

Moonlight Cherry – *Prunus* 'Shimidsu Sakura'

Canadian Maple – *Acer Rubrum*

Individual owners will be permitted to grow any selection of shrubs and grasses in their internal lot boundaries at the back and side of their site. However the road frontages of all individual lots are only permitted to plant the following shrubs and grasses. All planted areas shall be surfaced in a bark chip mulch or Shotover River gravels (AP16).

Mountain Astelia - *Astelia nervosa*

Mountain flax – *Phormium cookianum*

Red tussock – *Chionochloa rubra*

Lancewood – *Pseudopanax crassifolius*

Frosted Chocolate – *Corokia virgate* 'Frosted Chocolate'

Broadleaf – *Griselinia littoralis*

Scleranthus - *Scleranthus biflorus*

Hebe – *Hebe topiaria*

Sedge – *Carex virgate*



### Fencing

All solid fencing is restricted to a maximum height of 1.8m and is to be recessed from the road boundary by more than 5m. Solid fencing is to graduate in height from the road frontage beginning at a height of 700mm or less and graduating to the finished height at an angle of 30 degrees.

Fencing on or near the road boundary is permitted for pet and child containment or for pest control. Any fence within 5m of a road boundary is restricted to 1.2m in height and is to be timber post and wire or timber post and rail only. Mesh fencing is permitted for pest control.

### Lighting

All external lighting on private landholdings, shall be downlighting only and no higher than 1.2m. Lighting sources are to be LED, incandescent and halogen only.

### Driveways and Surfaces

All trafficable surfaces and footpaths are to be exposed aggregate, reinforced grass or schist flagstone only.

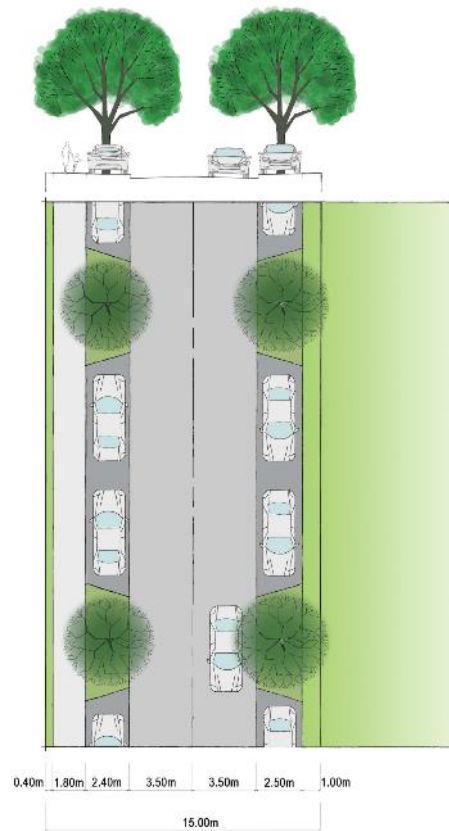
### Mailboxes and Other Features

All other features in individual lots and open spaces such street furniture and mailboxes and lighting are to match the buildings colour and material controls.

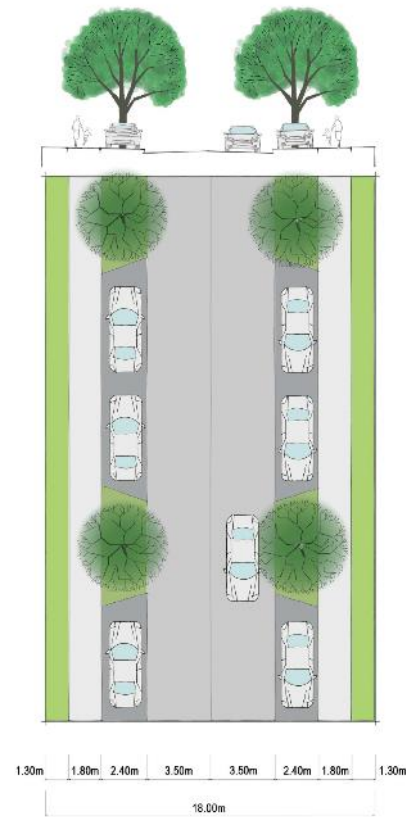




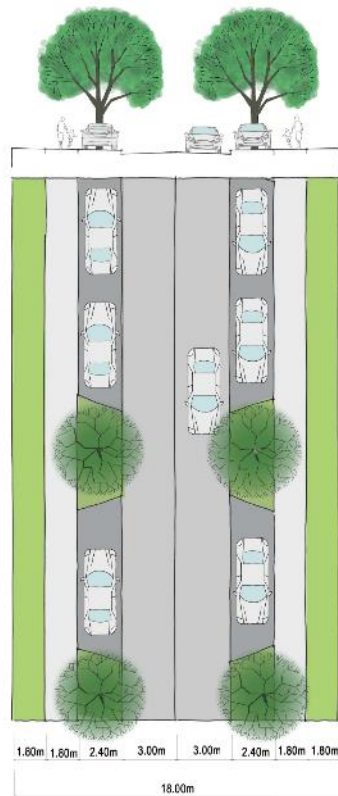
# Typical Street Cross Sections



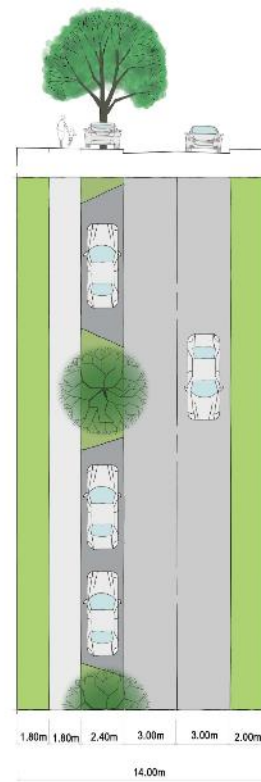
Road 1



Road 2



Roads 3, 4, 5



Road 6



Roads 3, 4, 5



Road 6