

March 2019

# Expression of Interest for Special Housing Area

# Flint's Park

QUEENSTOWN

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FLINT'S PARK SHA, LADIES MILE, QUEENSTOWN

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**CPRW**  
architecture / design

 **patch**  
landscape ■ architecture ■ planning

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

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# Introduction

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The Flint's Park Special Housing Area (SHA) Expression of Interest (EOI) is being promoted by Glenpanel LP in response to the serious shortage of affordable housing options in the Queenstown area.

The Ladies Mile area has been identified previously by the Queenstown Lakes District Council as potentially suitable for urban development through the adoption of the Ladies Mile Indicative Masterplan into the Council's Housing Accords and Special Housing Area Act 2013. Implementation Policy.

The Queenstown Country Club, which is located directly opposite the Flint's Park site has been approved as an SHA and is well advanced in terms of construction. Although the area is going through a period of change, safeguards have been put in place by the Council to ensure that the rural character of Ladies Mile is retained through an extensive landscape setback on both sides of the road.

This EOI addresses the Statutory, Infrastructure and Policy matters that must be considered by QLDC in formulating their decision whether to recommend to the Minister of Housing that this area be established as a SHA.

As part of the QLDC's proactive stance to help with the housing shortage and affordability issues in the Queenstown area, they have applied to and received approval from the government's Housing Infrastructure Fund (HIF) for interest free loans to upgrade global infrastructure in the Ladies Mile area. These loans will be paid back through developer contributions and enable much needed housing to be unlocked quicker than otherwise would have been the case.

The developer commends the Council in taking a proactive stance to help unlock housing supply and affordability, through development of the comprehensive Ladies Mile Masterplan and the HIF approvals.

# Project Team

The project team consists of leading industry experts in masterplanning and land development which includes Candor3, CPRW architecture, Patch Landscape and Geoslove Ltd.

## Candor3

Candor3 is a multidisciplinary land development consultancy firm that specialises in joining together smart urban design and engineering to create successful projects that put people, community and the environment first, while exceeding the expectations of the client. Candor3 have led projects all over New Zealand from 30 lot to 1500 lot developments. Candor3 have taken the lead consulting role in developing the masterplan and EOI including the Transport Assessment.

## Geoslove Ltd.

Geosolve Ltd provide a wide range of geotechnical services for residential, commercial and agricultural projects throughout the South Island. Geosolve have undertaken initial geotechnical investigations of the site. With offices in Dunedin, Queenstown, Wanaka and Cromwell our 40 strong team of engineers, geologists, and technicians specialise in all aspects of geotechnical engineering, engineering geology and natural hazards.

## CPRW Architects

CPRW are a forward-thinking architecture practice focussed on enhancing the spaces and places where people work, live and play. The CPRW team have applied their extensive experience to develop housing typologies, also providing valuable input into the integration of these into the masterplan. They have produced conceptual visuals to illustrate the proposed scheme.

## Patch Landscape Design

Patch Limited is a Landscape Architecture and Landscape Planning consultancy based in Queenstown. Patch specialises in progressive, regenerative and sensitive landscape strategies which address the needs of a place, its people and the project. Patch has played a leading role in successful developments in the Queenstown Lakes District and other regions. Patch has directed the landscape strategy, advised on subdivision design, written the landscape principles and undertaken a landscape assessment for Flint's Park.



# The Proposal

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 providing for a variety of housing choices with an emphasis on affordable housing options.

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.

The proposal provides generous open space through the retention of the

mature park-like grounds adjacent to the homestead, which will form a key neighbourhood park that will serve the wider Ladies Mile area. In addition, a 'linear park' is proposed that incorporates the existing tree-lined driveway to the historic homestead, which combined with the Ladies Mile setback area will create a spacious setting for the development.

A copy of the Masterplan can be viewed copy of master plan on page 13 of this EOI, with the full Masterplan document attached as Appendix A.



# 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 its 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.

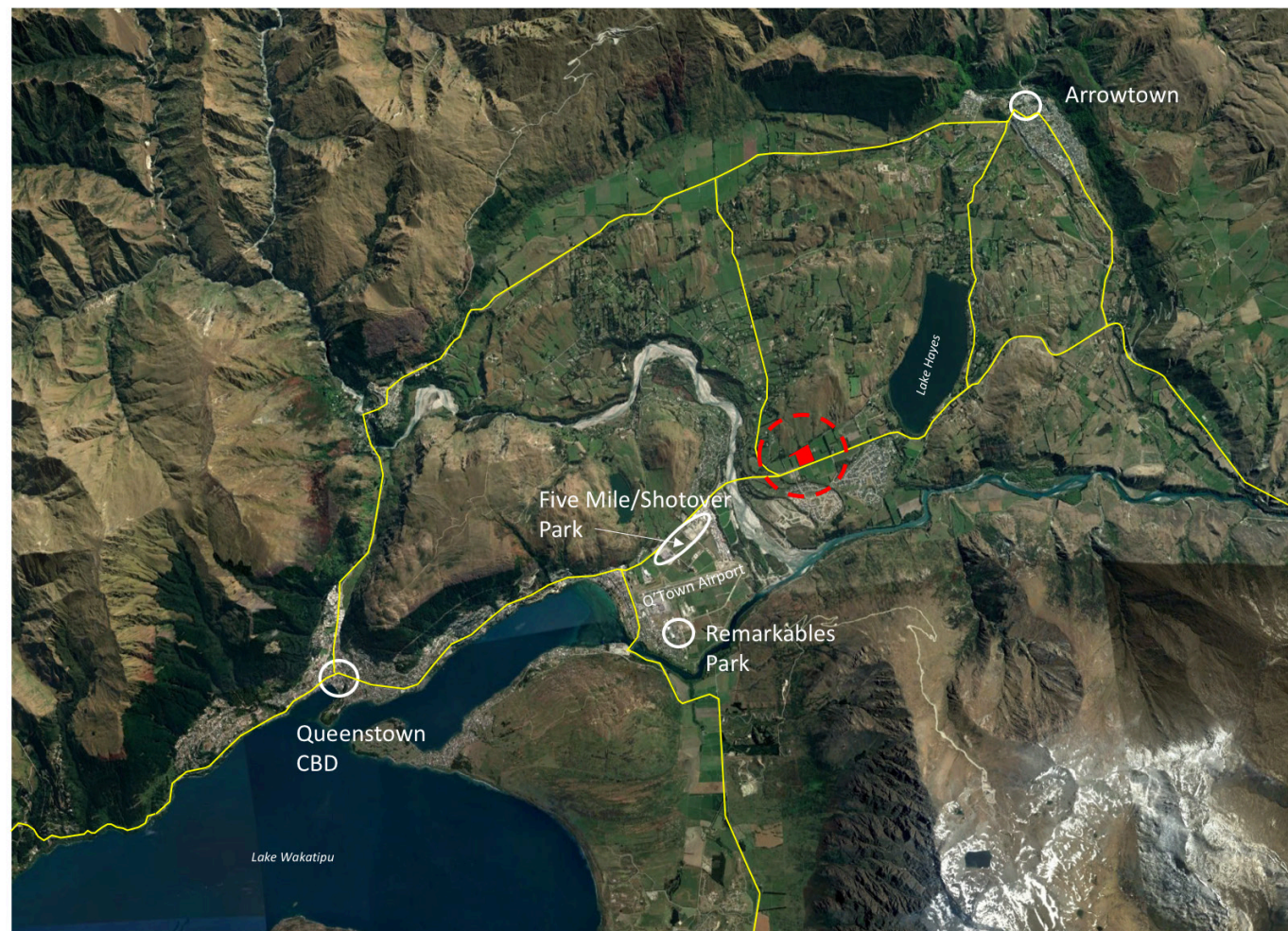
A relaxed, modern living environment in a rural setting, the ease of living will perfectly complement the adventurous spirit shared by those who choose to call Queenstown home. With the mountains on the doorstep and parklike grounds planted by some of Queenstown's pioneers, residents will enjoy the best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

