

Te Tapuae Southern Corridor Structure Plan and ITS

Resilient and efficient Transport Planning practice in a changing world

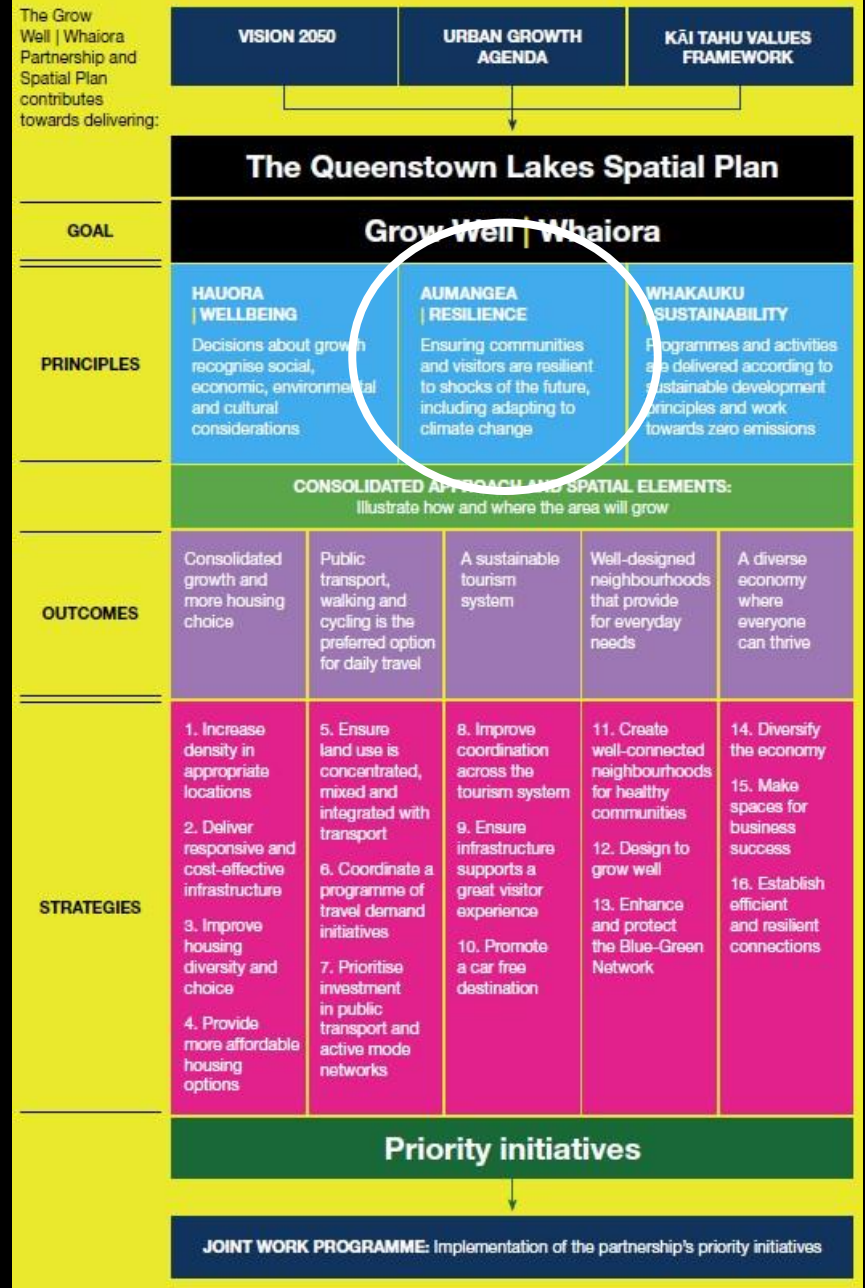
Cameron Martyn - Boffa Miskell





The Queenstown Lakes Spatial Plan

JULY 2021



What are we planning for?

