

# RMM



Homestead Bay Development  
Landscape Design Document  
Fast-track Approvals Act Application  
RCL Homestead Bay Ltd

10 April 2025

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LANDSCAPE ARCHITECTS

URBANSHIFT

[rmmla.co.nz](http://rmmla.co.nz)

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This drawing set is conceptual and is for Fast-track Approvals Act Application purposes only. Changes and refinements will likely occur through the future consenting and detail design process. The design intent will remain while it is acknowledged future consent and engineering approval will be required by Queenstown Lakes District Council.

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Date: 10 April 2025

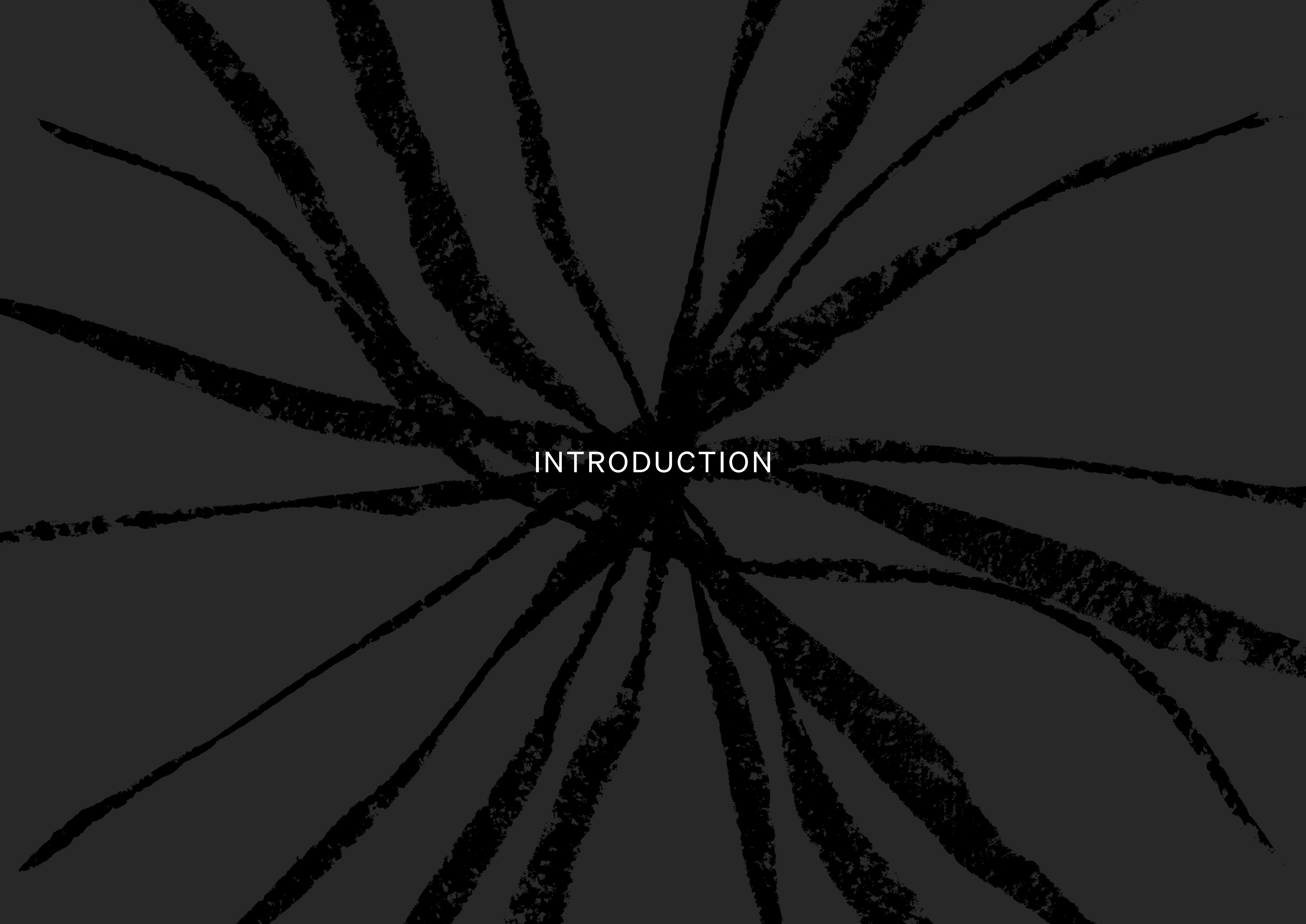
Project Number: 22249

Status: Fast-track Approvals Act Application

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# INTRODUCTION



# Introduction

RMM and Urban Shift have been engaged by RCL Homestead Bay Limited to develop a Landscape Masterplan for Fast-track Approvals Act Application for their Homestead Bay Development.

The site is 205ha in area, located immediately south of Jack’s Points, adjacent to Kingston Road / State Highway 6 (SH6). The proposed Homestead Bay Development will comprise of 1,438 standard density lots, medium and high density super lots that will be developed for future duplex, terrace and apartment type housing, three commercial lots and a 3 ha overlay area to allow for a school.

In total, the proposal will provide for approximately 2,530 housing units, a commercial development area and potential school.

RMM and Urban Shift, along with several other consultants, have been involved throughout the design and assessment process which has informed the proposed layout.

Legend

 Site Boundary



Scale 1:100,000@A3





# Our Process

## Design Process To Date

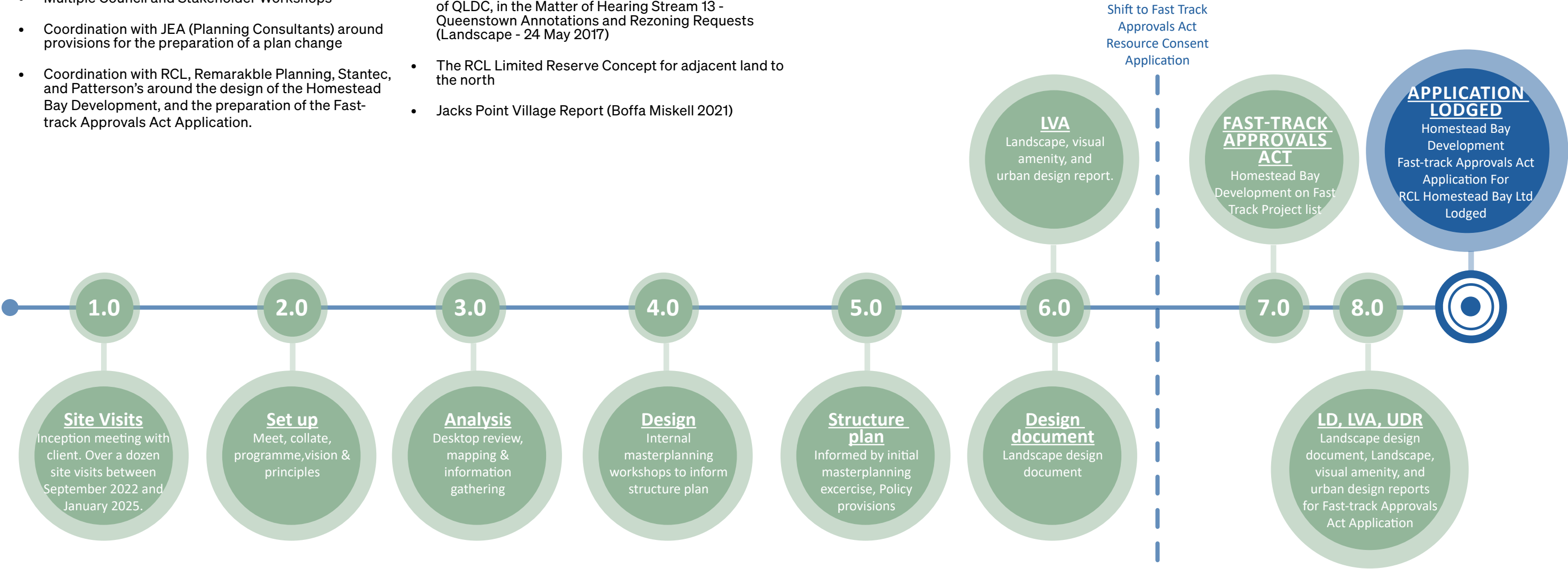
RMM and Urban Shift have utilised the background work/ studies prepared for this area as a foundation for the proposed Homestead Bay Development. A series of site visits have taken place over the past three years to consider and document the existing landscape character of the site, while also constructing a vision for the future urban development opportunities that are afforded by the location.

This process has included;

- Inception Meeting – 27 September 2022
- More than a dozen Site Visits between 27 September 2022 – January 2025
- Water-based site visit (3 April 2023)
- Multiple Council and Stakeholder Workshops
- Coordination with JEA (Planning Consultants) around provisions for the preparation of a plan change
- Coordination with RCL, Remarakble Planning, Stantec, and Patterson's around the design of the Homestead Bay Development, and the preparation of the Fast-track Approvals Act Application.

As part of the design process the following documents have been considered;

- National Policy Statement for Urban Development (NPS-UD)
- The Queenstown Lakes Spatial Plan
- The Proposed District Plan
- QLDC Natural Hazards
- The Remarkables Station / Jardine / Homestead Bay PDP Appeals (Report on Landscape and Urban Design Workshop - 10 February 2022)
- The Coneburn Area Resource Study (2002 and 2015 update)
- Statement of Evidence of Dr Marion Read, on behalf of QLDC, in the Matter of Hearing Stream 13 - Queenstown Annotations and Rezoning Requests (Landscape - 24 May 2017)
- The RCL Limited Reserve Concept for adjacent land to the north
- Jacks Point Village Report (Boffa Miskell 2021)



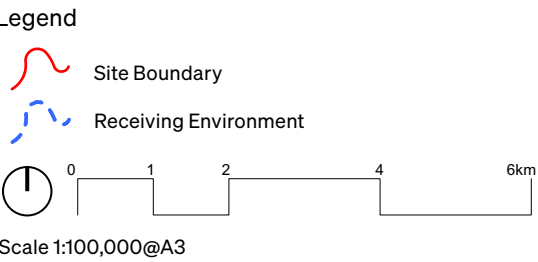


# CONTEXT AND ANALYSIS



# Receiving Environment

The 205ha Homestead Bay Site is situated at the southern end of the outwash plain enclosed by the Remarkables to the east, and Peninsula Hill, Jack’s Point Hill and Lake Whakatipu to the west. The site also sits, between the Kawarau River to the north and Ōraka - Drift Bay / Lakeside Estate to the south. This area is known as the Coneburn Study Area or the Southern Corridor and covers approximately 5,000ha which broadly represents the receiving environment for the Homestead Bay Development.