0 2.0km





-  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 11 and 12. 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

- Existing Open Space Connections  
(Overlaid the QLDC Ladies Mile Indicative Masterplan)



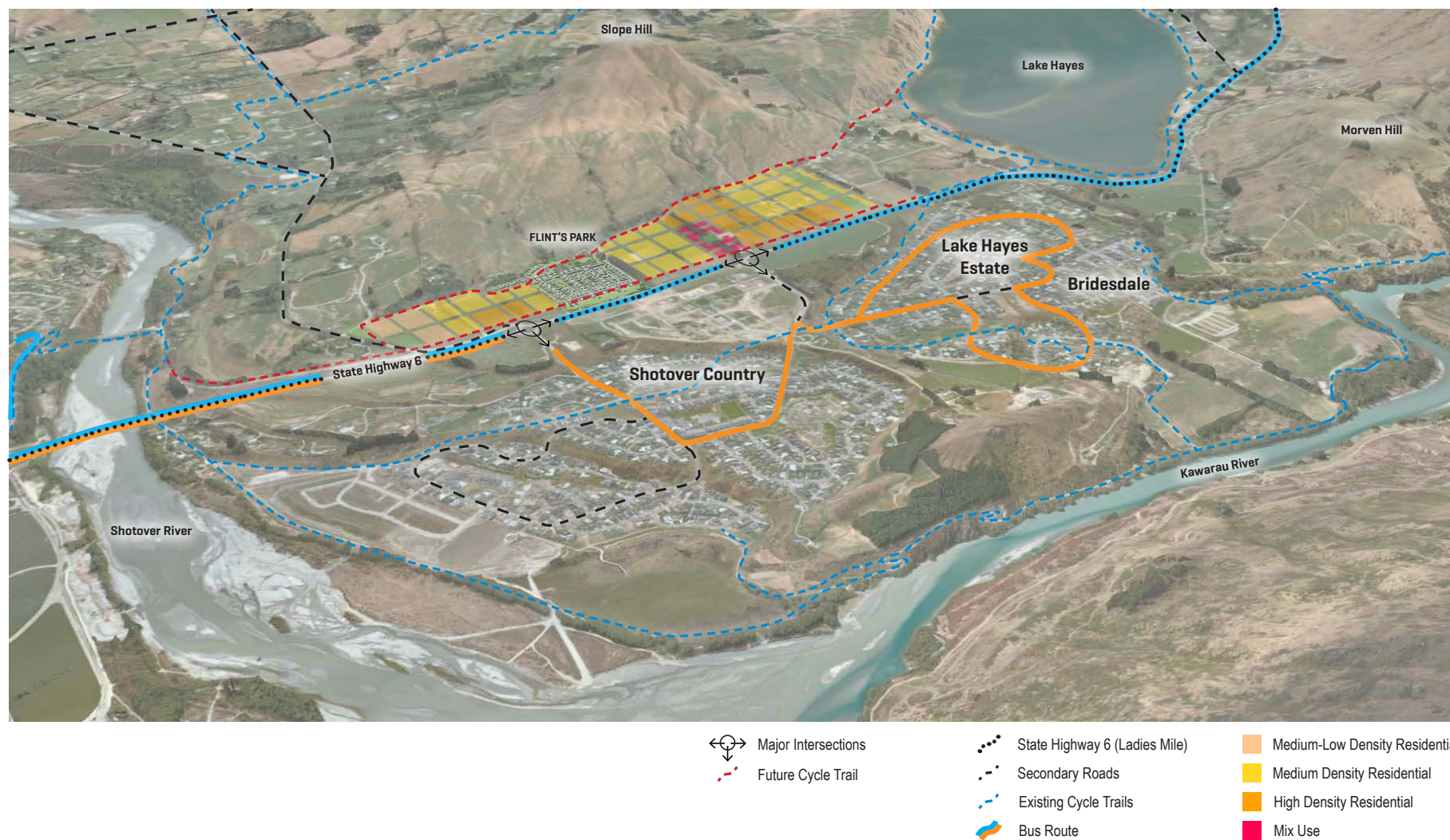
- |   |  |
|---|--|
| <span style="color: green;">■</span> Open Space               | <span style="color: orange;">■</span> Medium-Low Density Residential |
| <span style="color: orange;">■</span> Education               | <span style="color: yellow;">■</span> Medium Density Residential     |
| <span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



# Site and Locality

## - Existing Transit and Cycling Connections

(Overlaid the QLDC Ladies Mile Indicative Masterplan)





## Site and Locality

- Images



**01.** Looking south over site towards Shotover Country, Queenstown Country Club and The Remarkables

**02.** Historic Homestead

**03.** Established grounds Homestead and Slope Hill

**04.** Looking across site towards Homestead and Slope Hill

**05.** Existing driveway and avenue of trees

**06.** Looking across site towards Ladies Mile and The Remarkables



## Site and Locality - Images



- 01.** Old Lower Shotover Bridge - pedestrian and cycle access Country and The Remarkables
- 02.** Looking south across site to Ladies Mile and Remarkables
- 03.** Medium Density Housing, Lake Hayes Estate
- 04.** Spectacular views to the Remarkables
- 05.** Queenstown Country Club - under development on opposite side of Ladies Mile
- 06.** Ladies Mile looking west







## Masterplan - Renders



**Render 1:** Looking south towards The Remarkables



**Render 3:** Looking from possible neighbourhood park and terrace housing



**Render 2:** Looking south adjacent to Linear Park



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



# Landscape and Visual Impact Assessment



Landscape Character Areas

A comprehensive Landscape and Visual Assessment has been undertaken by Patch Landscape and is included in Appendix E to the EOI.

