

QLDC Council
2 June 2022

Report for Agenda Item | Rīpoata moto e Rāraki take [4]

Department: Community Services

Title | Taitara Queenstown Events Centre - Consultation proposal on request by Waka Kotahi/NZTA to dispose of part of the site to support State Highway 6 upgrades

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

The purpose of this report is to consider adopting a Statement of Proposal to seek public submissions on the potential disposal of parts of the Queenstown Events Centre and adjoining Frankton Golf Course to Waka Kotahi / New Zealand Transport Agency to support State Highway 6 upgrades under the NZUP programme.

RECOMMENDATION | NGĀ TŪTOHUNGA

That Council:

1. **Note** the contents of this report and in particular; and
2. **Adopt** the attached Statement of Proposal entitled Queenstown Events Centre - Consultation proposal on request by Waka Kotahi/NZTA to dispose of part of the site to support State Highway 6 upgrades; and
3. **Authorise** officers to publicly notify the Statement of Proposal for public submissions; and
4. **Appoint** a hearings panel consisting of *[three members to be specified by Council]* to hear submissions and make a recommendation on the Statement of Proposal; and
5. **Direct** officers to report back the recommendation of the hearings panel.

Prepared by:

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17/05/2022

Reviewed and Authorised by:

Thunes Cloete
GM – Community Services

18/05/2022

CONTEXT | HOROPAKI

- 1 Waka Kotahi / the New Zealand Transport Agency (WK) New Zealand's roading agency is in the detailed design phase of a \$115 million upgrade of the state highways running through Queenstown and Frankton.
- 2 The stated aim of this is to increase the roads' capacity and enabling alternative transport options within the Wakatipu Basin.
- 3 Within the Frankton area between the BP roundabout and Hardware Lane, it is proposed that traffic signals be installed at the Joe O'Connell Dr (entry to the Queenstown Events Centre) intersection and at a relocated Hansen Road intersection. Roundabouts at the Grant Road and Hawthorne Drive intersections are also proposed to be replaced with traffic signals.
- 4 Both the Queenstown Events Centre (QEC) and the Frankton Golf Course (FGC) are proposed to be partly acquired by WK, to support the roading upgrades through to the BP roundabout. The Queenstown Events Centre is listed as a 'Strategic Asset' of the Council, within the Significance and Engagement Policy 2021 (refer to **Attachment A**).

ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

- 5 Waka Kotahi has been working with Council for some years to design upgrades along the State Highway 6 corridor to better manage traffic in the area. With the announcement by the Government of a national road funding programme in January 2020 known as the NZUP programme, the agency and the Council have an opportunity to deliver on some of the proposed improvements required.
- 6 QEC shares an intersection opposite Hansen Road. WK proposes to split and offset the traffic at this intersection, creating a new intersection on the northern side of the State Highway, running through the Country Lane Queenstown Ltd property. Both intersections would then become signalised. The upgrades would require approximately 2493m² of the QEC to be disposed of to WK.
- 7 The BP roundabout is proposed to be enlarged and replaced with traffic signals. This would require approximately 8230m² of the FGC to be disposed of to WK.
- 8 The Crown through the Department of Conservation (DOC) owns portions of both the QEC and FGC affected by this proposal. The Council however has control and management of this land, and therefore intends to consult upon it prior to providing consolidated feedback to both DOC and WK.

QEC 'Strategic Asset'

- 9 QEC is listed as a 'Strategic Asset' in the QLDC Significance and Engagement Policy 2021, and as such the Council must formally consider any request to dispose or transfer control of part of the site. This requires that Council undertake a Special Consultative Procedure for the QEC disposals to WK, including calling for submissions from members of the public and a possible hearing.

- 10 The land required at QEC by WK, is not expected to have a material impact on the provision of sports at the site, as the land is located adjacent to the State Highway and set back from existing uses. It is however noted that the QEC entrance sign will need to be re-located and set back from the State Highway by WK as part of the upgrade programme.

Frankton Golf Course[‘FGC’]

- 11 The FGC is not listed as a ‘Strategic Asset’ in the QLDC Significance and Engagement Policy 2021, however it is Recreation Reserve under the Reserves Act. The Council intends to include the Golf Course potential disposal and subsequent reorientation as part of the QEC Special Consultative Procedure, in order to give the community an opportunity to be consulted with on the wider impacts of the WK proposal.
- 12 The main effect on the golf course from proposed acquisition is anticipated to be the loss of the current 1st and 9th hole and remodification of the putting green. A proposed remodification plan has been included in the Statement of Proposal.
- 13 The Council has engaged golf course design professionals to consider how best to reorientate the course, and to work with the new accessway into the site positioned further southward along the State Highway, opposite the enlarged bus hub. Council officers consider that the best solution to dealing with the loss of part of the site, but to still retain the quality of experience/round, is to reduce the number of holes and to push the 1st hole over to the current location of the 2nd. However, the Council will continue to assess potential alternatives, and public consultation, before settling on the preferred interim layout of the golf course.
- 14 No formal decision by Council has been taken around the long-term future of the FGC at this time and any decisions around the operation of golf at the FGC will need to have wide consultation with the community.
- 15 Following the Special Consultative Procedure, the Council will consider all feedback via a hearings panel and report back to full Council for a decision. Consolidated feedback will be provided to DOC with a recommendation from Council as to whether to support the transfer request to WK for the FGC and part of the QEC site. Council will also need to make a resolution to dispose of parts of the QEC site that it directly owns, and issue a notice of surplus land before it can be disposed of to WK.
- 16 A Statement of Proposal consultation document has been prepared for public notification and is provided as **Attachment B**.
- 17 Option 1 Adopt the Statement of Proposal and undertake consultation.