# Coneburn Area Resource Study 2015


The Coneburn study area can broadly be described as the triangle of land contained by Kawerau / the Remarkables, the Kawarau River and Lake Wakatipu. This area covers approximately 5,000ha and broadly represents the wider context of the Homestead Bay Development receiving environment. The landform of this area is succinctly described as having;

*‘...a varied and complex topography, comprising a lake escarpment along the entire western edge, rising up to an elevated schist ridge extending from Jacks Point in the south to Deer Park Heights in the north. This ridge then descends to the east into a central valley that is flat to slightly undulating. From here the terrain rises again giving way to a hummocky, channeled topography adjacent to the Highway. Outwash fans dominate the base of the Remarkables. To the south, the Remarkables descend down to the edge of Lake Wakatipu.’*


*The Homestead Bay Development is situated across the Fans/Lower Slopes, Hummocks and Lake Terrace landscape character types, identified in the study. The original Coneburn Area Resource Study was prepared in 2002 and, despite now being over two decades old, much of the base information is still relevant. In 2015 Darby Partners (the original authors) updated the study to reflect the changes that had occurred in the area. It was noted that (p.1);*

*‘In physical terms, Jacks Point has transformed from a working rural landscape to a significant community containing approximately 170 houses (constructed), an 18-hole championship golf course, a clubhouse and other recreation amenities and open space. Development has modified the physical environment through the addition of road corridors and land modification to accommodate housing. This has included subtle changes to enhance natural landforms to reduce the visibility of development within Jacks Point, particularly when viewed from the State Highway.’ (The Coneburn Area Resource Study, Updated Version 2015. page 4.)*

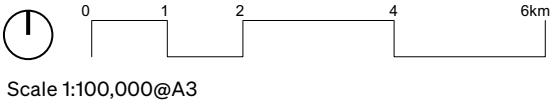
Legend



Site Boundary



Cone Burn Study Area

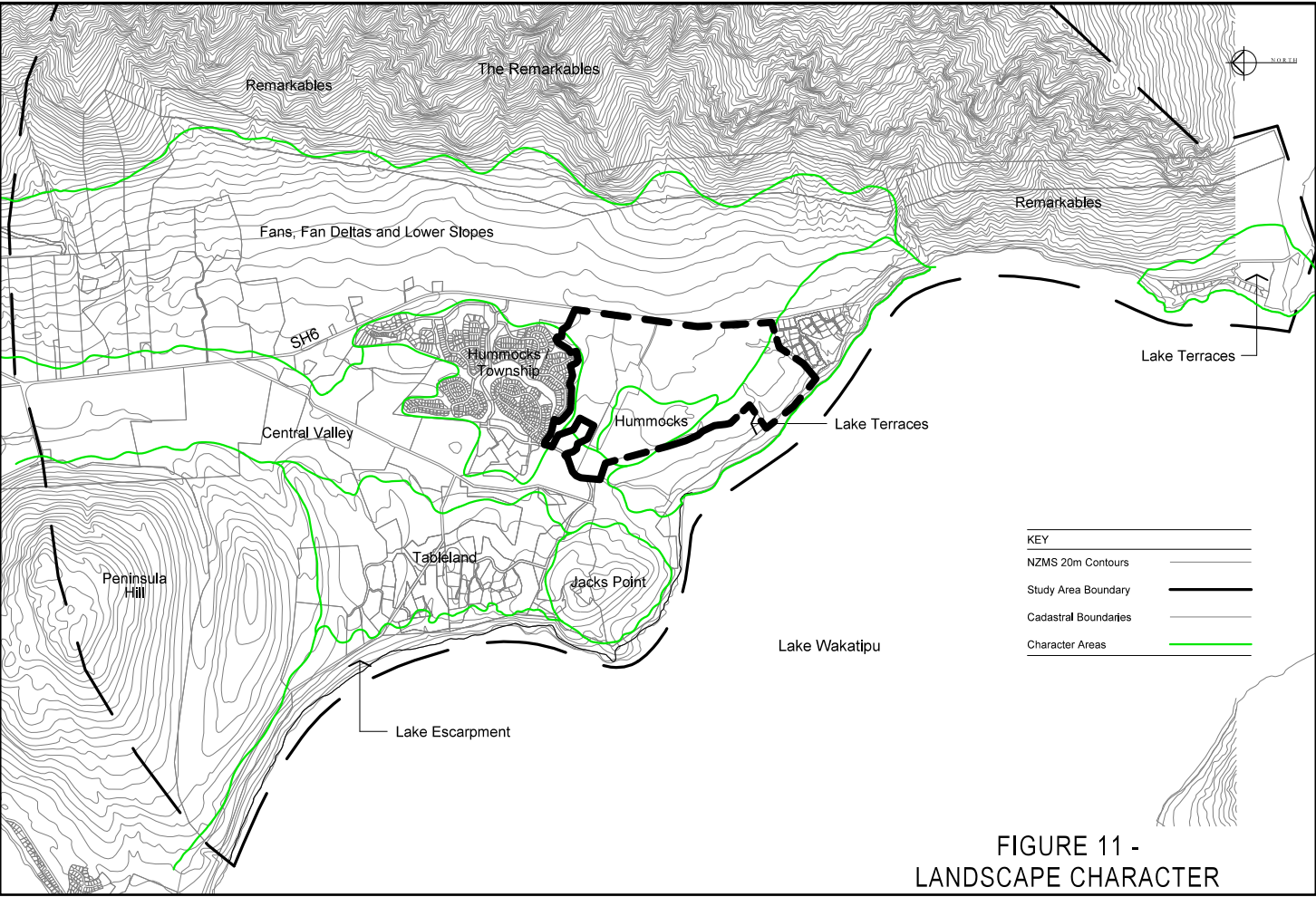
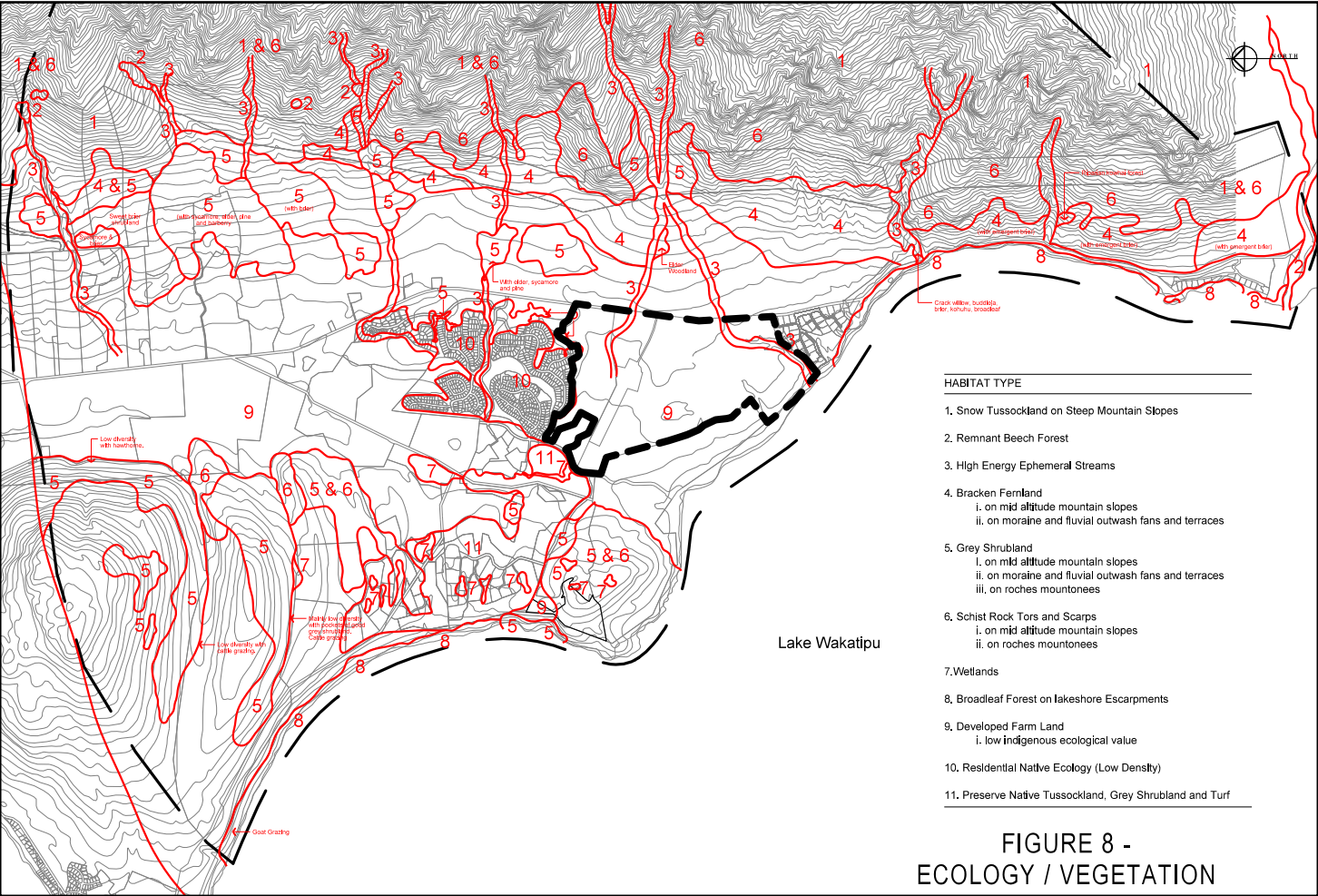


Cone Burn Study Area



# Coneburn Area Resource Study 2015

## Existing Environment Plans



**Legend**

— Site Boundary

0 200 500 1000 1500m

Scale 1:30,000@A3

Figures sourced from: Coneburn Area Resource Study, 2015, Page 10, 11.