The landscape assessment provides a detailed description of the landscape and proposal, following an extensive assessment of the landscape and visual amenity effects.

## The site can be broken into three distinct landscape character areas:

- The southern portion of the site is open and pastoral with deer fencing and grazing animals. This pastoral land is framed by mature vegetation on all sides.
- Near the foot of Slope Hill the site contains a heritage listed building which is one of the original homesteads of the basin. This homestead is surrounded by mature rural character trees which form a wooded, parkland character.

- The northern part of the site occupies part of the lower slopes of Slope Hill. A gully runs through this part of the site and the lower portion of this gully are vegetated in tall stands of trees, predominantly poplar trees.

Ladies Mile is in a state of change. Prior to the approval of the Queenstown Country Club (QCC) SHA the area was predominantly open pastoral, with rural living on the periphery and dominated by views of Slope Hill and the nearby northern slopes of the Remarkables. The urban areas of Lake Hayes were only visible over the southern edge of a terrace to the south and the Ladies Mile maintained, although marginally, an Arcadian pastoral character. However, with the construction of a roundabout along the Highway and the approval of the QCC, the urban character of the lower terrace has encroached onto the Ladies Mile and the openness it once embodied, and it's rural elements have been significantly eroded.

## Landscape and Visual Impact Assessment



ONF Boundary as Recommended by the PDP Hearings Panel

It is considered that the cumulative effects of development have already changed the character of the Ladies Mile. The proposal will contribute to these intensifying effects, which have largely changed the character of the Ladies Mile from rural to urban. The proposed Ladies Mile setback area, however, will continue to allude to a rural character and will provide a sense of openness and maintain open views to the wider ONL's and ONF's which dominate the District.

The Flint's Park SHA seeks to establish a comprehensively designed urban development across the site's flatlands which will largely be consistent with the Ladies Mile Masterplan. The approval of the QCC has extended urban development to the Ladies Miles terrace and the once rural character of this terrace, and its role as an open, green corridor before the Queenstown

gateway has been diminished. The landscape is in a state of change and it is likely this change will continue to supplant the ruralness of Ladies Mile with remnant rural elements which will frame urban development.

The existing trees on the site's eastern boundary and proposed additional plantings will provide a high degree of visual screening of the proposed development from views to the east along SH6. It will not screen any views of the Slope Hill ONF and will result in low adverse visual effects.

Overall, it is considered the proposal will form an integral and important part of the intended rural/urban interface of the Ladies Mile and the gateway experience to Queenstown while enhancing visual access to the Slope Hill ONF.



# Landscape and Open Space Strategy



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 neighbourhood park of approximately 4500m<sup>2</sup>.
- 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 complement the site's distinct heritage and natural character.





# Connectivity

- Wider Neighbourhood



- Open Space
- Education
- - - Existing Cycle Trails
- - - Future Cycle Trail
- Medium-Low Density Residential
- Medium Density Residential
- High Density Residential
- Mix Use

# Connectivity

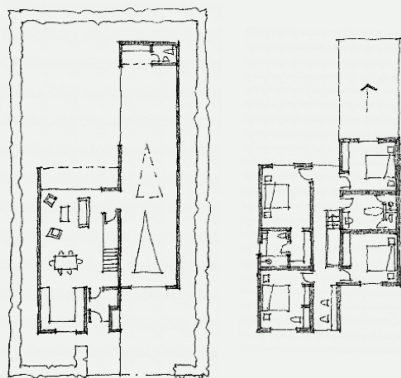
- Local



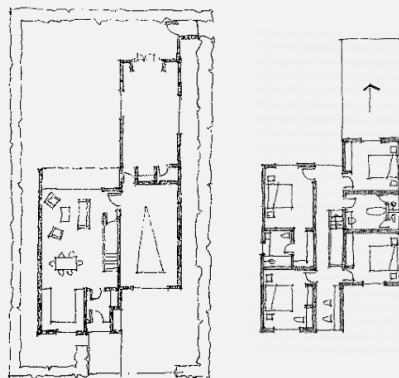
Flint's Park - Connections to Proposed Glenpanel SHA and Stalker Road Roundabout



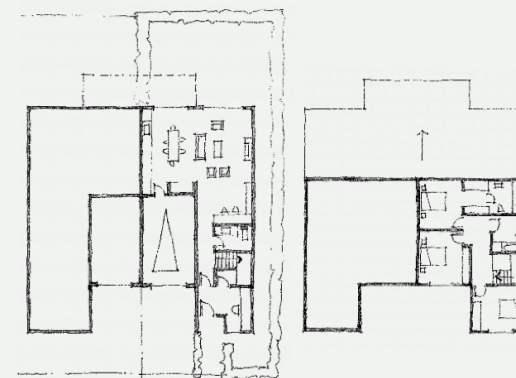
## Density and Housing Typologies



**12.5m standalone house  
street access**



**12.5m standalone house + studio  
street access**



**9m duplex  
street access**

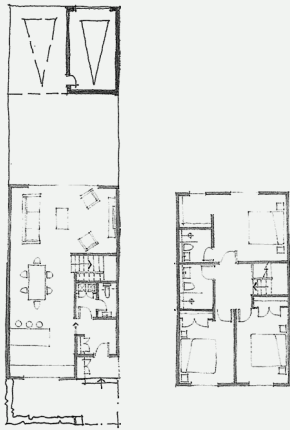
The proposed development involves a wide range of housing types including a limited number of stand-alone houses on 600m<sup>2</sup> lots to smaller standalone development lots of 300m<sup>2</sup> and smaller terrace house options.

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 previously in the Queenstown market.