Average Day popn

2021 - 51,000

2051 - 120,000
(+135%)

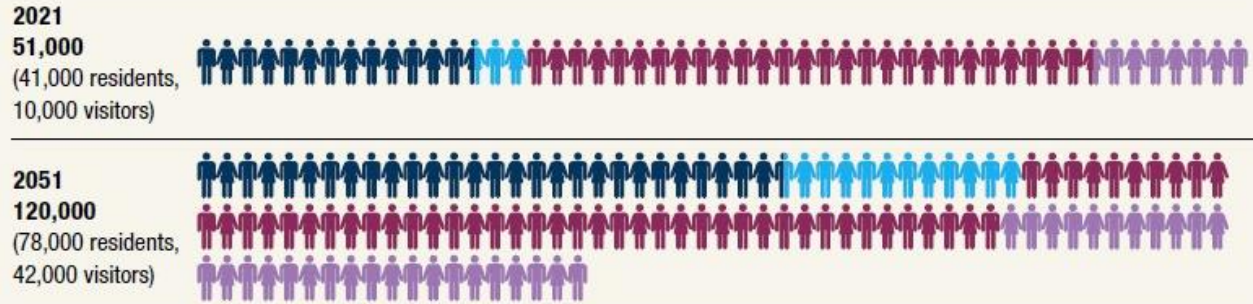
Peak Day popn

2021 - 103,000
(42,000 visitors)

2051 - 204,000
(126,000 visitors)

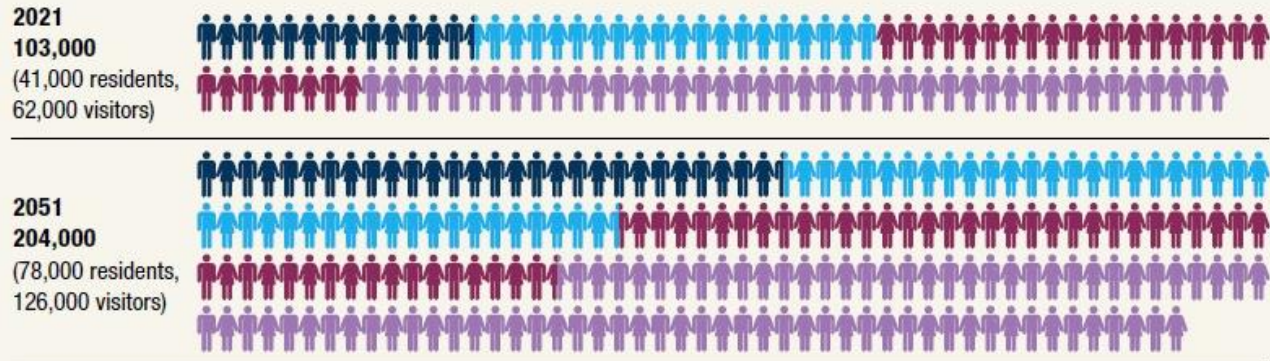
AVERAGE DAY POPULATION

The average day population (residents and visitors) for the district is expected to increase from an estimated 51,000 people (41,000 residents and 10,000 visitors) in 2021 to an estimated 120,000 (78,000 residents and 42,000 visitors) in 2051⁴. The resident population is approximately 81% on an average day.



PEAK DAY POPULATION

The peak day population (residents and visitors) for the district is expected to increase from an estimated 103,000 people (41,000 residents and 62,000 visitors) in 2021 to an estimated 204,000 (78,000 residents and 126,000 visitors) in 2051. The resident population is approximately 38% on a peak day. The peak period typically falls over the New Year period (late December / early January) and is relatively short. The projection is particularly important for infrastructure planning.



1 icon = 1,000

1 icon = Upper Clutha Resident

1 icon = Upper Clutha Visitor

1 icon = Wakatipu Resident

1 icon = Wakatipu Visitor

ESTIMATED DWELLINGS AND SPATIAL PLAN CAPACITY 2020-2050

2020 DWELLINGS
 2050 FORECAST DWELLINGS
 SPATIAL PLAN CAPACITY



Te Tapuae Southern Corridor

2020

<1000 Dwellings

2024 – 4400 consented

Spatial Plan 2050

10,000 dwellings

Homestead Bay development area



Boundary lines are indicative only

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High Capacity Public Transport Stations

High capacity public transport station - indicative only, subject to further investigation