# Coneburn Area Resource Study 2015

## Existing Environment Plans

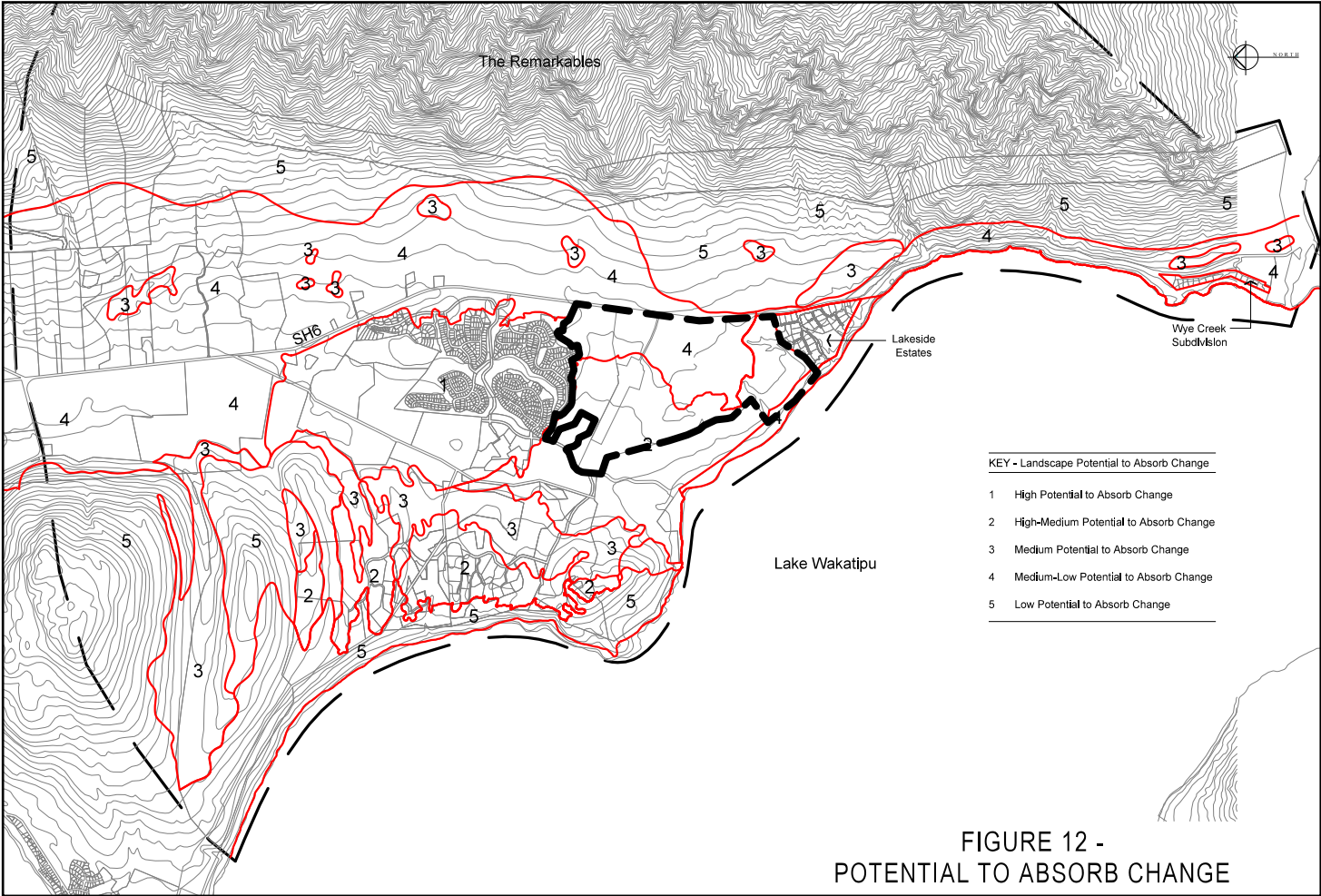


FIGURE 12 -  
POTENTIAL TO ABSORB CHANGE

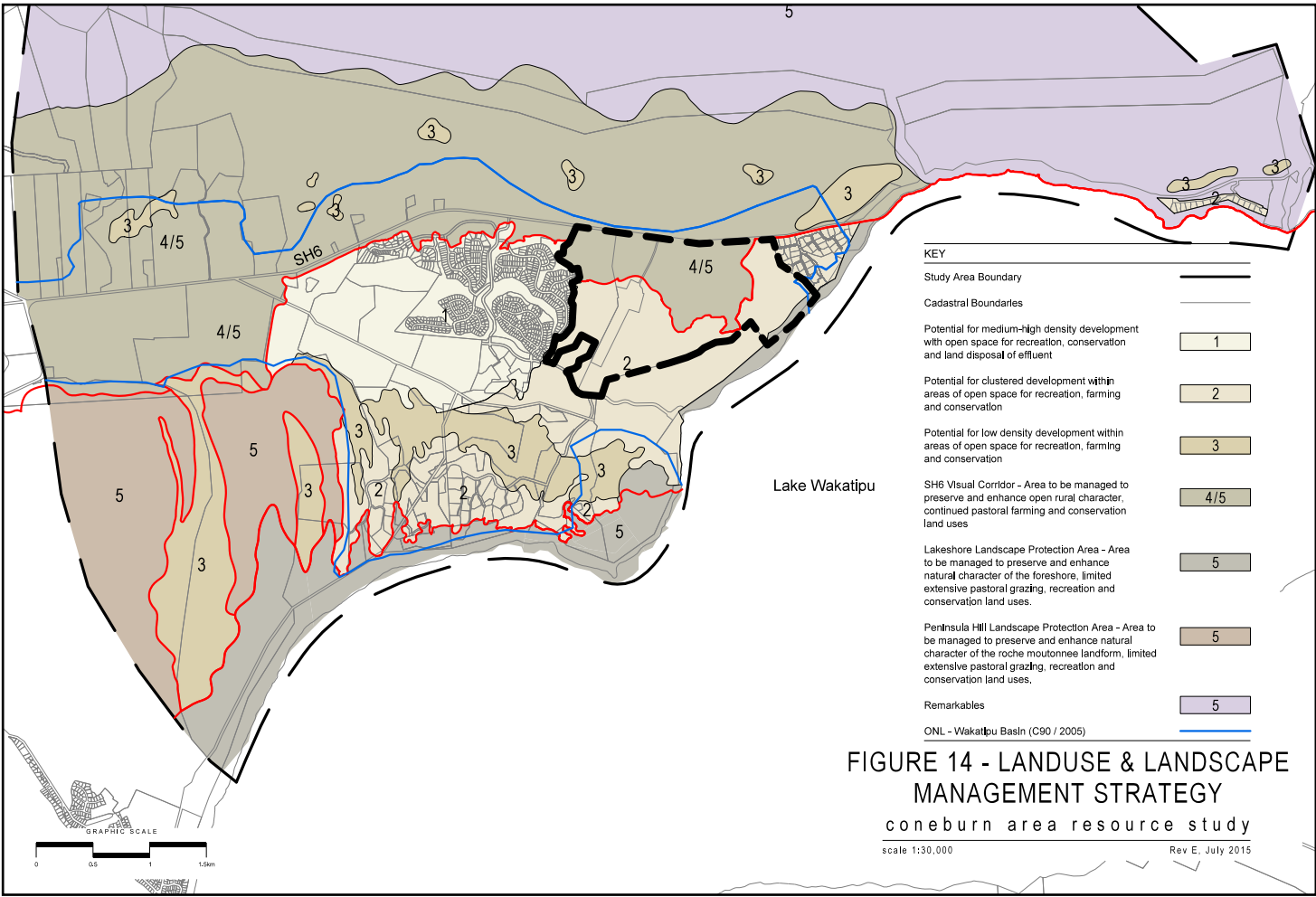


FIGURE 14 - LANDUSE & LANDSCAPE  
MANAGEMENT STRATEGY  
coneburn area resource study  
scale 1:30,000 Rev E, July 2015

Legend

— Site Boundary

0 200 500 1000 1500m

Scale 1:30,000@A3

Figures sourced from: Coneburn Area Resource Study, 2015, Page 12, 14.

# Queenstown Lakes Development Context

## Queenstown Lakes Spatial Plan

The Spatial Plan provides an excellent analysis of the growth options for the District, with a current focus on developing a future development strategy being currently undertaken by QLDC, as required by the National Policy Statement for Urban Design (NPS-UD). The Spatial Plan is seen as a starting point to inform growth options, while also providing a solid framework to build upon.

Housing Choice is one of the identified outcomes, with the Spatial Plan (p.55) providing a schematic overview of the intended densities within the growth areas. It is noted that the consolidated growth approach aims to increase both the variety and affordability of housing by enabling more high and medium-density development in appropriate locations. These broad typologies are consistent with the housing densities proposed by the Homestead Development and include (outlined later in this document); Apartments, Walk-up Apartments, Terrace Housing, Duplex/Semi-detached, and Stand-alone Housing options.

The Spatial Elements in the Wakatipu Area (Map 7 - p. 58) are of particular relevance to this Homestead Bay Development proposal. The map identifies the urban extent of Tāhuna /Queenstown as being consolidated within two corridors that are framed by natural features that intersect at the Frankton metropolitan centre (where the airport is positioned). These corridors include:

- East-West: from Tāhuna /Queenstown / Town Centre (Local Centre) to Waiwhakaata / Lake Hayes; and
- North-South: from Frankton to Homestead Bay.