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

## Density and Housing Typologies



6.2m terrace  
laneway access



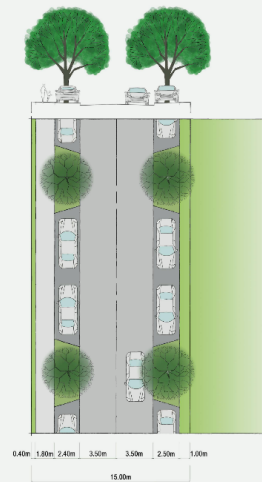
7.5m terrace  
laneway access



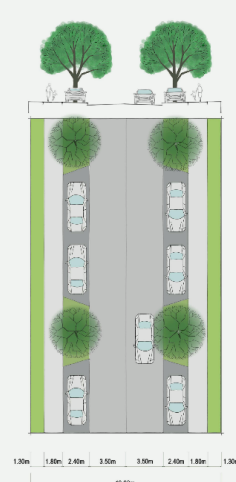
7.5m terrace  
front access

# Typical Street Cross Sections

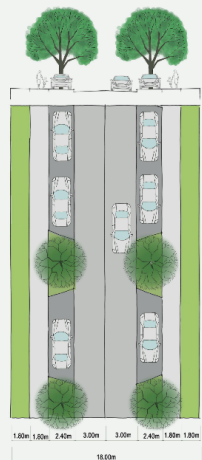
Road 1



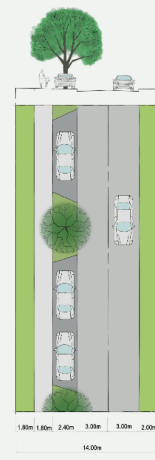
Road 2



Road 3,4,5



Road 6



Road 3,4,5



Road 6

# Built Form 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.

## Exterior Cladding architectural features

### Schist

#### In situ 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

## Roofing Details

Spouting, downpipes, flashings  
To match roofing material

## Exterior Cladding dominant walls

### Cedar Weatherboard

Vertical or horizontal  
Natural or stained

### Board and Batten

Stained or paint finished

### Plaster Render

Paint finished

### Weatherboard

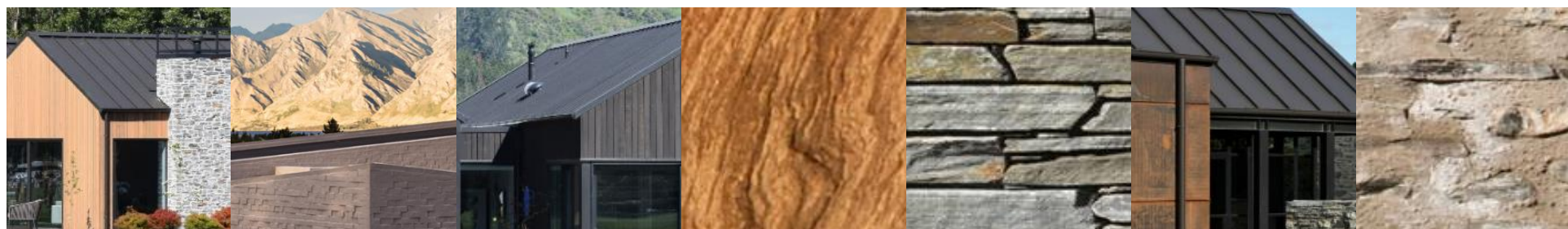
Timber or linear  
Paint finished

### Bagged Brick

Paint finished

### Metal Wall Cladding

Steel zinc or aluminum  
Natural or powder-coated





# 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 Chocloate'

**Broadleaf** - *Griselinia littoralis*

**Scleranthus** - *Scleranthus biflorus*

**Hebe** - *Hebe topiaria*

**Sedge** - *Carex virgate*





## Landscape & Open Space Design Principles

### 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.



# Statutory and Council Policy Considerations

## [A] Housing Accords and Special Housing Areas Act 2013

The Housing Accords and Special Housing Areas Act 2013 ("HASHAA") first came into force on 16 September 2013. The purpose of the Act is to enhance housing affordability by facilitating an increase in land and housing supply in certain regions like Queenstown identified as having housing supply and affordability issues. Under the Accord, QLDC has the ability to recommend Special Housing Areas (SHA) to the Minister of Building and Housing.

In considering an application for an SHA under 16(3) of HASHAA, the Minister must not recommend the making of an Order in Council unless the Minister is satisfied that—

- (a) adequate infrastructure to service qualifying developments in the proposed special housing area either exists or is likely to exist, having regard to relevant local planning documents, strategies, and policies, and any other relevant information; and
- (b) there is evidence of demand to create qualifying developments in specific areas of the scheduled region or district; and
- (c) there will be demand for residential housing in the proposed special housing area.

## Adequate Infrastructure

An assessment of the adequacy of infrastructure is discussed below in Part 3 and contained in the Infrastructure Assessment Report. A full copy of the infrastructure assessment report is included in the EOI as Appendix B. Overall there is existing and planned infrastructure to enable the development to progress in a timely manner.

## Demand for Housing

The identification of the Queenstown Lakes District as an area coming within the Housing Accords and Special Housing Areas Act 2013 is reflective of the serious housing shortage in the District. Lack of available housing within the Queenstown Lakes District is a well-documented problem with high seasonal demand and ongoing limited supply helping to drive median residential sales prices ever upwards as evidenced by the latest January 2019 median price of \$940,000 (an increase of +3.3% on January 2018). [1]

Population growth into the Queenstown Lakes District has increased substantially over the last two decades to a 2016 resident population of approximately 34,700 people (or a +4.4% annual growth rate of about 1,000 persons per year).

Statistics New Zealand estimates project a further 11,400 people will take up residence in the Queenstown Lakes District before 2026 (a +33% increase on 2016) with a further 24,600 people expected before 2046 (a +71% increase). [2]

Between 2016 - 2026 household growth projections for the Wakatipu Ward vary between 1,970 (low) to 2,940 (high) additional households (+23% to +33% increase over 2016 numbers). Forecasting further out to 2046 shows household growth of between 4,420 (low) to 9,020 additional households (+52% - +101% increases over 2016 numbers). [3]

To provide sufficient new housing to meet these projected population increases will require the ongoing development of suitably located areas where housing can be produced at affordable levels. Present housing stock in 2016 within the Queenstown Lakes District is around 18,040 houses with a likely increase of about 12,900 new houses (+72 increase) being required before 2046 to cater for these projected increases. [3]

Housing affordability within the Queenstown ward is at critical levels with many families being forced out of

the region because of the ongoing high cost of housing (both rentals and home ownership).

The Queenstown Lakes Community Housing Trust reports an ever growing list of residents seeking help with housing with 537 people currently on the waiting list. [4] The Developers of the Flint's Park property are committed to gifting ten percent of the future residential lots to the Community Trust so as to enable the construction of affordable housing for future generations.