Bus Routes

- Existing
- Bus Lane
- Proposed

Existing Trails

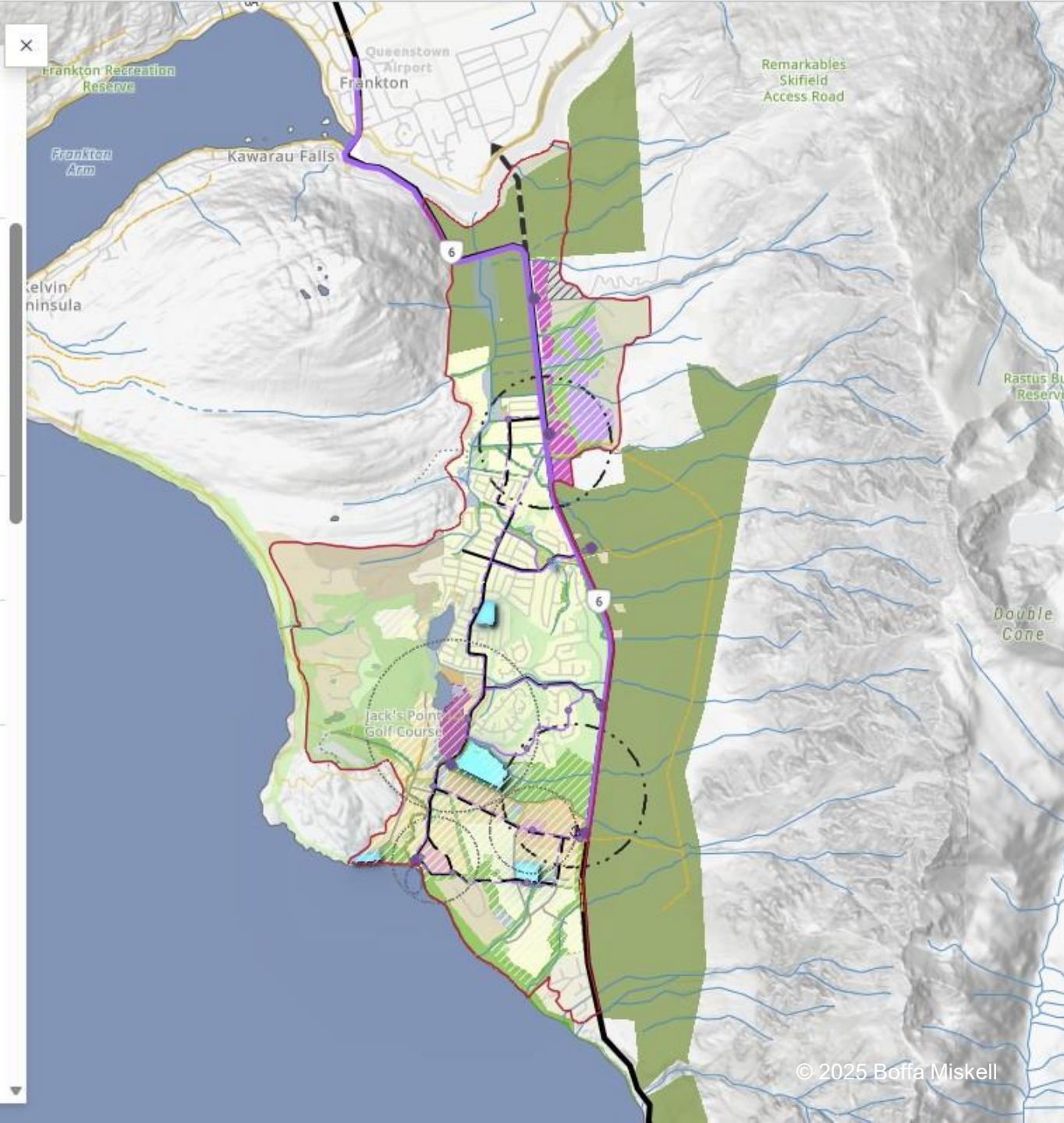
Trail

Approximate Trails

- Approx Trail

Road Types

- Bridge crossing not determined
- SH6 / Future Urban Connector
- Main Street
- Proposed Road - main
- Activity Street
- Local street
- Service Access