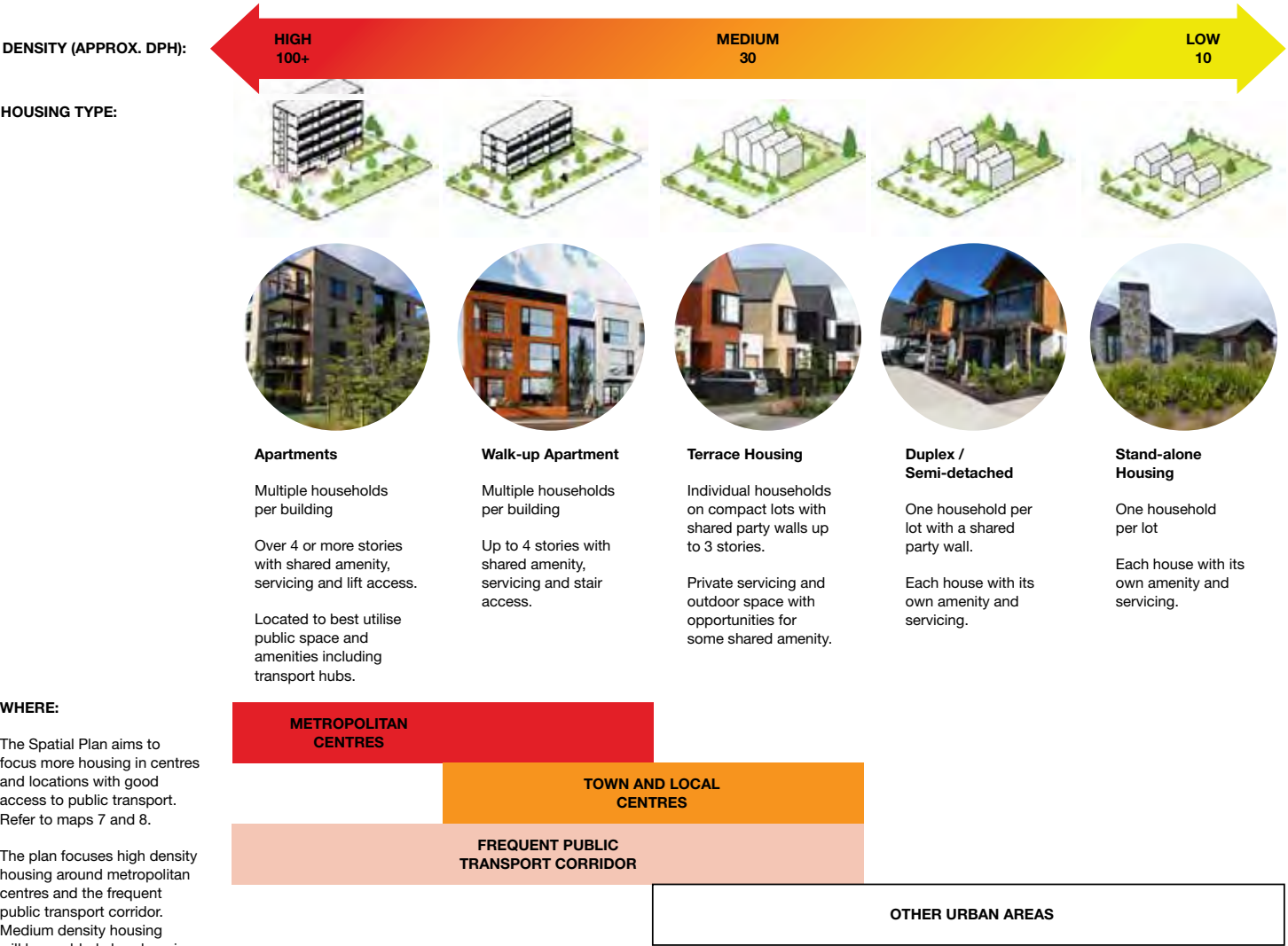
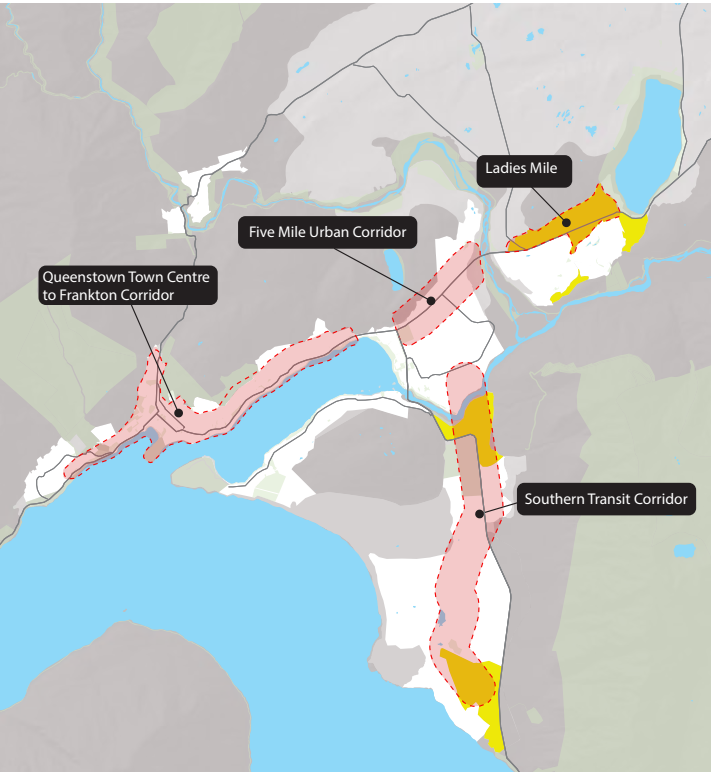
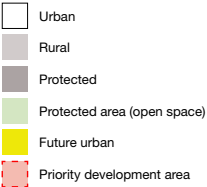
A new local centre has been identified for investigation at the southernmost end of the Te Tapuae / Southern Corridor, which is located within the Homestead Bay Development area. This Southern Transit Corridor is identified as a ‘Priority Development Area’ (Map 9 - p. 68), with the majority of the RCL Henley Downs Limited site also having been identified as an area of ‘Future Urban’.

The southern expansion will reinforce a consolidated approach which preserves the natural landscape and rural character of the Queenstown Lakes, while also creating an urban form that will help to lower emissions (p. 66), and it is noted that both water supply and wastewater supply have planned connections to the Homestead Bay Development site at some point in the next 4-10 years. Additionally, there is a vision to have a public transport connection down to the new local centre (on the Homestead Bay Development site) which includes a Park and Ride option.

The second half of the Spatial Plan document then outlines the 16 specific ‘Strategies’ that need to be implemented to achieve the overall Grow Well/Whaiora goal, with the relevant strategies having been considered during the development of the Homestead Bay Development.

Definition of a ‘Local Centre’ (p. 109): Local Centres are used predominantly for a range of commercial and community activities that service the needs of the residential catchment. The urban form is predominately medium-density.

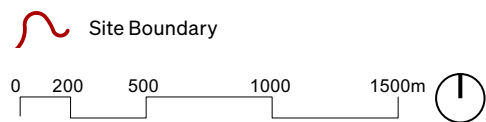
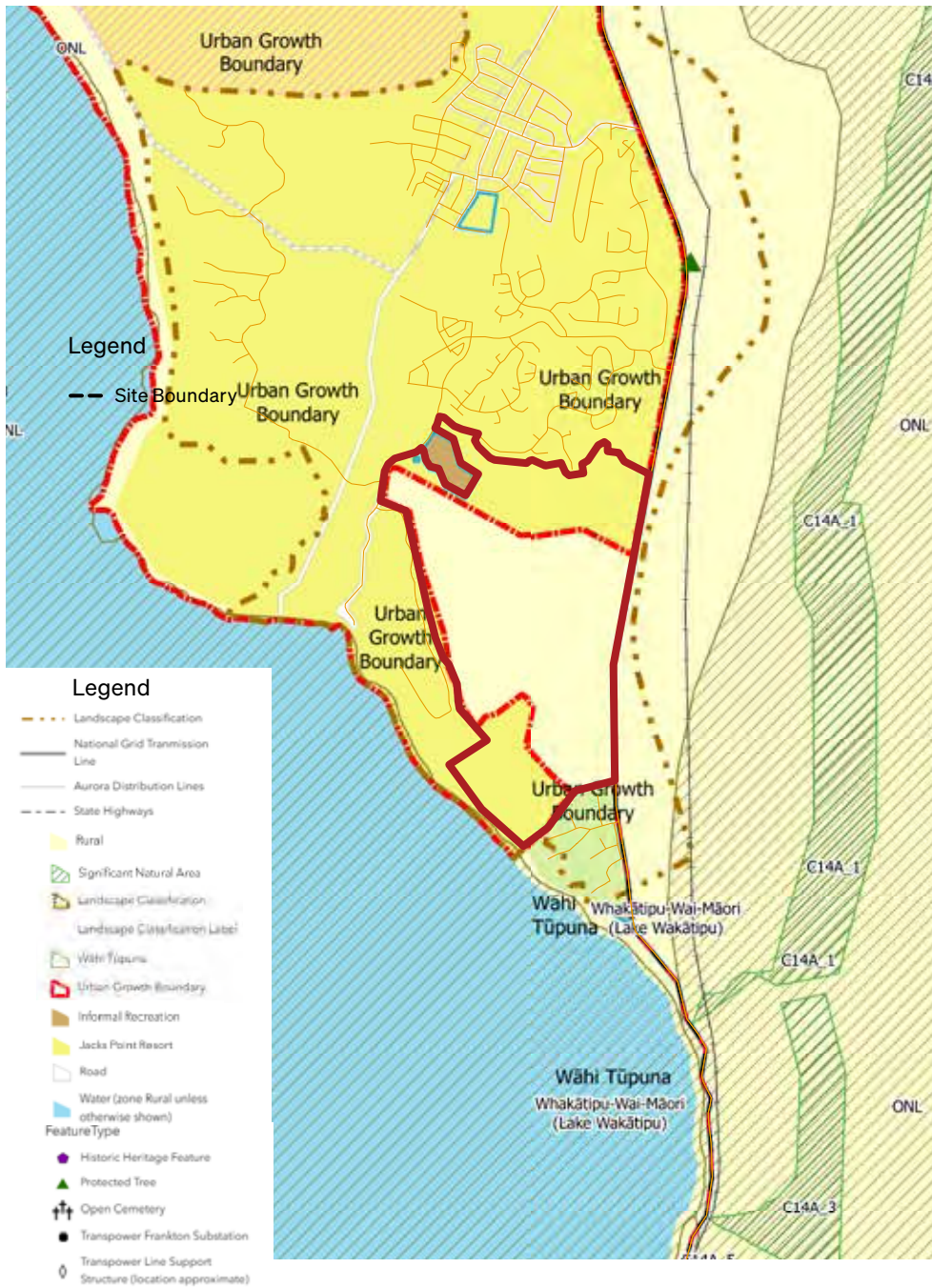
MAP 9: WAKATIPU – PRIORITY DEVELOPMENT AREAS



Figures sourced from: The Queenstown Lakes Spatial Plan, July 2021, Pages 28, 30, 35.



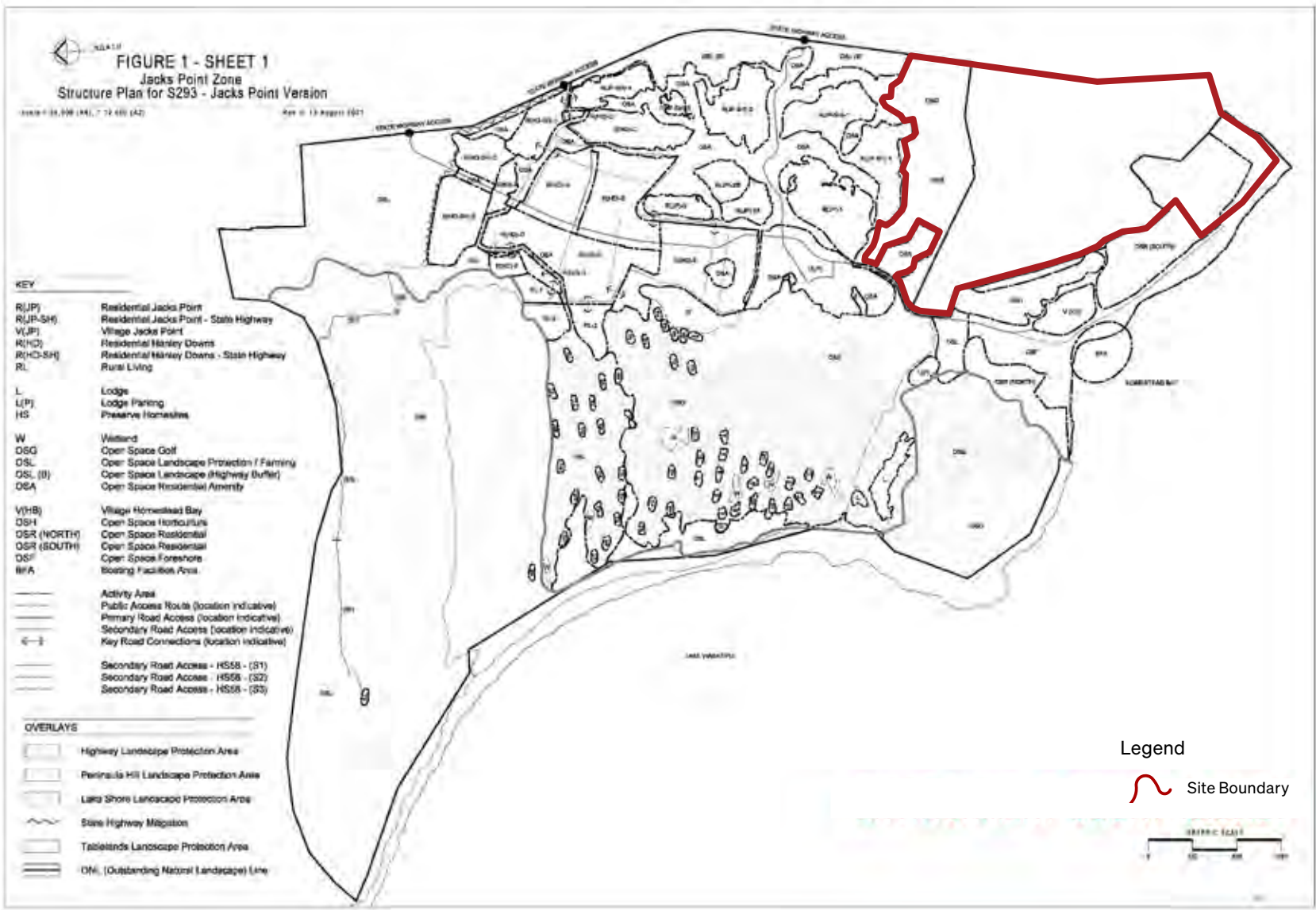
# Existing QLDC PDP Zone Plan



## PART 6

## JACKS POINT 41

### 41.7 Structure Plan





# Land Use

Since 2015, both Jack’s Point and Hanley’s Farm are nearly fully developed, as anticipated by the PDP. Collectively, these two developments will comprise over 3,500 homes and contain associated commercial, education, retail and recreational facilities.