[1] Reinz - January 2019 Monthly Property Report - Queenstown Lakes District Median Sales Price

[2] M.E Consulting - QLDC Housing Development Capacity Assessment 2017 Report (27th March 2018)

[3] M.E Consulting - QLDC Housing Development Capacity Assessment 2017 Report (27th March 2018)

[4] Queenstown Lakes Community Housing Trust - 2018 Annual Report



## Statutory and Council Policy Considerations

### **[B] QLDC Housing Accords and Special Housing Areas Act 2013 Implementation Policy [28 June 2018]**

QLDC has adopted an updated Policy on 28 June 2018 with respect to implementing the Housing Accords and Special Housing Areas Act 2013. The Council's objectives in recommending the establishment of special housing areas to the Minister and considering applications for resource consent for qualifying developments are that:

1. Recommendation of special housing areas facilitates an increase in land for housing supply.
2. Special housing areas are established in appropriate locations, where there is evidence of demand for residential housing.
3. The establishment of special housing areas accords with the Council's overall strategic direction for urban development in the District.
4. Adequate infrastructure exists or is likely to exist to service qualifying developments in special housing areas.

5. Qualifying developments within special housing areas take a proactive approach to improving housing affordability issues by providing an appropriate mix of housing options including housing for owner-occupiers, first home buyers, accommodation for workers, and facilitating the provision of community housing.
6. There is community feedback as part of the establishment of proposed special housing areas.
7. The development of special housing areas will achieve high-quality urban design outcomes.
8. Development of housing in special housing areas occurs as quickly as practicable.

In addition to meeting the overall objectives, QLDC have identified in their implementation policy a number of matters that need to be assessed when considering applications for SHAs. These matters include:

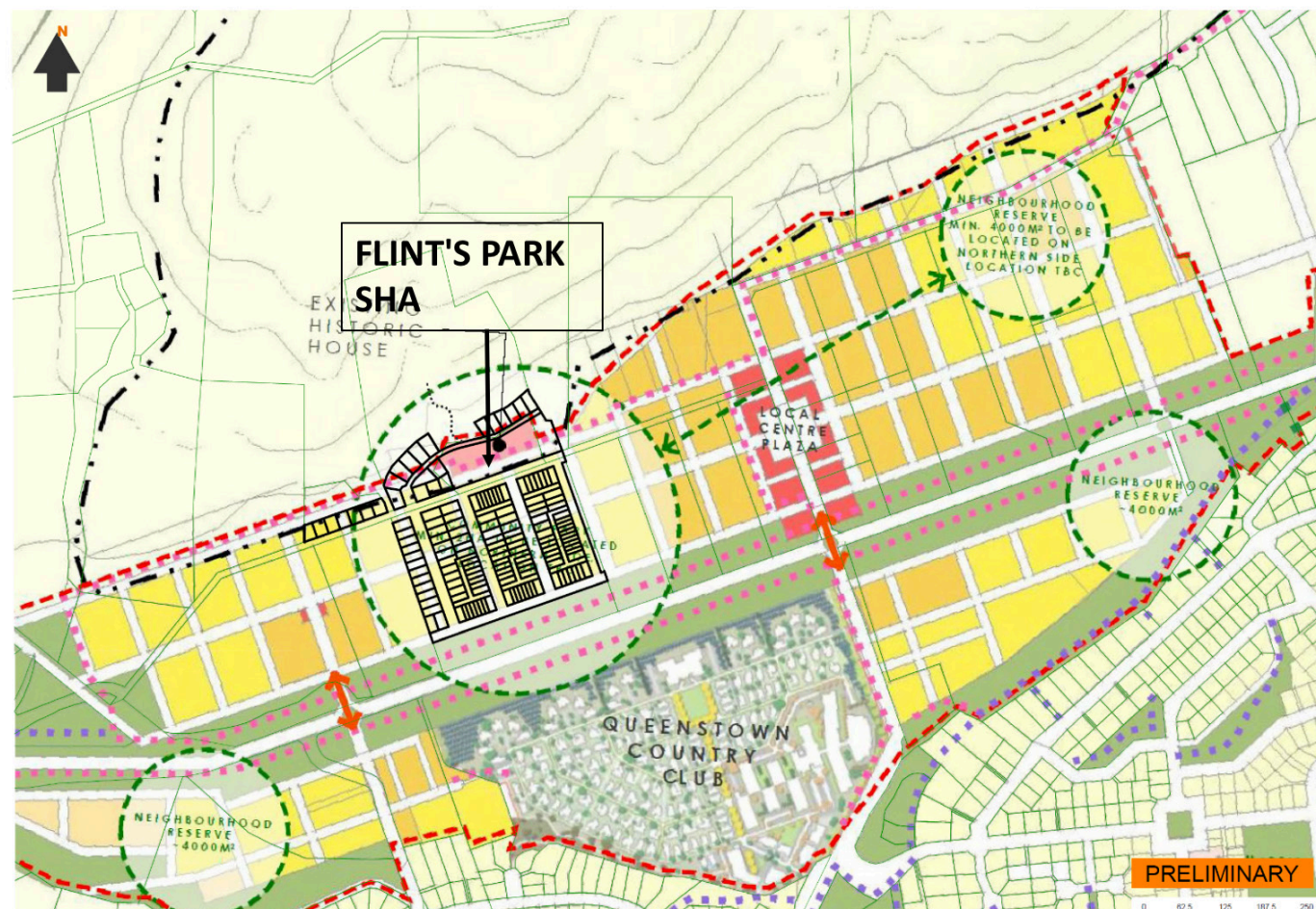
- Location
- Strategic Direction
- Infrastructure includes: Stormwater, Wastewater, Water, Transport (including impact on state highways, impact on local roads, public transport, provision of public transport facilities, under passes, trails and tracks etc), Parks and Reserves, Social and Community Infrastructure, Education, Network utilities (electricity, gas and telecommunications)
- Affordability
- Affordable Housing Contribution
- Quality and Design Outcomes
- Timely Development
- Ladies Miles Indicative Masterplan, Ladies Mile Indicative Landscape Strategy and the Ladies Mile development objectives

These matters are discussed in detail on the following pages.

## Statutory and Council Policy Considerations

### 1. Location

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

## Statutory and Council Policy Considerations

## 2. Strategic Direction

The Council will consider proposed special housing areas in light of its overall strategic direction for development in the District. This includes ensuring that urban development occurs in a logical manner:

- to promote a compact, well designed and integrated urban form;
- to manage the cost of Council infrastructure; and
- to protect the District's rural landscapes from sporadic and sprawling development.

In the vicinity of the site, the Lakes Hayes Estate and Shotover Country neighbourhoods are zoned for urban purposes and immediately opposite the site the Queenstown Country Club has been approved through the SHA process. The site sits on the north side of Ladies Mile and is not currently zoned for urban purposes. However, the Council has approved the Ladies Mile Indicative masterplan following community consultation which indicates that the area is suitable for urban development. The site is located on a public transport

route that has considerable potential for increased services as a result of existing and planned development in the area. The site is strategically located in the Wakatipu Basin and has easy access to the major centres in Frankton, Queenstown, and Arrowtown.

