



Order Paper for a meeting

**HEARING OF SUBMISSIONS:**

**for the**

**Proposed Disposal of Land, Queenstown Events Centre, and  
Frankton Golf Centre**

to be held on

Wednesday, 10 August 2022

commencing at 10.00am

Via

Zoom

## **9.12 ITEMS OF BUSINESS NOT ON THE AGENDA WHICH CANNOT BE DELAYED**

A meeting may deal with an item of business that is not on the agenda where the meeting resolves to deal with the item and the Chairperson provides the following information during the public part of the meeting:

- (a) the reason the item is not on the agenda; and
- (b) the reason why the discussion of the item cannot be delayed until a subsequent meeting.

*s. 46A (7), LGOIMA*

Items not on the agenda may be brought before the meeting through a report from either the chief executive or the Chairperson.

**Please note** that nothing in this standing order removes the requirement to meet the provisions of Part 6, LGA 2002 with regard to consultation and decision-making.

## **9.13 DISCUSSION OF MINOR MATTERS NOT ON THE AGENDA**

A meeting may discuss an item that is not on the agenda only if it is a minor matter relating to the general business of the meeting and the Chairperson explains at the beginning of the public part of the meeting that the item will be discussed. However, the meeting may not make a resolution, decision or recommendation about the item, except to refer it to a subsequent meeting for further discussion.

## **REFERENCE:**

Queenstown Lakes District Council Standing Orders adopted on 12 December 2019.

**QUEENSTOWN LAKES DISTRICT COUNCIL**

**HEARING OF SUBMISSIONS:**

**FOR A**

**PROPOSED DISPOSAL OF LAND, QUEENSTOWN EVENTS CENTRE, AND FRANKTON  
GOLF CENTRE**

**PANEL MEMBERS**

**Councillor Lewers**

**Councillor Shaw**

**Councillor Copland**

**Chair of hearing panel to be determined at beginning of hearing.**

## HEARING OF SUBMISSIONS:



### **Proposed Disposal of Land, Queenstown Events Centre, and Frankton Golf Centre**

Agenda for a hearing of submissions on The Proposed Disposal of Land, Queenstown Events Centre, and Frankton Golf Centre to be held via Zoom on Wednesday 10 August 2022 beginning at 10.00am

<b>Item</b>	<b>Page Number</b>	<b>Report Title</b>
		<b>Election of Chairperson</b>
		<b>Apologies</b>
		<b>Declarations of Conflict of Interest</b>
		<b>Confirmation of Agenda</b>
1	Page 5	<b>Officer report: Hearing of Submissions and Objections, for the Proposed Disposal of Land, Queenstown Events Centre, and Frankton Golf Centre</b>
	Page 9	<b>Attachment A: Public Submissions</b>
	Page 17	<b>Attachment B: Schedule of Submitters Appearing</b>

29 July 2022

**Hearing for the  
Proposed Disposal of land - Queenstown Events Centre and Frankton Golf Centre to Waka  
Kotahi New Zealand Transport Agency**

**Department:** Community Services

**Title | Taitara:** Hearing of Submissions and Objections, for proposed disposal of land - Queenstown Events Centre and Frankton Golf Centre to Waka Kotahi New Zealand Transport Agency from the *Schedule of Assets* as detailed in the QLDC Significance and Engagement Policy 2021.

**PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO**

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1. The purpose of this report is to present public submissions and objections, received by the Queenstown Lakes District Council (QLDC) on the notified proposal for disposal of land - Queenstown Events Centre (QEC) and Frankton Golf Centre (FGC) to Waka Kotahi New Zealand Transport Agency. The hearing has been scheduled to allow submitters and objectors to appear in support of their submission or objection.
2. A table of the submissions and objections is included as **ATTACHMENT A** of this report.

**RECOMMENDATION | NGĀ TŪTOHUNGA**

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That the Hearing Panel:

- a. **Note** the contents of this report;
- b. **Consider** the submissions and objections received on the disposal of a portion of land at the QEC and Frankton Golf Centre to Waka Kotahi New Zealand Transport Agency and the proposed removal from the *Schedule of Assets*;
- c. **Give full consideration** to the submissions and objections received and determine the extent to which the submissions have been allowed or accepted, or disallowed or not accepted; and
- d. **Recommend to Council**, the position of the panel to dispose of or not of a portion of land at the Queenstown Events Centre and Frankton Golf Course from the Schedule of Assets.