Hanley’s Farm, Woolbrae and Park Ridge are situated immediately north of Jack’s Point and extend approximately 700m north of the new roundabout along SH6, providing access into Park Ridge. The Coneburn Industrial Zone is located immediately east of and accessed off the new SH6 roundabout. This future industrial area will be situated within the existing quarry at the base of the Remarkables and will utilise existing landform, additional earthworks and landscaping to ensure that future built form is not highly visible when viewed from SH6 .

North of the industrial area is a small node of rural living properties located on the Remarkables outwash fan, north and south of the Remarkables Ski Field Access Road. To the south of the site is Ōraka / Lakeside Estates and Drift Bay. This development consists of approximately 40 lifestyle properties.

Beyond the flatter central valley and this existing and anticipated urban development, the landscape features of the Remarkables, Peninsula Hill, Jack’s Point Hill and much of the Preserve Site’s and golf course within Jack’s Point are primarily covered in a mix of pasture, grey shrubland species and regenerating indigenous vegetation. Whilst the vegetation cover has been modified by past and present farming practices, their vegetation cover enhances the legibility of the landforms they cover and their open space values.

As mentioned, there is an abundance of high amenity recreational activities within Jack’s Point and its immediate surrounds. These include the world-renowned Jack’s Point 18-hole golf course, NZONE Skydiving, the abundance of walking / mountain biking trails throughout the receiving environment including the previous Jack’s Point Run Series, and access to and the use of Lake Whakatipu.

Legend

Boundary

Zoned for Future development

Subdivisions

Medium + large lot housing

Industrial

Larger lot housing

Commercial and medium density housing

Golf course + public spaces

Lake + Rivers

QEII Covenants

State Highway 6

Public track

RMM

RCL Homestead Bay Limited

Homestead Bay Development

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# Mātauranga Ngāi Tahu

Preliminary engagement with Ngāi Tahu representatives from Te Ao Mārama inc has indicated the desire for the development to respond and achieve Ki Uta Ki Tai actions.

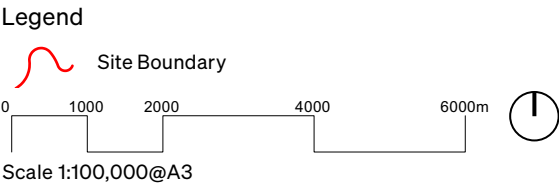
Ki Uta Ki Tai actions must be applied in the understanding of the wider whenua in which the site sits and respond to the whenua. The Homestead Bay Development sits between the Kwarau Maunga to the east of the site, Te Nuku o Hakitekura to the west, Waipuna to the north, Kā Pukemāeroero to the south and Whakatipu Waimāori to the south and southwest. The proposed development is located in between these four markers and it is important the interruption on the mauri of these four markers is reduced.

**Ki Uta Ki Tai actions aim to achieve the following outcomes:**

- Retain connections and linkages between development areas and non-development areas to improve and retain the mauri of the immediate and wider landscape; to facilitate the movement of people and species between areas.
- Mahinga kai access and opportunities.
- Biodiversity protection, enhancement and availability for continued intergenerational use.
- Maintenance of the health of the waterways.
- Sustainable wastewater and stormwater management and disposal

**The Ki Uta Ki Tai actions include:**

- Mapping waterways, open spaces and public accessways.
- Development which is designed to support the natural elements of the waterways, open spaces and public accessways, and includes the protection and enhancement of waterways to restore their natural form and function where possible.
- Provision of areas that facilitate mahinga kai practices and the sharing of Mātauranga knowledge (traditional knowledge). These areas are to be part of the overall network of public spaces creating ecological corridors for the movement of people and species. The creation of ‘pocket parks’ (isolated open spaces disconnected with each other) is discouraged.



- Provision of physical access to areas for the purpose of mahinga kai.
- A list of indigenous mahinga kai species (flora and fauna) to be used in all restoration, enhancement projects and riparian margins, as well as general public spaces.
- The use of Ngāi Tahu design elements and narratives that can be incorporated into the external design of buildings, structures, pathways, accessways, open spaces to reflect Ngāi Tahu identity.
- The provision for Kaupapa Māori Monitoring as part of any restoration and enhancement project.
- Provision for establishment of wetland areas and associated soft infrastructure e.g., swales, or the use of existing wetlands, to improve water quality and discharge to land activities.

The Homestead Bay Development application also, relies on the cultural values identified in the PDP. The district is ancestral land to Kāi Tahu whanau. PDP Chapter 39 contains a schedule of Wāhi Tūpuna that hold particular cultural and ancestral significance to Kāi Tahu that clearly identifies Kwarau / The Remarkables and Whakatipu-wai-Māori / Lake Whakatipu as being culturally significant.

Whakātipu-wai-Māori (Lake Wakātipu) (33) - The name Whakatipu-waimāori originates from the earliest expedition of discovery made many generations ago by the tupuna Rākaihautū and his party from the Uruao waka. In tradition, Rākaihoutū dug the lakes with his kō known Tūwhakarōria. The Lake is key in numerous Kāi Tahu pūrakau (stories) and has a deep spiritual significance for mana whenua. For generations, the Lake also supported nohoaka, kāika, mahika kai as well as transportation routes for pounamu. The knowledge of these associations hold the same value for Kāi Tahu to this day. It also has Statutory Acknowledgement status under the Ngāi Tahu Claims Settlement Act 1998.

Kwarau (The Remarkables) (36) - Kwarau is the traditional name for the Remarkables. As one of the highest and most prominent ranges overlooking Whakatipu-wai-Māori, closeness to the ātua gives significance to Kwarau.

The identified potential threats to the cultural values of Lake Whakatipu and the Remarkables, relevant to the proposal are buildings and structures, utilities, earthworks, subdivision and development, new roads or additions/ alterations to existing roads, vehicle tracks and driveways and Commercial and commercial recreational activities.





# Site Context and Analysis

In the evidence of Dr Marion Read in relation to landscape matters regarding proposed zoning changes within the Queenstown area and challenges to the location of the boundaries of the Outstanding Natural Landscapes and Features within that area. (Submission 715 - Jacks Point Homestead Bay, pg.59), there is a thorough description of the site and this states;

*“The subject site, in the main, is comprised of outwash materials and it has the form of an outwash plain located between the Remarkables range to the east and Jacks Point Hill and the lake to the west. Jacks Point Hill, a roche moutonnée, encloses the western side of the northern part of the site. In the main, the site slopes fairly gently from the State Highway toward the lake. An elevated knob is present roughly central to the site, and approximately 850m from the State Highway. To the west of this knob, a steep but shallow escarpment drops towards the lake. From its foot, the land slopes somewhat more steeply towards the lake beach. Three gullies cut through the site. The southernmost of these extends from the boundary of the State Highway and extends along the boundary with Lakeside Estates. The second is located to the west of this and does not extend right across the site. The third is located in the northwestern corner of the site and it drains north to south into the lake close to the foot of Jacks Point Hill.*

A node of development exists along the foot of Jacks Point Hill in the northwest of the site including a historic woolshed, several houses, and farm buildings. A second node of development, the NZone base, and facilities, is located in the northeastern portion of the site, approximately 500m from the State Highway.

The character of the wider site is typical of open pastoral farming. Paddocks are large. Conifer shelter belts running east to west bisect the landscape. The steeper slopes within the site, limited to the walls of the gullies and the steep escarpment facing the lake, have some scattered indigenous vegetation present but also briar and elder. Exotic amenity trees have been planted in the northwestern portion of the site, marking the entrance to the homestead, and scattered along the lower reaches of the Homestead Bay itself. Jacks Point Hill, in contrast to the balance of the site, is steep and rocky with extensive areas of regenerating indigenous vegetation.

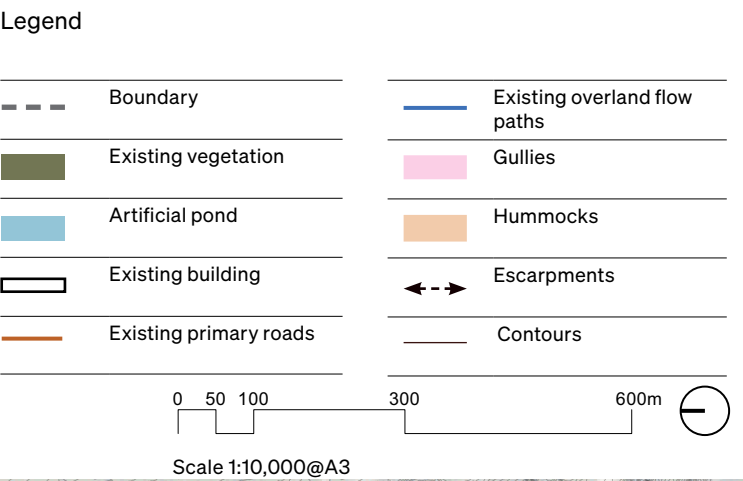
Expansive views are possible across the site from some portions of the adjacent State Highway where they are not blocked by the conifer shelter belts or by roadside planting. (The eastern boundary of the site is 1.4km long and approximately 1km is open to the road.) These views are over sweeping pasture to Cecil Peak and the Bayonet Peaks with the surface of the lake visible. In my opinion, these views have high scenic value.”