### Wakatipu Basin Landuse Study

Wakatipu Basin Landuse Study (WLS) came out the QLDC Proposed District Plan (PDP) process where the Chair of the Hearings Panel for the QLDC Proposed District Plan (PDP) issued a minute in response to the evidence around the Wakatipu Basin (WB) zonings and the Rural, Rural Residential and Rural Lifestyle zones in particular. A number of questions arose from that evidence and background reporting underpinning the PDP and hearings on the various topics. The Panel set out a number of specific matters that they sought responses to. The primary matters addressed in the Wakatipu Landuse Study were summarised in the Council's brief as follows:

- Identify the environmental characteristics and amenity values of the area that should be maintained and enhanced, noting that these will vary across the Wakatipu Basin floor;*
- Identify those areas able to absorb*

*development without adversely affecting the values derived in (a) and without adversely affecting the values associated with the surrounding Outstanding Natural Landscapes and Outstanding Natural Features;*

- Identify those areas that are unable to absorb such development;*
- Determine whether, given the residual development already consented, there is any capacity for further development in the Wakatipu Basin floor and, if there is, where it should be located and what form it should take.*

In the WLS an assessment of the 25 identified landscape character units was undertaken as to their absorption capability for each landscape character unit. The Ladies Mile landscape Unit was identified as having a high absorption capability and the recommended planning strategy was the "Ladies Mile Gateway Precinct (1:250m<sup>2</sup> and/or 1:450m<sup>2</sup>). The WLS specifically stated that the Ladies Mile Gateway Precinct "trumps the underlying Wakatipu Basin Rural Amenity Zone provisions. The WLS went on to suggest that a structure Plan process should be undertaken to address amenity, landscape and infrastructure issues. The WLS also concluded that the Ladies Mile

Gateway Precinct should be prioritised for development given its strategic location.

Subsequently, the QLDC have undertaken considerable investigation of the potential to develop the Ladies Mile area, which has resulted in the formulation of the Ladies Mile Indicative Masterplan which is now adopted in the Council's Special Housing Area Lead Policy. In addition, the Council have undertaken a comprehensive analysis of the global infrastructure required to unlock the Ladies Mile area. A detailed business case was developed for a successful application to the government's Housing Infrastructure Fund (HIF) for interest free loans to develop key infrastructure.

The WLS reflects Council's most current policy position on the future of the Wakatipu Basin which combined with the Ladies Mile masterplan and approved funding from the HIF for global infrastructure upgrades indicates a clear strategic direction for the area to undergo considerable change, albeit with safeguards in place to protect amenity and deliver quality outcomes.



## Statutory and Council Policy Considerations

### Proposed District Plan

The Proposed District Plan was notified on 26 August 2015 and included an update to the strategic direction (Chapter 3) and the urban growth strategy for the District (Chapter 4).

Stage 1 of the review commenced with 30 key chapters including the strategic direction and landscape, residential, rural and commercial zones, designations and maps. Matters raised in submissions have been considered at a series of 13 hearings the last of which was completed in September 2017 with the notable omission of Stream 14 Wakatipu Basin Mapping.

Decision have been made on submissions to the stage 1 part of the PDP review which indicates the strategic direction for managing growth in the District. At the time of writing, these matters are currently under appeal therefore full weight cannot be afforded to the provisions in chapter 3 and 4. The PDP Decisions version does however provide a clear intent of the Council's strategic intent with respect to managing growth. Particularly relevant in the case of Ladies Mile are the following Strategic Objectives and Policies:

#### Objective 3.2.1

The development of a prosperous, resilient and equitable economy in the District.

#### Objective 3.2.2

Urban growth is managed in a strategic and integrated manner. (addresses Issue 2)

##### 3.2.2.1

Urban development occurs in a logical manner so as to:

- a. promote a compact, well designed and integrated urban form;
- b. build on historical urban settlement patterns;
- c. achieve a built environment that provides desirable, healthy and safe places to live, work and play;
- d. minimise the natural hazard risk, taking into account the predicted effects of climate change;
- e. protect the District's rural landscapes from sporadic and sprawling development;
- f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;
- g. contain a high quality network of open spaces and community facilities; and.
- h. be integrated with existing, and planned future, infrastructure.

(also elaborates on S.O. 3.2.3, 3.2.5 and 3.2.6 following)

#### Objective 3.2.3

A quality built environment taking into account the character of individual communities. (addresses Issues 3 and 5)

#### Objective 3.2.4

The distinctive natural environments and ecosystems of the District are protected. (addresses Issue 4)

#### Objective 3.2.5

The retention of the District's distinctive landscapes. (addresses Issues 2 and 4)

##### 3.2.5.1

The landscape and visual amenity values and the natural character of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse effects of subdivision, use and development that are more than minor and/or not temporary in duration.

#### Strategic Policy 3.3.13

Apply Urban Growth Boundaries (UgBs) around the urban areas in the Wakatipu Basin (including Jack's Point), Wanaka and Lake Hawea Township. (relevant to S.O. 3.2.2.1)

## Statutory and Council Policy Considerations

Although the proposal may fall outside the Urban Growth Boundary identified in the PDP, this policy is but one way to implement the overall strategic growth objective of ensuring that growth happens in a logical and strategic manner. In terms of the overall objectives, the proposed Flint's Park SHA is consistent with the Council's intention to manage urban growth in a strategic and integrated manner.

Flint's Park has been comprehensively planned to ensure that a compact quality neighbourhood results which fits into a wider strategic framework for the Ladies Mile area, while having regard to the sites unique attributes including, the historic homestead, and the Outstanding Natural Landscape of Slope Hill. The Ladies Mile area has been recognised as a suitable area for growth by virtue of the Wakatipu Land Use Planning study, the subsequent Ladies Mile Masterplan and the comprehensive global infrastructure assessment that Council has undertaken for the Ladies Mile area including, obtaining funding through the HIF to unlock development.

## Statutory and Council Policy Considerations

### 3. Infrastructure

As per the Council's Implementation Policy when considering SHA's the Council must be satisfied that either:

- a) adequate infrastructure exists to service the qualifying development in the area
- OR
- b) Infrastructure can and will be provided by the landowner or developer at no cost to, and without unforeseen or adverse financial or environmental costs on the Council or other relevant infrastructure providers.

As part of QLDC taking a proactive step to assist with the development of the Ladies Mile area the Council has undertaken considerable planning and investigation work including the Ladies Mile Masterplan and the detailed development of a business case for infrastructure funding from the Housing Infrastructure Fund (HIF) that has been made available by the government as interest free loans to Councils in high growth areas. QLDC has secured HIF funding of \$24m to deal with the global

infrastructure issues in the Ladies Mile area. A full infrastructure assessment report is included in the EOI as Appendix B, with the salient points summarised below.