Structure Plan – ITS guidance

Forecast population

- TTSC 9300 d/u = 27,500 residents

2024 – 1900 d/u built and 4400 d/u consented

- Still 2500 consented units to deliver

Homestead Bay

- RCL 2500 original proposal

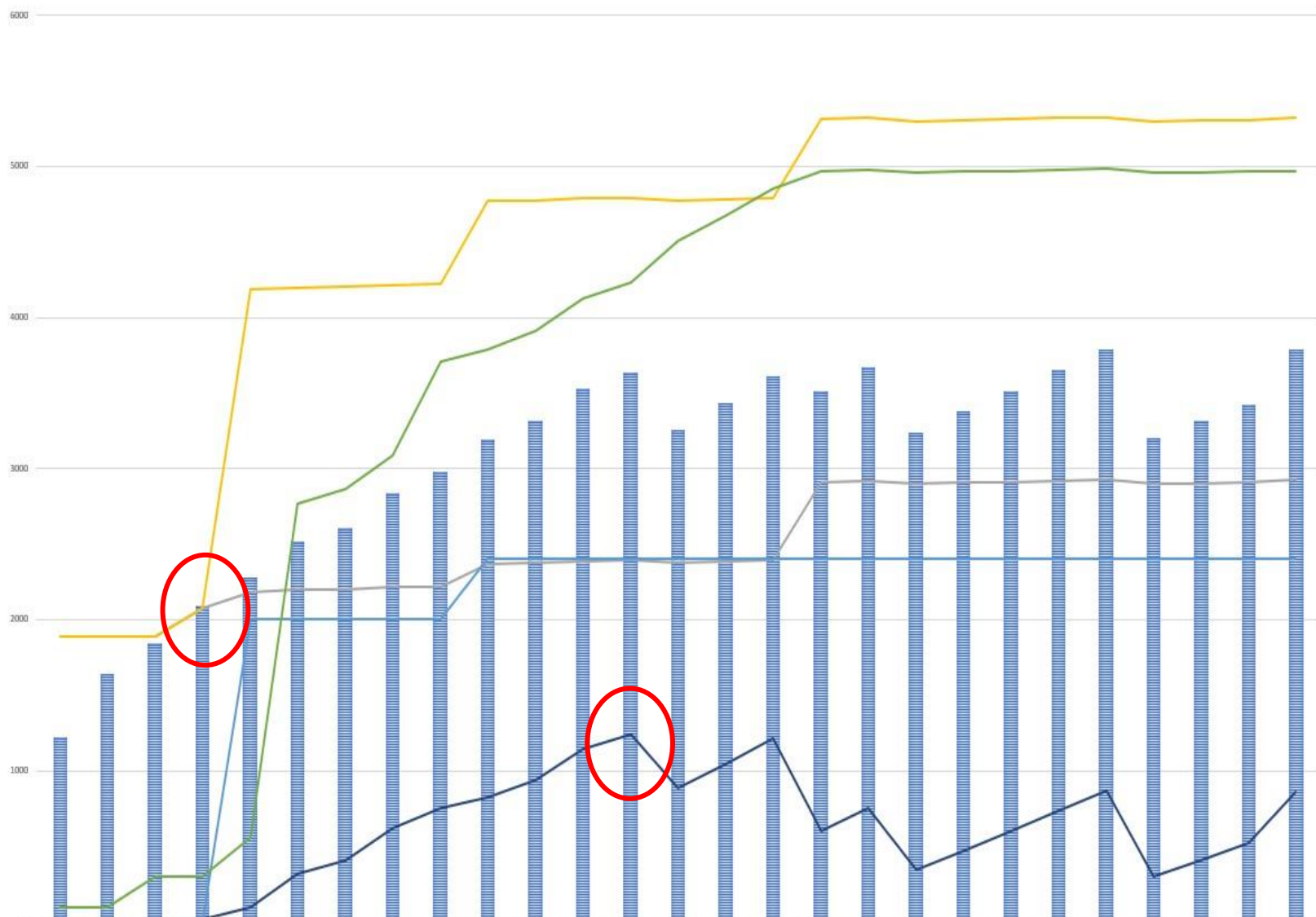


Kawarau Bridge link – SH6



TTSC - FUTURE KAWARAU RIVER CROSSING DEMAND AND MODAL CAPACITY (PERSON TRIPS - AM PEAK OUTBOUND)