Prepared by:



Simon Battrick  
Sport & Recreation Manager  
29/07/2022

Approved by:



Meaghan Miller  
GM Corporate Services  
29/07/2022

## CONTEXT | HOROPAKI

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3. Waka Kotahi (WK) 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<sup>1</sup> programme, Waka Kotahi and the Council have an opportunity to deliver on some of the proposed improvements required.
4. 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 be signalised. The upgrades would require approximately 2,493m<sup>2</sup> of the QEC land to be disposed of to WK, becoming part of the State Highway corridor.
5. The Crown through the Department of Conservation (DOC) owns portions of both the QEC and FGC affected by this proposal.
6. QEC is listed as a Council 'Strategic Asset' in the QLDC Significance and Engagement Policy 2021, and as such must formally consider any request to dispose or transfer control of part of the site. However, the Council has also chosen to include the FGC in the process to give the community an opportunity to be consulted on the wider effects of the proposed State Highway 6 upgrades upon both facilities
7. The FGC is not listed as Council strategic asset; however, it is Recreation Reserve under the Reserves Act 1977. The Council has chosen to include the FGC potential disposal (8,230m<sup>2</sup>) 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 effects of the WK proposal.
8. Council has appointed Councillors Copland, Shaw, and Lewers to form a hearing panel (comprised of any three Councillors, as a minimum) to consider the submissions and objections received. The hearing panel is to give full consideration to every submission and objection received, before deciding how to proceed with the proposal. The recommendation of the hearing panel is to be brought to the Full Council, where a decision on the proposed disposal can then be made.

## SUBMISSIONS

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9. Twenty Three (23) public submissions have been received. Four of those submitters have requested to be heard.
10. The submissions have been formatted and incorporated into a table for ease of reference (ATTACHMENT A).
11. Of the submissions to propose **disposal of Council-owned land at QEC and Crown-owned land at FGC**, the positions and associated number are as follows:

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<sup>1</sup> Information regarding the NZUP programme can be found here: <https://www.nzta.govt.nz/planning-and-investment/nz-upgrade/>

Position	Number of Responses
Neutral	5
Oppose	5
Support	13
<b>Grand Total</b>	<b>23</b>

12. The following general themes summarise the submissions and objections

Neutral

- The need to retain a 9 hole golf course for handicapping purposes

Oppose

- The removal of a hole to a 8 hole course
- No need to dispose of land and requires more planning

Support

- Great opportunity to future proof golf
- The need for better traffic flow and reduce congestion

13. The Hearings Panel must give full consideration to the submissions received and determine the extent to which the submissions may be allowed or accepted, or disallowed or not accepted.

14. All submitters and submissions must be considered equally, and this includes equal consideration of written and oral submissions.

**CONSULTATION PROCESS | HĀTEPE MATAPAKI:**

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**SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA**

15. 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.

16. The persons who are affected by, or interested in this matter, are the residents/ratepayers of the Queenstown Lakes District and WK

**RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA**

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17. 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.

## **FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA**

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18. If Council ultimately decides that land is 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**

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19. The following Council policies, strategies and bylaws were considered:

- Vision Beyond 2050, supporting zero carbon communities enabling more efficient traffic management and opportunities for public transport infrastructure usage.
- Significance and Engagement Policy 2021
- Property Sale and Acquisition Policy 2014
- Local Government Act 2002.

20. This matter is not included in the Ten Year Plan.

## **STATUTORY RESPONSIBILITIES**

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21. The consideration process follows that required by section 83 of the Local Government Act 2002 (LGA).

## **ATTACHMENTS | NGĀ TĀPIRIHANGA**

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A	Public Submissions
B	Schedule of submitters appearing
C	Let's Talk Website - <a href="https://letstalk.gldc.govt.nz/disposal-of-land-queenstown-events-centre-and-frankton-golf-centre">https://letstalk.gldc.govt.nz/disposal-of-land-queenstown-events-centre-and-frankton-golf-centre</a>



## Position on proposed disposal of Council-owned land at Queenstown Events Centre

Position	Number of Responses
Neutral	5
Oppose	5
Support	13
<b>Total</b>	<b>23</b>