To add to this well-considered landscape description, it is noted that the site is located between areas identified as Outstanding Natural Landscapes. To the east is Kawarau

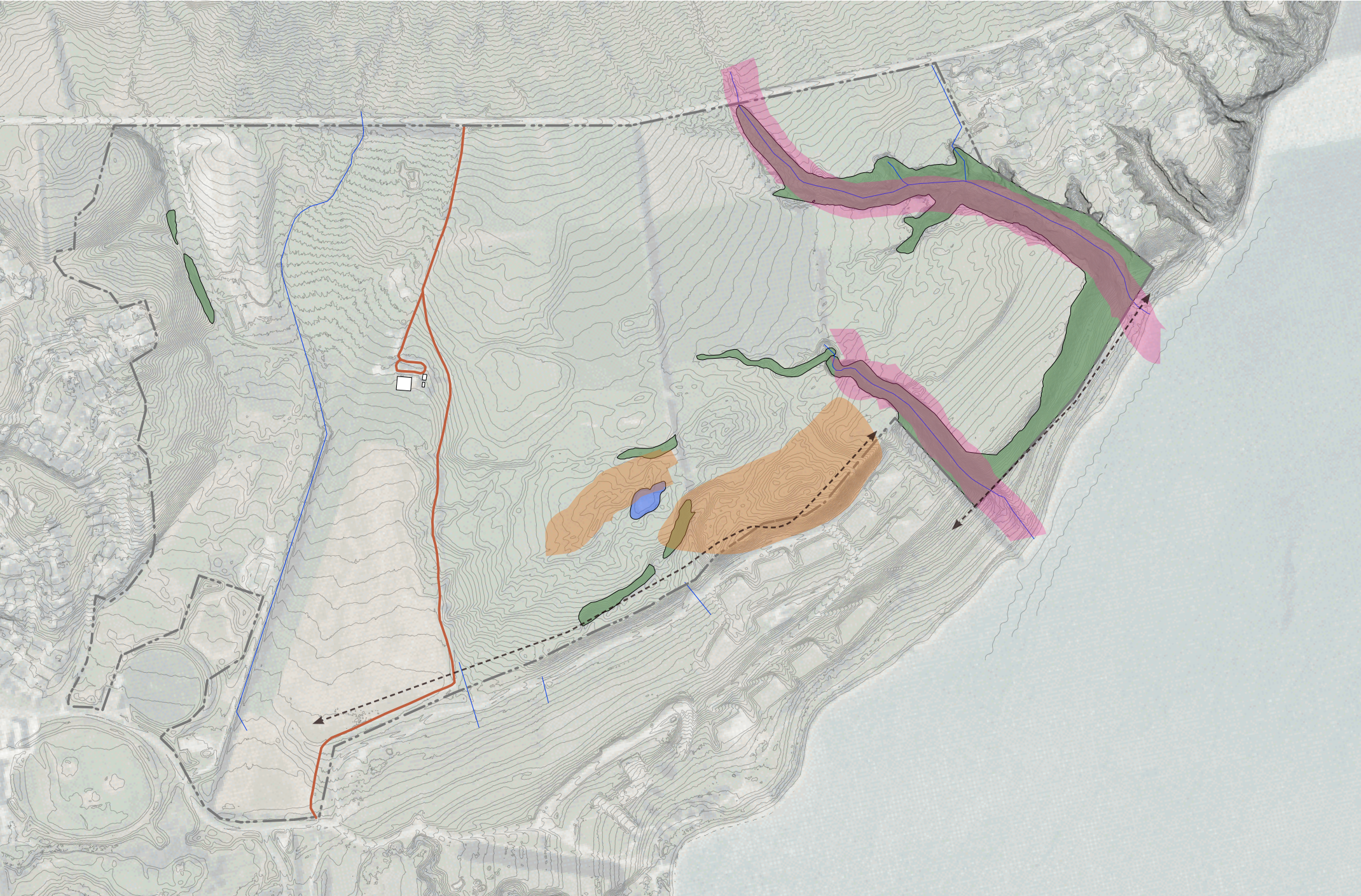
(The Remarkables), while to the south and west is Whakātipu-Wai-Māori (Lake Wakātipu) and the Jacks Point Landform. Jacks Point and Penninsula Hill are part of the same Roche Moutonee (rounded mound of bedrock) glacial formation process which has a highly legible landform pattern alignment that also continues across the Tablelands. However, the Homestead Bay Development site has a different underlying geology that is representative of glacial till (Hummocks) and post-glacial alluvial fan deposits (Fans, Deltas and Lower Slopes), both of which have been incised to

varying degrees by ephemeral streams draining off Kawarau / The Remarkables.

The Homestead Bay Development site represents a gently sloped and rolling piece of land that is situated in amongst an outstanding natural landscape setting. While there are also some internal landscape features of value, such as hummocks and gullies, the landscape values of this site are derived from the composition and dominance of adjacent ONLs.



Site Context and Existing Environment Plan







# DESIGN DRIVERS



# Design Approach

## Growing well – delivering on the Queenstown Lakes Spatial Plan

The Queenstown Lakes Spatial Plan goal of “Grow Well / Whaiora” has guided the preparation of the Homestead Bay Development, which is considered to represent a consolidated approach to growth in the Wakatipu urban extent. The following high-level Strategy and Principles are an essential component of the proposal.

- Consolidating growth with more housing choice
- Providing for public transport, walking and cycling
- Designing attractive neighbourhoods that provide for everyday needs

## Project Design Principles



# Grow Well | Whaiora

## Homestead Bay and the QLDC Spatial Plan

### Delivering on the Queenstown Lakes Spatial Plan

The Queenstown Lakes Spatial Plan is a vision and framework for how and where the communities of Wakatipu can grow well, and directs growth in a way that will make positive changes to the environment, housing and the wellbeing of the community. The Queenstown Lakes Spatial Plan outcomes 1,2, and 4 are relevant to the Homestead Bay Development project and guiding positive landscape and urban design outcomes.

#### Future Urban Areas:

Te Tapuae / Southern Growth Corridor runs from Frankton to Homestead Bay, and includes a proposed frequent public transport route. Homestead Bay is identified as a new local centre with local services, community facilities and a greater range of affordable and higher-density housing.

#### Consolidated Growth:

Homestead Bay works within the growth limits identified in the Spatial Plan and supports a consolidated urban form. The proposed Homestead Bay Development provides for a variety of housing types around a town centre (local centre), and includes a planned public transport route, and walking and cycling routes. Higher densities are allowed for around proposed commercial and community services.

#### Greater Housing Choice:

The proposed Homestead Bay Development provides for a range of housing types and sizes, all located close to proposed commercial and community services, and a planned public transport route. A responsive approach to market demands will help to meet the needs of a changing demographic, and options for affordable housing will be investigated with the Queenstown Lakes Community Housing Trust and the Council.

#### Well-Designed Neighbourhoods:

Homestead Bay offers the opportunity to create a healthy and inclusive community which includes educational and health facilities, green spaces, recreation and sporting facilities, community spaces, and local shopping and meeting places. Sites have been identified for potential schools, and an extensive blue / green network offers an opportunity to work with Kai Tahu to establish biodiversity corridors, riparian planting and access to the lakeshore.

### Outcome 1:

Consolidated growth and more housing choice

.....

### Outcome 2:

Public transport, walking and cycling is the preferred option for daily travel

.....