#### Geotechnical

The site is geotechnically stable and there are no matters raised in the Geotechnical Investigation Report that cannot be adequately dealt with during construction to provide stable platforms for dwellings.

#### Stormwater

The site is free from inundation in large storm events. The land sits well above any floodplains within the wider area and runoff from Slope Hill which sits behind the proposed development can be managed within the road corridor and in detention basins sited in the landscape setback adjacent to the Frankton-Ladies Mile Hwy.

Able to be serviced adequately with stormwater reticulation in accordance with Queenstown Lakes District Council standards.

#### Wastewater

The site is able to be provided with adequate wastewater servicing in accordance with Council and standards through the construction of a new pump station and rising mains to connect the proposed development to the existing Shotover Treatment Plant. Additional storage may be required and can be provided if detailed design confirms that this is required. The Shotover treatment plant has been sized to deal with wastewater from the Ladies Mile area and this is confirmed within the WSP Opus HIF Scoping and Concept Report prepared for Council in June 2018.

#### Water Supply

Water supply can be provided in accordance with Council standards and the New Zealand Fire Service Firefighting Water Supplies Code of Practice through an upgrade of existing systems. Two new reservoirs must be constructed on Slope Hill at an RL in excess of 423m to provide adequate pressure for the networks that will need to be constructed to service the proposed developments. The Shotover Country bore field is being upgraded and will have sufficient capacity to provide the

volumes of water necessary for the Ladies Mile area. This is confirmed within the WSP Opus HIF Scoping and Concept Report prepared for Council in June 2018.

#### Transport

In support of a Housing Infrastructure Fund (HIF) Business Case Bid, an Integrated Transport Assessment (ITA) was carried out on behalf of QLDC by WSP Opus. This assessed the impact of the proposed QLDC indicative masterplan for the wider Ladies Mile area (of which Flint's Park forms part of this wider masterplan) and identified a package of transport measures to mitigate the impact of this scale of development.



## Statutory and Council Policy Considerations

QLDC, Otago Regional Council and NZTA have since agreed a programme (Programme 3) of funding for the required improvements to accommodate the first 1100 houses in the Ladies Mile area.

The detailed business case identified that developers will be responsible for the funding and construction of all the internal roading, with QLDC/NZTA being responsible for the construction of all external transport infrastructure. As such, the wider transport impacts of the Flint's Park development have been assessed, and the wider off-site transport mitigation measures required have been identified and agreed upon.

In terms of the internal roading a Transport Assessment Report has been prepared to support the SHA application and is included in Appendix C. This Report sets out the proposed internal walking/cycling/bus connectivity, the proposed internal road layout and construction traffic access prior to the opening of the SH6 / Howards Drive roundabout.

Initially the main access to the site will be from a proposed roundabout at the intersection of SH6 / Howards Drive. This roundabout sits within the neighbouring property. The owners of this property are

also seeking to have their property become an SHA and are working with Glenpanel LP to effect all of the necessary infrastructure including the proposed roundabout.

In advance of the construction and completion of this roundabout, construction access into the site will be taken from the existing private driveway. Preliminary comments from NZTA have indicated that this is acceptable.

The development of the subject site will require the construction of numerous local roads, including roads of varying width and function such as Collector/Connector Roads, Local Roads and private laneways/private Jointly Owned Access Lots (JOAL).

The roads will generally be designed in accordance with Clauses 3.3.1 and 3.3.2 of the QLDC Land Development Code of Practice. The legal width of the roads proposed will generally vary from 14.0m to 18.0m for Collector/Connector Roads and Local Roads and typically 8m for private laneways, as shown on the Masterplan. Details of the roading cross sections can be found on page 22 of this EOI document.

## Utilities

Utilities services are to be provided including power and phone to adequately service the proposed development.

Overall, there is no technical impediment to providing the necessary infrastructure to serve the proposed Flint's Park development and there are no engineering matters that prevent the land being declared and SHA and moving forward to provide much needed housing for the township of Queenstown.

## Statutory and Council Policy Considerations

### 4. Affordability

Housing affordability is a key issue for the Queenstown district. The Council is committed to ensuring that affordable housing is incorporated into new SHA developments with an emphasis on it being retained over time. The Council considers that an appropriate mix of housing is necessary in the district including housing for owner-occupiers, first home buyers and accommodation for workers.

Affordable housing can come in many different shapes and sizes. A key factor in creating affordable housing is to have smaller lots sizes and houses. Provided this is done comprehensively with a well-conceived masterplan, high-quality liveable neighbourhoods can be achieved. The Flint's Park masterplan is focussed on providing a wide variety of affordable housing choices while providing a high quality environment for residents.

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 the 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 previously in the Queenstown market.

#### Methods to reduce property speculation of vacant sections

Property speculation of vacant sections can be minimised through the provision of house and land packages for the majority of the development. Due to the smaller section sizes and extensive use of

duplex and terrace housing options, fully integrated designs of house and land packages will be required.

Sale and purchase agreements will require any vacant sections to be developed within strict time periods, otherwise a 'buy back' by the developer will be invoked.

#### Methods to retain affordability in the medium to long term.

In addition to the 10% housing contribution to the Community Housing Trust, the smaller lots and compact housing typologies that will form a significant part of the development will in themselves ensure relative affordability is maintained in the longer term.



Statutory and Council Policy Considerations

## 5. Affordable Housing Contribution

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The developer is committed to providing the 10% Community Housing Trust contribution.

## Statutory and Council Policy Considerations

# 6. Quality & Design Outcomes

The Council's implementation policy defines high quality residential development as "residential development that integrates well into neighbourhoods (acknowledging that it may be significantly higher density), contributes to place making and interacts with the public realm. It comprises well designed, comfortable homes with good amenity and storage, exceeding Building Code requirements wherever possible in terms of environmental performance to minimise ongoing living costs. QLDC implementation policy identifies in depth what good design should address under the following four key facets.

- **Integrating into the Neighbourhood**
- **Creating a Place**
- **Street & Home**
- **Environmental responsibility**

How the proposed development addresses the key facets of good design is discussed below:

### Integrating into the Neighbourhood

The masterplan for the site creates strong connections to the wider area by a range of modes including private cars, public transport, walking and cycling.

These connections are generally in accordance with the QLDC Ladies Mile Indicative Master Plan. In particular, a neighbourhood centre with local convenience retail and services is proposed on the adjoining site approximately 300m east of the FLINT'S Park SHA. This centre will be within an easy 5 minute flat walk from the site.