Please indicate your position on the proposed disposal of Council-owned land at Queenstown Events Centre:	Neutral		
Full name	Q6: You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Q9: Please describe the reasons for your position:	Q12: Do you have any feedback on the proposed modifications to the golf facility?
Allan McKay	Yes	not specified in email submission.	<i>not answered</i>
Neville Andrews	No	There has been no consultation on the proposed roading changes already agreed to	The course needs to maintain 9 holes, as 9 holes is the minimum number of holes you can complete to submit a card for handicap purposes. This is important to maintain attendance at the course and therefore financial viability. 9 holes is more important than a mini golf course
Simon Chisnall	No	<i>not answered</i>	As stated above any modifications to the course should keep the golf course with 9 holes. Turning it into a 8 hole course would ruin it. Granted it's not the Hills in the first place but with the Golf course rating system being the way it is even a short 9 hole course can be fun and a good round is rewarded in your handicap rating.
Neki Patel	No	We need to sort out the issues with the roundabout & traffic	It gets smaller and smaller Make a decision re the land
Sierra Alef-Defoe	Yes	<i>not answered</i>	<i>not answered</i>

Please indicate your position on the proposed disposal of Council-owned land at Queenstown Events Centre:	Oppose		
Full name	Q6: You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Q9: Please describe the reasons for your position:	Q12: Do you have any feedback on the proposed modifications to the golf facility?
Elsja Kinley	No	<p>The Frankton Golf Course is an affordable recreation option for New Zealand visitors to Queenstown and for Queenstown's local community. As you are aware hospitality and retail workers are not highly paid but deserve to have affordable recreation options open to them. I see tradies trucks and other workers vehicles in the carpark all the time. It is a very well used and enjoyed facility. Shortening and taking away holes mean its barely a golf course. You would be wrecking a much loved and well used recreation facility. Franton Golf Course is a great place for those who are new to golf to get into the game. It's how I learnt to play golf. I had games with my family when I was on holiday. Beginners are too intimidated to play at places like Millbrook and quite frankly the fees are out of reach of most New Zealanders. I think The Frankton Golf Course is important for the mental health of young men in the Queenstown District. It's an affordable option to have some fun with friends, get some exercise and some fresh air in a green environment. The nation wide rise in popularity of golf due to the Covid pandemic I think reinforces its benefit to wellbeing. The Frankton Golf Course is a very well used and popular facility. Whenever I am holidaying in Queenstown I often play a game there. The carpark is always full. Every time I drive past the carpark is always full. The same cannot be said of other recreation facilities in the town. Queenstown has hopefully woken up to the fact that it needs to look after its domestic visitors and not just focus on international tourists. Playing golf at this course is something your domestic visitors like to do. Given our countries obligations to mitigate climate change we should not be building more roads or making it easier for people to get around by car. Doing so prevents them from making the switch to public transport. The Frankton Golf Course has already lost a significant amount to land over the years. I think this lastest proposal is the straw that breaks the camels back in destroying the amenity value of the golf course. Don't do it!</p>	<p>I think the tennis courts should be ripped out and moved somewhere else. I play golf at the Frankton Golf course regularly and never see anyone using the courts unlike the tennis courts on the Frankton domain which are used constantly. The courts could easily be moved to somewhere else and then the number two hole could be extended.</p>
Simon Morahan	Yes	<p>This is a community asset donated by the Jardine family for the benefit of the Queenstown community.</p>	<p>The modifications do not need to be done. The taking of land from our community facility and giving it to Waka Kotahi does not need to be done. Singapore has inner city golf courses. Everyone else just has to work around them.</p>
Chris Talanoa	No	<i>not answered</i>	<i>not answered</i>
Tom Kettlewell	No	<p>Enough trees have been taken from qt and ladies mile is well known for its grand entrance to town</p>	<i>not answered</i>
Marilyn Everett	No	<p>As long as an 9 hole golf course can remain on this site , we will understand the changes to be made</p>	<p>As long as 9 holes can be arranged , we will be happy.</p>