### Outcome 4:

Well-designed neighbourhoods that provide for everyday needs

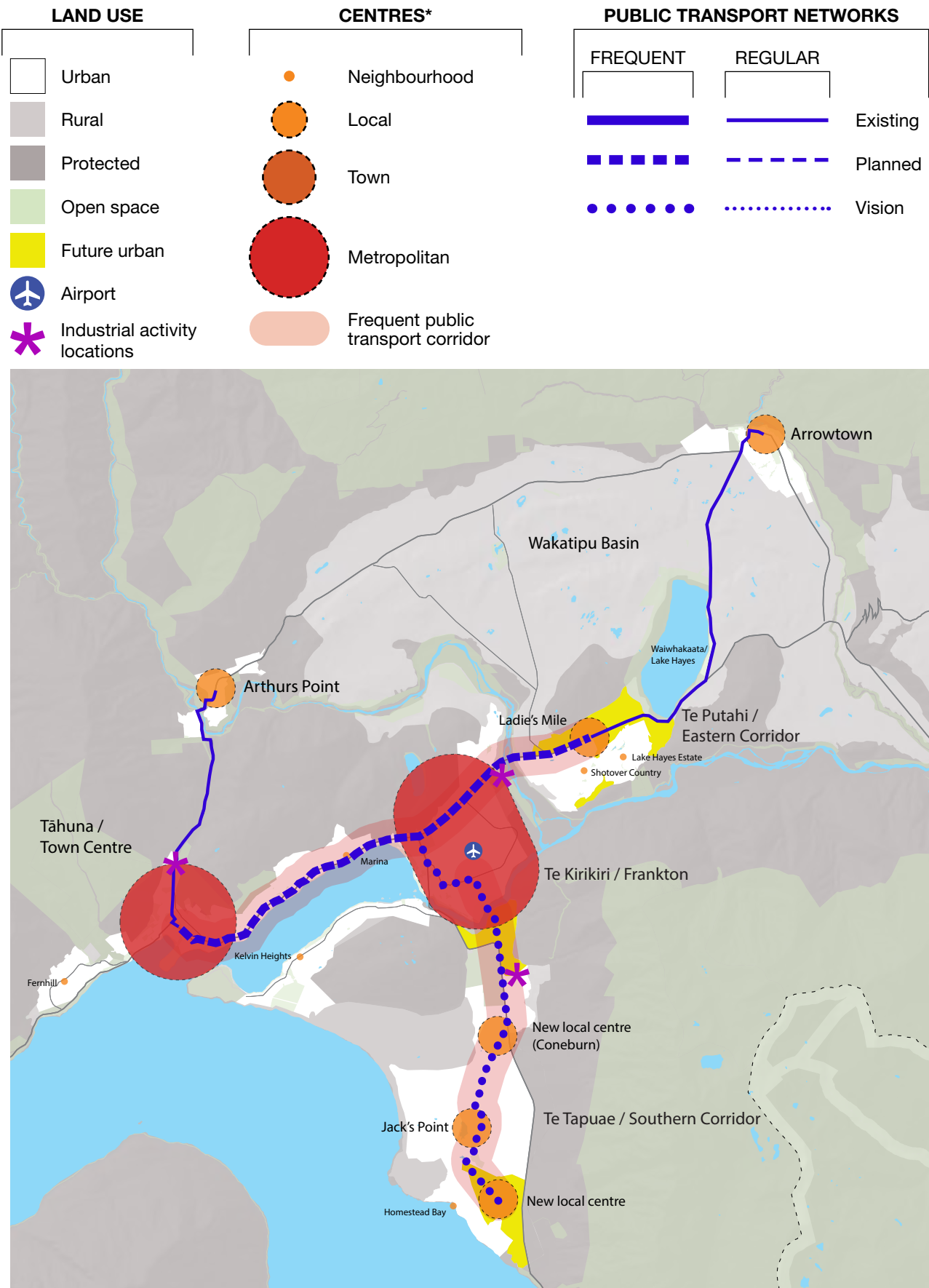
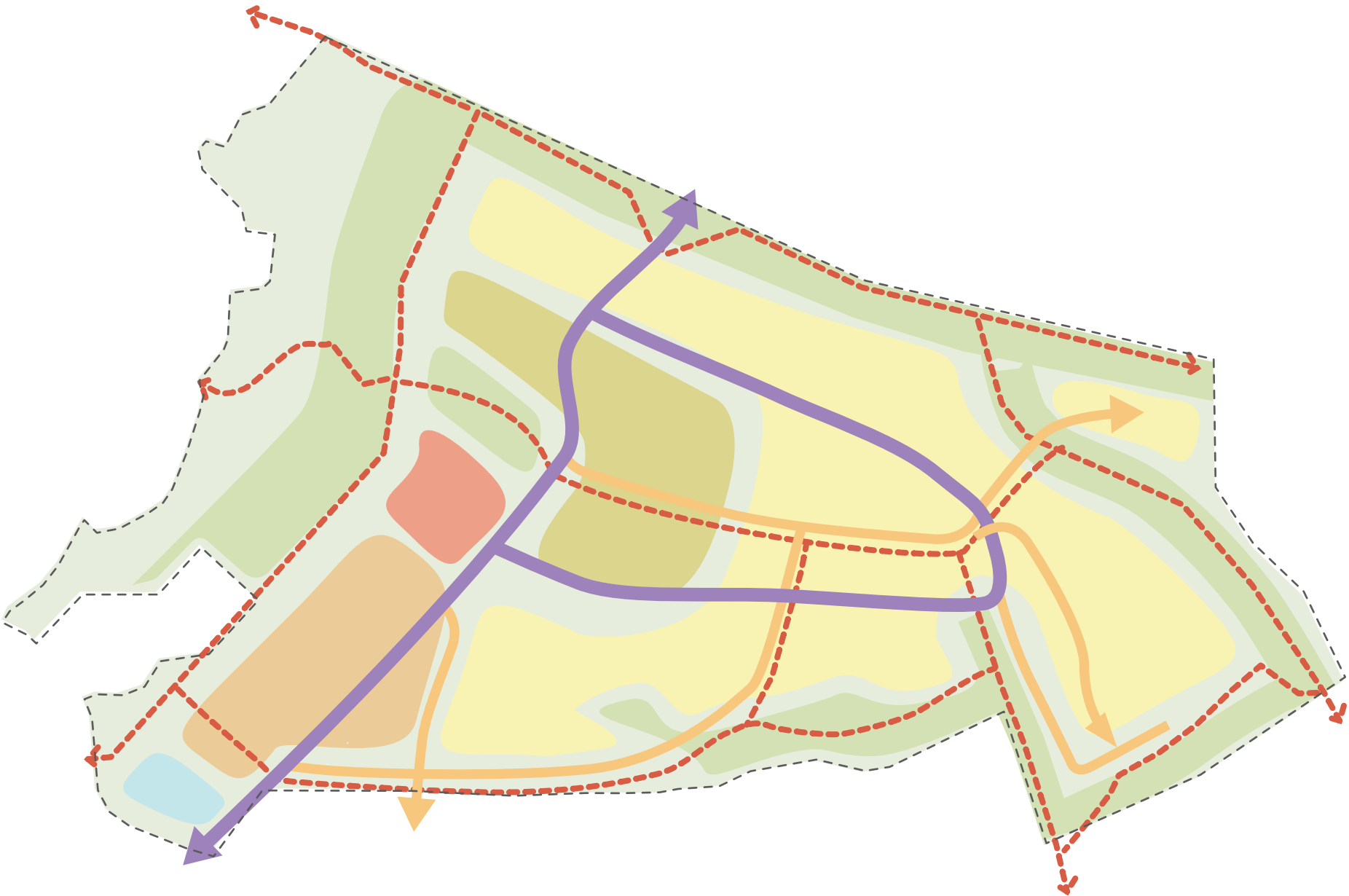
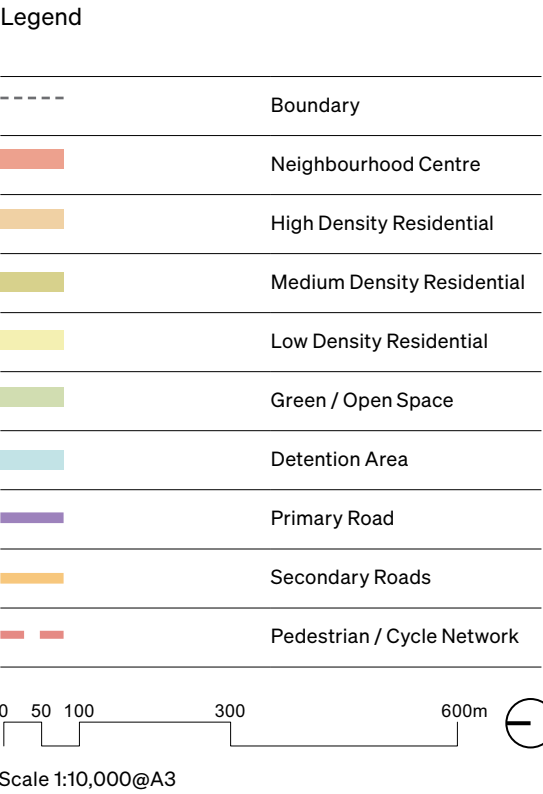


Figure sourced from: The Queenstown Lakes Spatial Plan, July 2021, Pages 30.

# Homestead Bay Concept Diagram

The initial concept for Homestead Bay was based on a few 'big' ideas:

- A spine of commercial / community activities and higher density housing associated with the recreation grounds and open space along the northern boundary
- Decreasing housing density to the south with lower densities on the more sensitive and visible ground
- A 'green frame' of open spaces including the recreation grounds to the north, the gullies, the knolls overlooking the lake and the landscape strip along SH6
- A public transport spine through the higher density areas linking the SH6 with Maori Jack Road, and a potential loop through the centre of the site
- A perimeter walking / cycling path around the site providing access to the lake edge and to a wider district network of trails and paths.



# Homestead Bay Place and Views

Framing Views / Working with Topography / Unique Character

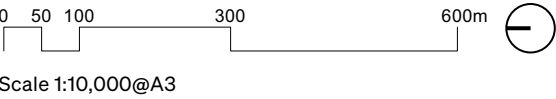
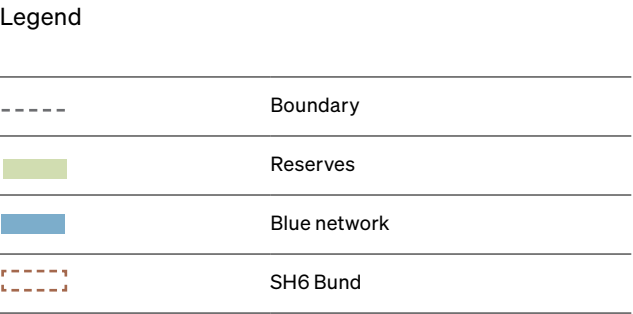
## Building a New Place in Tāhuna /Queenstown

Homestead Bay Development has an opportunity to create its own identity and provide a high quality of life for its residents. A place is made up of more than houses and roads, it is about creating a unique neighbourhood which acknowledges the landscape and fosters a sense of community.

**Homestead Bay Development Identity:**  
Set at the foot of the Remarkables, Homestead Bay will create its own unique identity. Key public spaces include the mainstreet, the community centre, the sports grounds, the gullies, the street along the top of the escarpment and the reserve overlooking the lake

**Framing the Views:**  
A generous landscaped strip including indigenous planting along SH6 maintains the spacious views as part of the arrival experience to Tāhuna /Queenstown from the south, framing the views of Homestead Bay. Views from the lake are enhanced by revegetating the escarpment and the knolls along the lake edge, and backdrop requirements ensure that houses in more prominent areas are developed sensitively.

**Working with the Topography**  
Surrounded by the outstanding landscapes around Tāhuna /Queenstown, Homestead Bay is set on extensive terraces with deep incised gullies and rolling hummocky ground dropping down towards the lake. The development responds to the topography locating lower densities and larger sites on the more sensitive landforms and enhancing the gullies and lakeside escarpment.





# Healthy Environment

Revegetation / Stormwater Treatment / Recreation Space

## Supporting a Healthy Environment and Ecologies

Homestead Bay has some key environmental opportunities that can contribute to a healthy environment and ecosystems that include the following:

**Land Disposal of Wastewater:**  
The development will utilise land disposal of waste water as one way to maintain the water quality of Lake Whakatipu.







**Re-vegetate Gullies:**  
The existing gullies and ephemeral streams are incised deeply into the moraine terraces, and are largely inaccessible and home to large numbers of weed species and exotic trees. Clearing the weeds and trees and replanting indigenous vegetation offers the opportunity to create green corridors between the lake and the mountains and provide recreational routes.

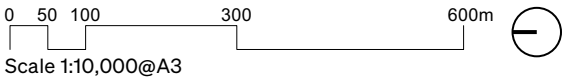
**Clean Stormwater:**  
Stormwater from Homestead Bay will be treated through a series of treatment devices before reaching the land, streams and the lake.

**Sport and Recreation:**  
The northern reserve can complement the existing Jack Tewa Park and provides an opportunity to expand and consolidate recreation and community activities in this area. A neighbourhood reserve provides open space for future residents, and a perimeter walking and cycling track is part of an extensive network that provides recreational opportunities and access to the lake edge and a wider network of recreational paths.

**Indigenous Vegetation and Corridors:**  
Re-vegetating the site with locally sourced indigenous vegetation provides an opportunity to support indigenous flora and fauna and increase the health of local ecosystems.

### Legend

	Boundary		Blue network
	Reserves + Planting		Indicative Wastewater Land Treatment Areas
	Local Parks		400m Accessibility Buffer



# Sustainable Transport

Public Transit Spine / Cycling Walking / Connections

## Supporting Sustainable Transport Options

By providing sustainable transport options Homestead Bay can contribute to a more resilient Tāhuna /Queenstown and more healthy and affordable transport choices for residents. This will consist of the following:

### Public transport spine:

A spine of commercial and community activities and higher density housing creates the critical mass to support a public transport route and links back to the neighbouring Jacks Point. The primary roads create an internal loop that can be used by public transport.

### Active transport options:

A network of walking / cycling paths includes routes around the perimeter of Homestead Bay, along the gullies and through the northern reserve area, and on the primary roads. The paths connect to wider track networks along the lake edge and SH6, and provides recreational and commuting opportunities for residents as well as access to the edge of Lake Wakatipu.

### Hierarchy of streets:

A hierarchy of streets provides a functional ,safe and efficient network that also provides attractive public spaces for the community. The streets are designed to encourage walking and cycling, and to allow space for social interaction and trees and vegetation.