Public transport currently runs directly past the site on Ladies Mile with buses from Arrowtown to Arthurs Point (via Queenstown) service. The Lake Hayes Estate to Jack Point service (via Frankton Hub) runs up Stalker Road and Ladies Mile and comes to within 160m to the west of the Flint's Park SHA.

There is opportunity to provide for bus stops on Ladies Mile or Stalker road, but in the long term buses may enter/leave the north side of Ladies Mile SHA from

the existing Stalker Road roundabout and the proposed Howards Lane roundabout. Further discussions and decisions will be required from QLDC, NZTA and ORC to confirm the final bus routes and bus stop locations in the area. The Flint's Park masterplan however, is sufficiently 'future proofed' that either of the east-west roads within the development could become bus routes or alternatively easy pedestrian access is available to Ladies Mile from the proposed development.

The proposed variety of housing typologies in the development will ensure that there is a wide mix of housing choices that are targeted primarily at more affordable housing. This is achieved through smaller sections and houses than what are typically built in Queenstown, including options for terrace housing and possibly some small walk up 1 and 2 bedroom apartments.

### Creating a Place

The Flint's Park masterplan design is predicated on a strong and legible public realm as the building block to create a strong sense of place and identity. Although the site is largely flat and in open pasture the masterplan utilises key existing features of the historic homestead and

grounds including the tree lined driveway to the homestead, to create a strong sense of place.

In addition, the north south orientation of the street block structure provides a strong sense of connection to the local setting with powerful view corridors to the Remarkables in one direction and Slope Hill in the other. Every time you walk, cycle or drive down the street there is no mistaking that you are in Queenstown due to the compelling visual connections that reveal the stunning landscape.

A neighbourhood park is proposed adjacent to the historic homestead which can take advantage of the large mature trees and mature 'park like' grounds that are already established. This neighbourhood park is centrally located and will serve not just this development but future adjoining developments. An established 'sense of place' with a deep connection to the history of the site will be achieved from day one of the development, something that is frequently missing in new developments.

A linear park is proposed that follows the existing driveway from Ladies Mile to the historic homestead and neighbourhood park. This will provide for a strong and legible connection to the proposed neighbourhood park and will also provide



## Statutory and Council Policy Considerations

for a high quality sense of place and identity. This linear park allows for the protection of the large mature trees that line the existing driveway and at the same time provide for a convenient way to both separate and integration with the development of the land to the east.

Higher densities are focussed close to the neighbourhood park, linear park and Ladies Mile setback to take advantage of the open space that these areas provide while at the same time also providing for eyes and ears to overlook these spaces and contributing to a safer environment enhanced informal surveillance of these important public spaces. Development of these spaces will need final sign off from QLDC parks, but are likely to include picnic benches and BBQ's in addition to the walking and cycle facilities.

### Street & Home

The streets form an important part of the public space of any settlement, and in order to create attractive streets that are not dominated by vehicle crossings, carparking and high fences, a thoughtful approach to the street layout and built form is important. Where higher densities are proposed in close proximity to open space area as discussed above it is proposed that rear laneways be

established for vehicle access to garaging. This will free up the streets from excessive vehicle crossings interrupting the pedestrian environment and provides for an opportunity for attractive buildings that can provide high levels of informal surveillance over the street. The proposed development achieves a balance between providing for visitor parking on the streets while still maintaining quality street landscaping.

It is proposed that the Design Principles relating to the built form and also the landscape and open space areas will included with this EOI request will form the basis to develop more detailed guidance for the houses to be built. In particular, these design principles are intended to ensure that the public realm i.e. the streets and open spaces achieve good levels of informal surveillance and encourage residents to interact with each other rather than hide behind high fences or garaging. The design principles are also intended to ensure that the design of buildings and materiality of both the public and private realm reinforces a local Queenstown/Central Otago character. Landscaping of the laneways and allowing some studio developments above garages will ensure that these important spaces are attractive and safe.

## Statutory and Council Policy Considerations

# 7. Environmental Responsibility

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The developer is committed to a high level of environmental responsibility, starting with a masterplan that will reduce the need for private vehicles for all trips. Integration of walking, cycling and consideration of public transport have underpinned the design process and the resultant masterplan. The site will be well connected to the wider Queenstown cycle trails and as part of changing travel behaviours the developer is committed to providing an e bike with all house and land packages. As part of promoting alternative transport approaches the developer will also make available a pre loaded bus pass with \$100 and information on public transport

options to each household to encourage a less car-dependent neighbourhood. The masterplan layout is consistent with the north - south roading pattern of the QLDC Ladies Mile Masterplan. This roading pattern typically results in east west facing lots that provide for balance solar access to properties. This reduces the number of south-facing dwellings and gardens throughout the development. The considerable number of terrace house and duplex dwellings proposed will also provide for improved energy efficient with less exterior walls exposed to the cold winter conditions.

It is proposed that an integrated solution to stormwater management will be undertaken including the use of swales and retention areas. Treatment of runoff IS provided using "on-line" treatment devices such as rain gardens, swales and an engineered detention basin before ultimate discharge are proposed.

All residential buildings will be built to ensure that they are energy and water efficient homes, including the potential to incorporate water reuse technologies.



## Statutory and Council Policy Considerations

### 8. Timely Development

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On the basis that the SHA application is approved it is intended that the developer will seek Qualifying Development Approval before the repeal of the SHA legislation. The developer is committed to completing the development within the next 3-5 years. The timely progression of the proposed Howards Drive roundabout by NZTA and QLDC will however be an important factor that may affect the final date with which houses could be occupied.

## Statutory and Council Policy Considerations

# Conclusion

The Flint's Park SHA application has addressed comprehensively the requirements for an SHA and demonstrates that an SHA can be given favourable consideration by the Council. In particular, the proposal is generally consistent with the Ladies Mile Masterplan and it has been demonstrated that with the existing and/or proposed infrastructure the SHA can be adequately serviced.

The site sits outside any Outstanding Natural Landscapes, and the visual assessment has found that the proposal is acceptable in terms of effects. The site is strategically placed on existing bus routes and is in close proximity to the Frankton commercial area.

The developer is committed to providing sustainable transport solutions and will provide a free e-bike with every house and land package as part of encouraging alternative transport behaviours.

The development will provide for a wide variety of housing choices which are currently in very limited supply, including smaller compact homes and gardens which will contribute to housing supply and affordability.

# Appendices



Appendix A.

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# Flint's Park Masterplan Document

Appendix B.

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# Infrastructure & Servicing Report

Appendix C.

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# Transport Assessment Report



Appendix D.

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# QLDC Ladies Mile Indicative Masterplan

Appendix E.

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# Landscape & Visual Assessment

Appendix F.

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# Record of Titles