Advantages:

- 18 Will support progressing initiatives that help to reduce congestion at this point in the roading network.
- 19 Will support upgrades to pedestrian and cycling routes through the busy intersections.

- 20 Will support the potential reorientation of the Frankton Golf Course, subject to community feedback.
- 21 Would provide the community with an opportunity to make submissions about the potential disposals and associated effects and advantages associated with an upgrade to the State Highways in this area by WK.
- 22 Will provide timely and efficient decision making for these areas associated with the NZUP programme.

Disadvantages:

- 23 May result in the loss of land at QEC and FGC for the purpose of Sport & Recreation activities
 - 24 May result in disruption to the FGC and result in its layout being altered into an 8 hole course.
- 25 Option 2 Do not adopt the Statement of Proposal (status quo).

Advantages:

- 26 May retain all of the QEC as well as potentially the FGC, for future community and sporting use.

Disadvantages:

- 27 Would not support progressing initiatives that help to reduce congestion at this point in the roading network.
 - 28 Would not support upgrades to pedestrian and cycling routes through the busy intersections.
 - 29 Would not support the potential reorientation of the Frankton Golf Course, subject to community feedback.
 - 30 Would not provide the community with an opportunity to make submissions about the potential disposals and associated effects and advantages associated with an upgrade to the State Highways in this area by WK.
 - 31 Will not provide timely and efficient decision making for these areas associated with the NZUP programme.
- 32 This report recommends **Option 1** for addressing the matter because it will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in accordance with section 10 of the Local Government Act, in a way that is most cost-effective for households and businesses by ensuring Council supports the provision of effective roading assets in locations most beneficial to the community and rate payers. It will also promote the economic and environmental wellbeing of the community by improving the roading network to reduce

peak-time congestion and supporting provision of the public transport system to reduce single-user car journeys.

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

- 33 This matter is of high significance, as determined by reference to the Council's Significance and Engagement Policy because the Queenstown Events Centre is listed as a strategic asset. Any decision relating to the sale or transfer or sale of shareholding of any strategic asset is assessed as a matter of high impact and will trigger a Special Consultative Procedure.
- 34 The persons who are affected by or interested in this matter are the residents/ratepayers of the Queenstown Lakes District community, and more particularly the users of the Queenstown Events Centre and Frankton Golf Course.
- 35 The Council intends to carry out direct consultation with user groups of both facilities via the Special Consultative Procedure and supporting information sessions held by Waka Kotahi on the NZUP programme.

> MĀORI CONSULTATION | IWI RŪNANGA

- 36 The Council has not directly consulted with Iwi to date on this proposal, however it intends to notify and seek feedback from local runanga as part of the Special Consultative Procedure process.

RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

- 37 This matter relates to the Regulatory/Legal/Compliance risk category. It is associated with RISK00031 Ineffective management and governance over legislative compliance within the QLDC Risk Register. This risk has been assessed as having a moderate inherent risk rating.
- 38 The approval of the recommended option will support the Council by allowing us to retain the risk at its current level. This shall be achieved by providing the opportunity to formally engage with the community on this matter.

FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

- 39 There are no financial implications directly as a result of this report. However, it should be noted that if the land is ultimately decided to be disposed of to WK, that any resulting effects upon the services provided at the locations would be paid for by WK in addition to any land value disposed of where it is owned by the Council.

COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA

- 40 The following Council policies, strategies and bylaws were considered:

- Vision Beyond 2050, supporting Thriving People through provision of effective roading assets.
- Significance & Engagement Policy 2021
- Property Sale and Acquisition Policy 2014

41 The recommended option is consistent with the principles set out in the named policy/policies.

42 This matter is not included in the Ten Year Plan/Annual Plan, but has no effect upon it.

LEGAL CONSIDERATIONS AND STATUTORY RESPONSIBILITIES | KA TURE WHAIWHAKAARO, ME KĀ TAKOHAKA WAETURE

43 The recommended option is consistent with the requirements of the Special Consultative Procedure under section 83 of the Local Government Act 2002 (LGA).

LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA

44 Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural wellbeing of communities in the present and for the future. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act;

45 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by ensuring Council supports the provision of effective roading assets in locations most beneficial to the community and rate payers;
- Can be implemented through current funding under the Ten-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.

ATTACHMENTS | NGĀ TĀPIRIHANGA

A	Overview Plan
B1&2	Queenstown Events Centre - Land Requirement/Disposal Plans
C	Frankton Golf Course - Land Requirement/Disposal Plan
D	Frankton Golf Course – Proposed Reorientation Plan
E	Statement of Proposal