Please indicate your position on the proposed disposal of Council-owned land at Queenstown Events Centre:	Support		
Full name	Q6: You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Q9: Please describe the reasons for your position:	Q12: Do you have any feedback on the proposed modifications to the golf facility?
Ben Gallie	No	We believe this is necessary , due to the growth of the region and to help with traffic congestion.	Submission for the Frankton driving range and golf course The Harman Golf Group believes we have a great opportunity to future proof golf and continue the growth of golf in the basin. Over the past 3 years golf has become the one of the fastest growing sport in New Zealand with 130,426 golf club memberships.The Frankton golf centre being the home of one of the biggest sports clubs in the region we believe keeping the area for golf in vital for the continued growth of golf for the region. With the Frankton golf course getting smaller and with the proposal of retaining the driving range and making it into an eight hole golf course we propose to create a better alternative and use the space even more efficiently. 1) Create an New state of the art Facility We would like to see the space used more efficiently and modernise the current Frankton golf centre. We would like the opportunity to build a two story, 30 bay, state of the art driving range that will have 15 bays on the bottom and 15 bays on the top story. In addition to this we would have netting 40m high around on the boundaries of the driving range for safety we would have netting on the roof so it would be highly unlikely that any golf balls would be able to leave the driving range area. In this facility we would have a golf shop, food and beverage restaurants, car parking and a mini golf course . On the bottom story we would have milk bar offerings for the public, guests and for the use for people using the Frankton Event Centre On the second story we would have a restaurant and bar for guest groups, paying public and creating destinations for family and friends to enjoy. We would look to continue using this area for the Wakatipu junior golf club members and they would get heavily discounted rates to use the facilities. We have consulted with the Golf Warehouse , as they have 4 x driving ranges currently in the North Island, which uses top tracer technology, to create an even better golfing experience. We would look to have a lease renting agreement with the landowners and have the driving range facing away from the airport. With the space provided we would look to use the land available which would be approximately, 150m across and 300m in depth to service the requires for this facility 2) Practise Facilities in the Wakatipu basin With Golf being one of the biggest draw cards for the Wakatipu basin we would like everyone to have the opportunity to be able to practice and have stated the practice facilities in this area. At the moment we have abundance of golf courses, but we lack practice facilities for the golfing public and members of local golf clubs and we lack the ability for tourists and keen golfers to be able to practice their golfing skill in Queenstown. At the moment the best facilities for practice are effectively members only and this relates to Millbrook golf course and Hills golf course. In addition to this with the new golf course being consented and getting ready to build, again these are going to be private and we need to make sure the golf and public has the opportunity and we have facilities available for them so we can continue to grow the game. We estimate the cost of the driving range building and facilities would be \$6,000,000 dollars and the carpark would be an additional \$600,000 dollars. Safety 3) In addition to this we believe this will provide better safety for the public , as having golf balls being hit out of the current driving range creates a safety issue on hole 2 and hole 8 when playing the golf course. There have also been issues over the safety with golf balls , being sliced off the 5th tee and landing on the netball courts when the junior girls have been playing on Saturday morning. To future proof golf in the Wakatipu basin we need to upgrade this area , we need it to be a safe environment for the public and families to be able to use. The region has a large number of wonderful golf courses , so having an extra 8 holes is not required for the golfing public in the region. We would love the opportunity to continue this discussion and have a chance to make positive modifications to the golf facility. Regards The Harman Golf Group
Matthew Stewart	No	The BP Roundabout is no longer fit for purpose and needs a proper well laid out T Junction. The current roundabout is becoming dangerous particularly for tourists	<i>not answered</i>
Mario Sandulescu	No	Roads and traffic needs to be sorted as first priority . Top top top	If it was me I would make that whole area parking, bus interchange, and move the golf course in ladies mile