Capacity and Demand - Person Trips



	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
AM peak NB bridge crossing demand	1223	1641	1845	2090	2276	2514	2608	2835	2976	3196	3318	3532	3636	3255	3431	3606	3511	3675	3239	3376	3514	3652	3789	3201	3313	3425	3787
existing bridge + PTBC + Active	1888	1888	1888	2071	2185	2197	2201	2213	2220	2371	2377	2388	2393	2374	2383	2391	2913	2921	2899	2906	2913	2920	2926	2897	2903	2908	2926
existing bridge + PTBC + Active + Gondola	1888	1888	1888	2071	4185	4197	4201	4213	4220	4771	4777	4788	4793	4774	4783	4791	5313	5321	5299	5306	5313	5320	5326	5297	5303	5308	5326
gondola	0	0	0	0	2000	2000	2000	2000	2000	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400
PTBC by 2032 + Active + PT new + existing bridge	98	98	300	300	554	2768	2862	3089	3709	3789	3911	4125	4229	4502	4678	4853	4971	4979	4957	4964	4971	4978	4984	4955	4961	4966	4966
Capacity GAP (trip demand less capacity)	0	0	0	19	91	318	407	622	756	825	942	1145	1243	881	1048	1215	599	754	340	471	601	752	863	304	410	517	861

■ AM peak NB bridge crossing demand
 — existing bridge + PTBC + Active
 — existing bridge + PTBC + Active + Gondola
 — gondola
 — PTBC by 2032 + Active + PT new + existing bridge
 — Capacity GAP (trip demand less capacity)

Strategy focus - TDM

1. Behaviour Change – 5%

- Incentives, travel plans
- Campaigns, ride-share, MaaS
- Challenge of entrenched behaviour