### Primary Roads:

The primary roads are designed to be tree lined avenues which incorporate separated cycleways and footpaths as well as public transport, cars and some parking.

### Secondary Roads:

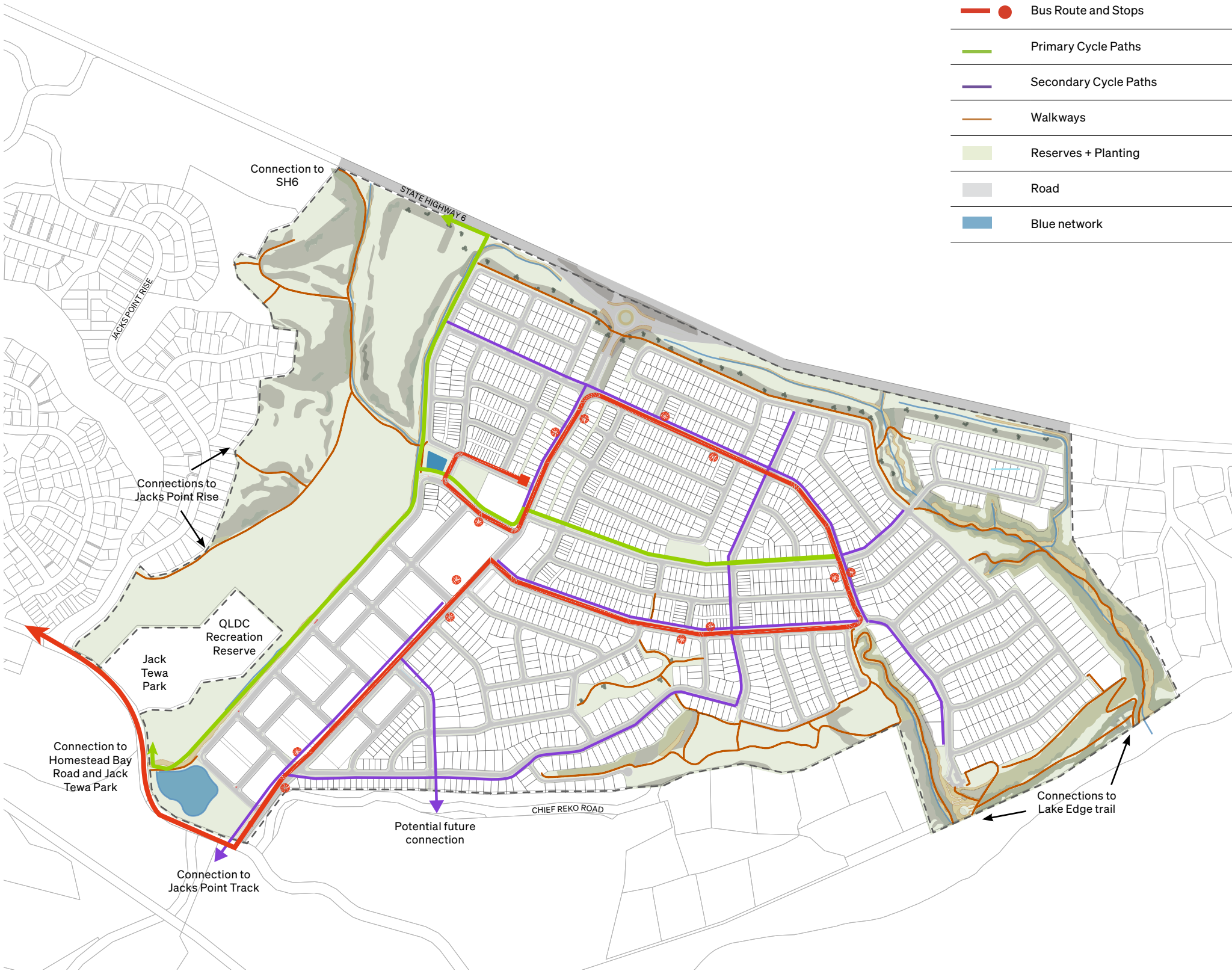
The secondary roads are narrower and designed for slower speeds while still supporting vehicle traffic. Street trees, traffic calming and raised crossings together with shared footpaths / cycleways provide a safe environment for all users. Limited on-street parking.

### Community Roads:

The community roads are low speed and low traffic environments with traffic calming, raised crossings and street trees to create great streets for living. Space is provided for seating, vegetation and play to support public life. Limited on-street parking.

## Legend

---	Boundary
—●—	Bus Route and Stops
—	Primary Cycle Paths
—	Secondary Cycle Paths
—	Walkways
■	Reserves + Planting
■	Road
■	Blue network



0 50 100 300 600m  
Scale 1:10,000@A3



# Healthy Communities

Education / Town Centre (Local Centre) / Community Facilities / Housing Densities

## Supporting Sustainable and Healthy Communities

Homestead Bay will be a home for diverse and thriving communities. Key features include:

### A new local centre:

A new local centre provides an opportunity for shops and restaurants to meet local needs, and provides a focus for new communities. Located close to the SH6 it includes an area of higher density housing to support a liveable and thriving new centre. A small commercial site at the southern end of the site provides for a local dairy / cafe within easy walking distance.

### New community facilities:

Space for a new school and community facilities has been provided in the heart of the development to cater for a growing population at the southern gateway to Tāhuna / Queenstown. The community facilities have access to the nearby recreational grounds, and are sited on the public transport spine and the cycling / walking network.

### Providing a range of housing choices:

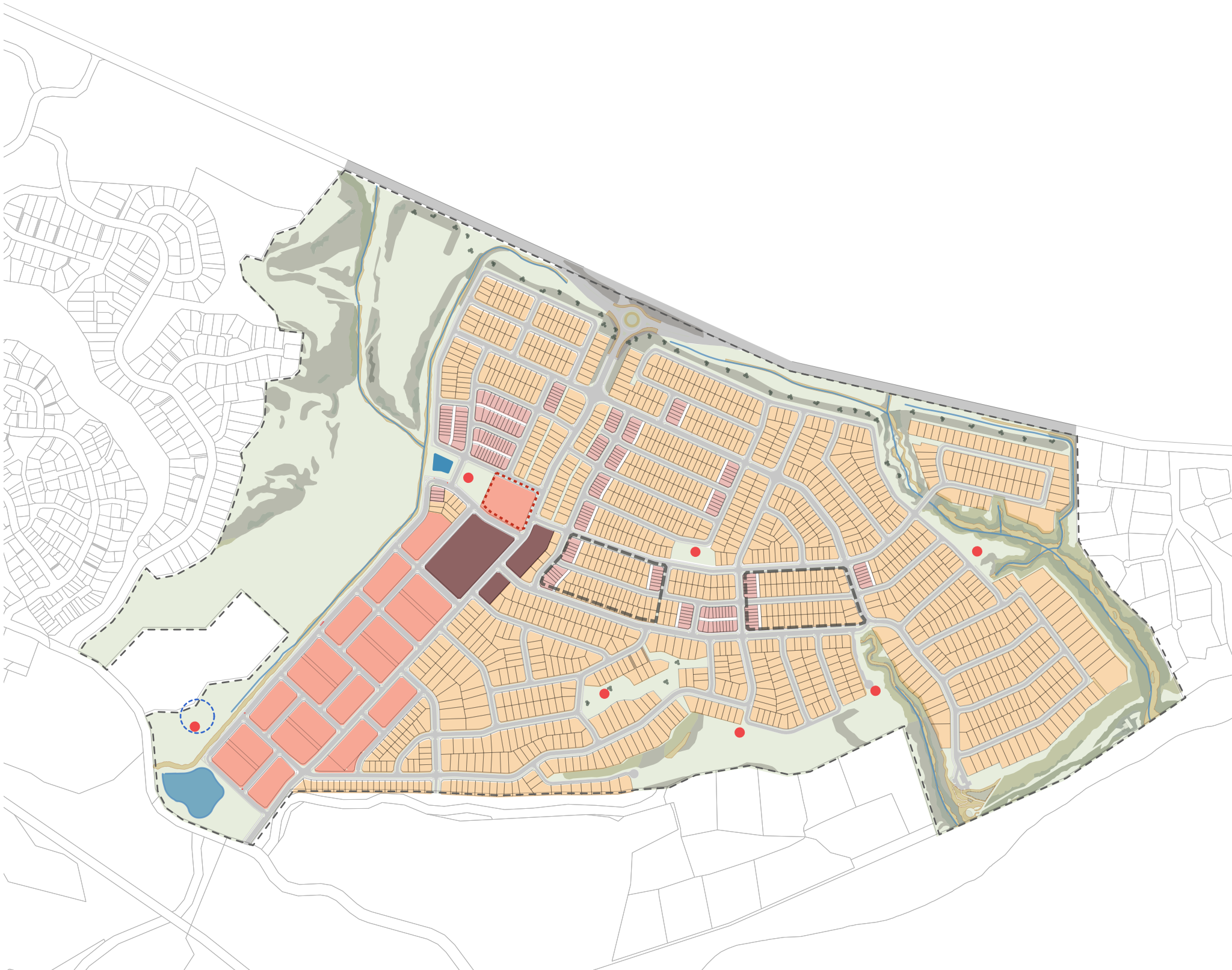
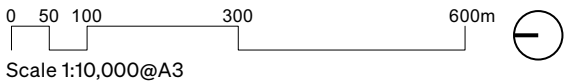
The development provides for a range of high quality housing choices at different densities providing additional housing choice for Tāhuna /Queenstown.

### Increased density in appropriate locations:

Homestead Bay delivers a range of residential densities in appropriate locations to support consolidated growth. The high and medium density areas are located in areas of high shared amenity on a spine close to proposed commercial and community services, close to a planned public transport route, and adjacent to an extensive green open space with a range of recreational activities. Lower density areas are sited on more sensitive or visible landscapes to mitigate adverse effects.

## Legend

----	Boundary	■	Commercial / Town Centre
---	Roads	■	Standard Density
---	Reserves	○	Potential Community Centre
---	Blue network	---	Potential School Locations
■	High Density	---	Skydive Building Location
■	Future Medium Density	●	Community Nodes + Potential Playgrounds





# Homestead Bay Areas

## Blue Network

### Blue Network

A water and wastewater treatment plant, and three water reservoirs will be located within the northeast corner of the Site (within Lot 12), near SH6. This location has been chosen for the reservoirs because it is elevated, when compared with the remainder of the Site and will allow gravity to assist with the reticulation of water throughout the development.

The Homestead Bay development is proposing to manage wastewater through treatment and discharge to land on site, rather than piping and disposing of wastewater elsewhere.

A series of overland flow paths and detention basins are proposed to manage stormwater across the site.

### Legend

----	Boundary
■	Reserves
■	Roads
—	Existing blue network
- - -	Proposed channels and detention areas
□	Indicative wastewater land treatment areas
□	Indicative water and wastewater treatment plant
●	Indicative water resevoir locations