Jason Climo	No	Truly a need to create better road and commuter, bus access.	No
Sarah Liddell	No	To reduce road congestion and ensure the area is safer for pedestrians.	<i>not answered</i>
Josh Clowes	No	Intersection modifications are necessary	All of the proposed modifications to the golf facility are at the cost of the user experience. The modification have purely been made to facilitate the intersection modifications with no consideration to the existing and ongoing users of the facility. There are many obvious modifications that could be made to the golf course that would allow the retention of 9 holes, driving range and practice areas by utilising the available land more efficiently. As an example the land to the south of the driving range, the west of the netball courts and north east of the clubhouse are currently wasted space. A disposal of land should not be a disposal of amenities. More effort is required and a full course professional redesign and upgrade is a reasonable outcome of the wider proposal. Note that the 5th and 7th holes in the proposal document are not true representation of what is currently in place.
Reuben Costello	No	<i>not answered</i>	<i>not answered</i>
Neill Simpson	No	This area is a major traffic bottleneck and is overdue for fixing or improving	I am not a golfer but can see the benefit of having an easily accessible and flat course but this land has now become too valuable and the course should be shifted- perhaps to the south side of the airport. Still handy and flat.
Wayne Morgan	No	Greater public good. Makes good sense	Seems a fair adjustment
Ian Erasmus	No	This is a very good idea.	No really. Its needed to improve the highway so i support this.
Libby Malthus	No	It will be good to reduce traffic and better transport for the environment. We also need area for storm water treatment.	I don't play golf but the NZUP sounds like a great idea
Daniel Horgan	Yes	<i>not answered</i>	The golf facility's are in far too dangerous of a spot with cars and pedestrians always in danger of copping a potentially fatal stray golf ball injury or damage. A section of this area should be allocated for a skatepark. The skate parks in arrowtown and Queenstown town are dated and do not attract many visitors when compared to wanaka skatepark. This area would be perfect for a skatepark similar to the one in wanaka. Queenstown having a massive population per capita of young people into extreme sports would benefit massively from a park in a central location like this. The ease of access to the park would attract hundreds of people daily and would benefit local business massively. Queenstown has been lacking a modern skatepark with features for enthusiasts of all levels and would benefit the population greatly. Thank you for your time, Daniel Horgan
Michael Goldstein	/		<p>1. My name is Michael Goldstein. I am a resident of Central Otago District Council but in the golf industry specifically relating to events, tourism and facilities.</p> <p>2. I am a shareholder in The Clubhouse Ltd a company that is currently completing a Market Development Plan for golf tourism as contracted by Destination Queenstown.</p> <p>3. The objectives of the Market Development Plan are:  <i>By constructing a framework for understanding the golf visitor and Queenstown as a golfing destination, this MDP should provide DQ and golf stakeholders with information to understand and inform effective marketing strategies, the value and opportunity that golf provides and can play in attracting future visitors. The MDP was written with an overarching holistic lens to achieve an alignment to benefit Queenstown and its residents socially, environmentally, economically and culturally.</i></p> <p><i>The key objectives of this MDP are to:</i></p> <p>a) <i>Validate DQ's focus on Golf as a strategic visitor segment;</i></p> <p>b) <i>Deepen DQ's understanding of the golf market by understanding the potential economic opportunity; uncovering consumer motivations, behaviour, and decision drivers; and identifying future trends to enable mid to long-term planning;</i></p> <p>c) <i>Engage community, industry and government stakeholders to collectively assess the current state of offering within the Queenstown area;</i></p> <p>d) <i>Identify shared future aspirations of these stakeholders and the opportunities, barriers and recommended strategic actions required to achieving these;</i></p>

- e) *Provide recommendations on positioning to inform DQ's PR, marketing, media and storytelling with regards to the golf market.*
4. FGC is one of 8 golf facilities that are open to visitor play in the QLDC region.
  5. FGC provides a service for the community and social benefits for the residents of Queenstown. It is well located, has the only public facing driving range and is the only entry level golf facility proximate to Queenstown. FGC is an important community facility as it serves entry level golfers including children, beginners and families.
  6. FGC provides a service to the visitor market that is at a different level of clientele to other golf facilities such as Jack's Point, Millbrook or The Hills. It provides an activity for the casual golf visitor who is not coming to Queenstown for the primary purpose of playing golf.
  7. It is the authors opinion that the FGC is underinvested in and could be providing greater benefits to Queenstown and its residents from both a social and economic perspective. For instance:
    - a. The driving range runs at a high occupancy and could sustain more bays.
    - b. The driving range is underinvested in and is very poor quality with no technology. It is not seen as a tourism experience. Comparable with other driving range experiences it is a very low quality tourism experience.
    - c. The golf course has poor facilities that do not serve the visitor market, notably in relation to a food & beverage and interest.
    - d. The golf course suits entry level golfers and losing one hole has a minimal impact on the role that it serves to the community in providing an entry level golf offering.
  8. Golf Tourism destinations around the world are increasingly offering a variety of golf experiences that compliment the traditional four hour 18 hole golf product. For example:
    - a. Putting greens are an increasing part of the tourism experience in many competitor destinations including Melbourne, Northland and golf destinations throughout the USA and Europe. There is an opportunity to allocate part of the remaining FGC land and invest in a world class putting green experience which will provide incremental benefit to Queenstown's golf tourism offering. For example as part of the redesign of the FGC golf course the result may be a 6 hole short course with a higher standard driving range & land set aside for a world class putting green. A putting green can be suitable as a tourism experience whilst also providing a community asset.
    - b. Short courses are a key part of the tourism experience in many competitor destinations. Short courses do not necessarily need 9 holes. A short course can be suitable as a tourism experience whilst also providing an entry level facility for the community.
  9. Having additional golf tourism experiences in a destination increases the yield from golf visitors. Short golf courses or non-traditional golf experiences (for example putting greens or entertainment focused driving range experiences) add to a golf itinerary – for example a golf visitor might play 18 holes in the morning and then have a short course or putting experience in the evening over a beer before dinner.
  10. My recommendation is that should the land disposal go ahead then QLDC should reinvest into the FGC so that they can achieve:
    - a. A facility that provides a better quality experience for the golf tourism market, adding to the economic benefit of Queenstown; and
    - b. A facility that provides a better quality experience for the residents of Queenstown through increased driving range bays, a putting green and a more enjoyable entry level short golf course.