2. Infrastructure – 10%

- Walking / cycling networks
- Bus lanes, priority
- New Kawarau crossing

3. Policy – 10%++

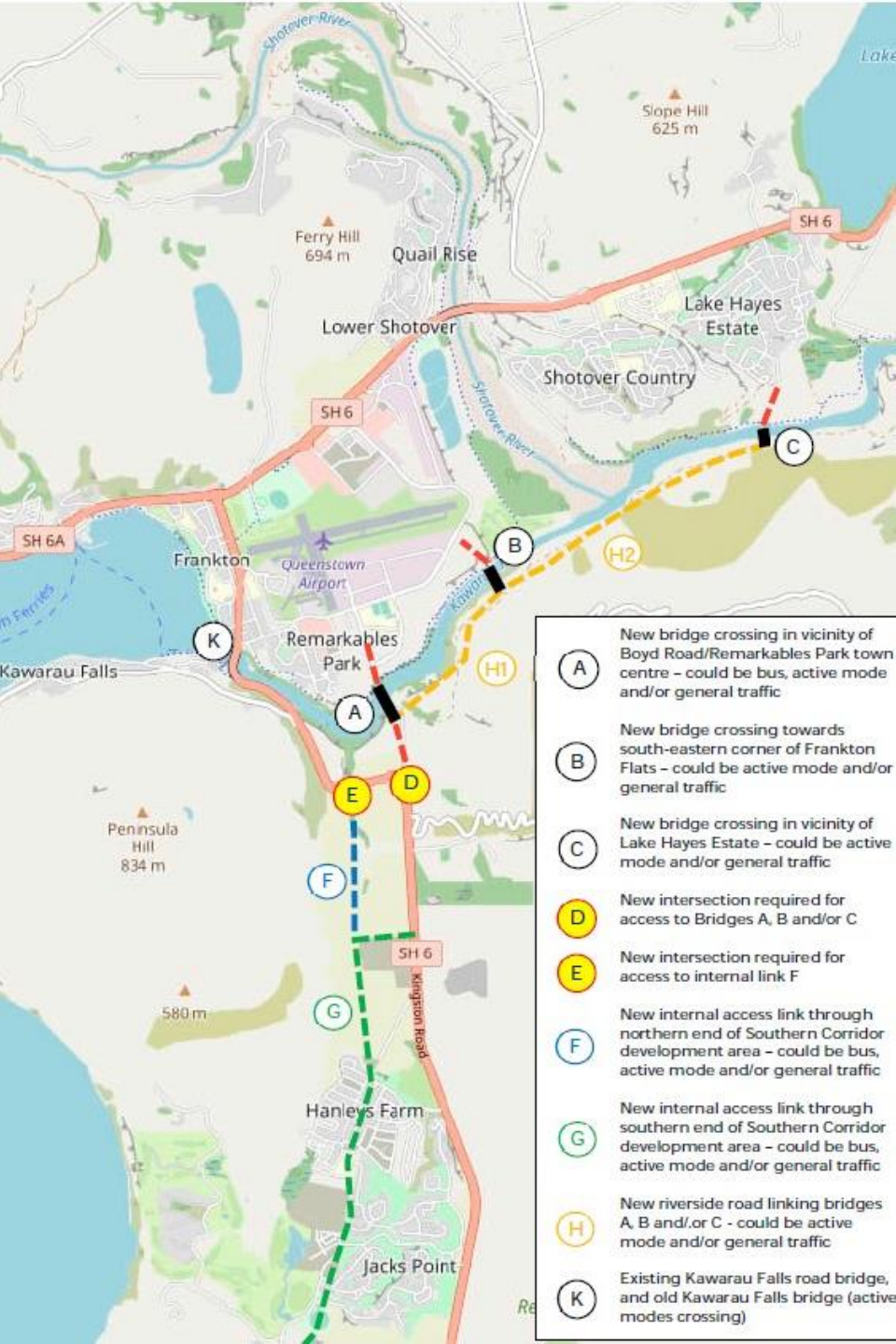
- Time of use charge
- Land use – non-residential
- Developer contributions





Source: Huanui Panui – Kā Huanui a Tāhuna alliance
project newsletter (Nov 2025)

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Potential Network Improvements

1. New Kawarau crossing

- 3 options

2. New intersections

- To access crossing

3. Internal link

- Active transport

Source: Homestead Bay Plan Change – Preliminary Assessment of Transport Effects

WSP 4 July 2023 (RCL Fast Track package)

Transport infrastructure proposed by applicant

Homestead Bay - Proposed Developer Funding

	TRANSPORT INVESTMENT	PROPOSED TRIGGER
1	New roundabout provided on SH6 at new access road to Homestead Bay development	Prior to any titled lots
2a	Conversion of SH6/Jack Hanley Drive to single-lane roundabout;	Occurs before 600 titled lots
	OR	
2b	Conversion of SH6/Woolshed Road to single-lane roundabout	
3	Connecting internal road between Homestead Bay Road and the Homestead Bay development	Occurs before 1,200 titled lots
4	Conversion of SH6/Māori Jack Road to single-lane roundabout	Occurs before 1,400 titled lots
5	Bus stops added within site, in line with future bus routes	At locations to be agreed with QLDC/ORC

Source: Homestead Bay Plan Change – Preliminary Assessment of Transport Effects
WSP 4 July 2023 (RCL Fast Track package)

Figure 2: Southern Corridor Access-related Infrastructure Improvements



What happened?

RCL applied for Fast Track in June 2025 to construct 2800 homes and 1,100m² commercial / retail precinct.

Wednesday, 4 February 2026

NZTA criticises Queenstown fast-track housing project

Thursday, 19 February 2026

Green light for fast-tracked Homestead Bay housing

Friday, 20 February 2026

Backers of \$730m Queenstown development hit ground running

Saturday, 21 February 2026

Developer likely to pay for intersection

Source: Otago Daily Times, February 2026

Resilience?

Transport planning role

- Access to opportunities
- Equity
- Cost

**Social resilience -
future community
outcomes?**

**What is our planning
system delivering?**



Thank you

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