

Hearing of Submissions:

Proposed Disposal of land at 516 Frankton-Ladies Mile Highway to Waka Kotahi

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Minutes of a hearing of submissions on the Proposed Disposal of land at 516 Frankton-Ladies Mile Highway to Waka Kotahi held in the Council Chambers, 10 Gorge Road, Queenstown on Friday, 9 December 2022 beginning at 11.30am

Present:

Councillor Whitehead (Chair), Councillor Ferguson and Councillor Smith

In attendance:

Mr Pete Hansby (GM Property and Infrastructure), Mrs Jeannie Galavazi (Senior Parks Planner) and Ms Jane Robertson (Senior Governance Advisor)

Election of Chairperson

The Governance Advisor called the meeting to order and invited the elected member to elect a chair for the hearing.

It was moved (Councillor Ferguson/Councillor Smith):

- 1. That Councillor Whitehead be appointed as the Chair of this hearing.**

Motion carried.

Apologies

There were no apologies.

Declarations of conflicts of interest

No declarations were made.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Review of report

Mrs Galavazi briefly summarised her report. She noted that Frankton-Ladies Mile Highway was Council land but not yet vested as reserve land, although as public land containing community facilities it was subject to public consultation. She summarised the details of the submissions and the powers of the hearing panel.

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Mr Ramsay spoke to his written submission. He had concerns about any impact of the development on the avenue of trees at Queenstown's entry and did not agree that the intended development would be sufficient, especially when Ladies Mile was developed. He suggested that more land be acquired on the western side of Ladies Mile to future proof access. He believed that a roundabout as proposed would simply serve to change the position of the choke point. He favoured installing the infrastructure ahead of housing including the necessary planting provided it would not interfere with construction. He also suggested that as part of the roundabout construction a temporary bypass road should be constructed to avoid the need for a stop/start point.

The members of the public left the meeting at 11.44am and the meeting adjourned at that point. It resumed without the public in attendance at 11.46am.

Deliberations

It was noted that the proposed project commencement date was September 2023 and there was flexibility within the project to convert the roundabout to a signalised intersection in the future when the area was developed. A roundabout was the most appropriate solution now as traffic lights were not appropriate in a 100km/h zone. A future transition could be accommodated easily and signalised intersections were a lot less land hungry than roundabouts.

The roundabout would not address congestion but there were other initiatives in place to address this. In order to avoid driver frustration during construction it would be helpful to install a by-pass road. Further, messaging about walking/cycling to the town centre should continue.

It was important to note that there had been motor accidents at the site and was at the point of a new treatment being necessary.

There was considerable discussion about the future of the trees. Each tree would be assessed for potential relocation but mitigation planting should not be undertaken until there was some certainty about the future use of the property at 516 Frankton-Ladies Mile Highway. Under the new Tree Policy there was a 'two for one' philosophy for any tree removals and well developed new trees would be planted as replacements. It was hoped to be able to provide an avenue of trees but it was unlikely to the same as what currently existed.

Members agreed that there needed to be some sort of agreement in place about replacement of the trees. Councillor Smith suggested that a tree mitigation plan be included as a conditions. Following further discussion it was agreed that the condition should be couched as a delegation to the General Manager Community Services to approve a tree mitigation plan.

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It was moved (Councillor Smith/Councillor Ferguson):

That the Hearings Panel:

- 1. Note the contents of the report;**
- 2. Consider the submissions received on the disposal of a portion of land at 516 Frankton-Ladies Mile Highway to Waka Kotahi/New Zealand Transport Agency;**
- 3. Give full consideration to the submissions received and agree the extent to which the submissions have been allowed or accepted or disallowed or not accepted; and**
- 4. Recommend to Council the position of the hearing panel to dispose of land at the 516 Frankton-Ladies Mile Highway, subject to a Tree Mitigation Agreement being signed between Waka Kotahi/New Zealand Transport Agency and the General Manager Community Services.**

Motion carried.

The meeting concluded at 12.15pm.