Position on proposed disposal of Crown-owned land at Frankton Golf Centre,  
to allow for significant intersection upgrade at SH6/6A

Position	Number of Responses
Neutral	1
Oppose	8
Support	14
<b>Total</b>	<b>23</b>

Please indicate your position on the proposed disposal of Crown-owned land at Frankton Golf Centre, to allow for a significant intersection upgrade at SH 6 / 6A:	<b>Neutral</b>	
<b>Full name</b>	<b>Q6: You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?</b>	<b>Q11: Please describe the reasons for your position:</b>
Sierra Alef-Defoe	Yes	While I am not inherently opposed to using golf course land to improve the intersection, I am highly sceptical of the premise that the intersection must enlarge in order to improve. The goals that we have for improving the Frankton SH6 intersection can and should be achieved without any increase in space. I will make further comment when Waka Kotahi consults the community on the plan for this intersection.

Please indicate your position on the proposed disposal of Crown-owned land at Frankton Golf Centre, to allow for a significant intersection upgrade at SH 6 / 6A:	<b>Oppose</b>	
<b>Full name</b>	<b>Q6: You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?</b>	<b>Q11: Please describe the reasons for your position:</b>
Allan McKay	Yes	Emailed submission entered manually into Let's Talk: Submission objecting to the land change usage at the Frankton Golf Center. Having seen the plans for the upgrade of the "BP" roundabout and golf center I can understand and generally agree to the need for roading improvements, but as a golfer and resident of Queenstown for 20 years must stress that the council must make every possible effort to redesign and maintain the golf course at the golf center as a 9 HOLE Facility.. I have looked at your design to change this to an 8 hole course and cannot see why another short 60 - 70 metre hole could not be comfortably squeezed into the design to maintain a 9 hole status. You would be a bit of a laughing stock to leave this amazing facility as an 8 hole course when with a little imagination a 9 hole course can be easily achieved. Thank you Allan McKay 15a Robertson Street Frankton 9300
Neville Andrews	No	There has been no consultation on the proposed roading changes already agreed to
Simon Chisnall	No	The Frankton golf facility provides a valuable service to the Queenstown community. In a region where golf courses are generally large and expensive it provides an easily accessible and quick golfing option. I recognise the proposal will not remove the facility, however turning it into an 8 hole course turns it into a course that you wouldn't be able to enter a handicap scoring card.
Elsja Kinley	No	The Frankton Golf Course is an affordable recreation option for New Zealand visitors to Queenstown and for Queenstown's local community. As you are aware hospitality and retail workers are not highly paid but deserve to have affordable recreation options open to them. I see tradies trucks and other workers vehicles in the carpark all the time. It is a very well used and enjoyed facility. Shortening and taking away holes mean its barely a golf course. You would be wrecking a much loved and well used recreation facility. Franton Golf Course is a great place for those who are new to golf to get into the game. It's how I learnt to play golf. I had games with my family when I was on holiday. Beginners are too intimidated to play at places like Millbrook and quite frankly the fees are out of reach of most New Zealanders. I think The Frankton Golf Course is important for the mental health of young men in The Queenstown District. It's an affordable option to have some fun with friends, getting some exercise and some fresh air in a green environment. The nation wide rise in popularity of golf due to the Covid pandemic I think reinforces its benefit to wellbeing. The Frankton Golf Course is a very well used and popular facility. Whenever I am holidaying in Queenstown I often play a game there. The carpark is always full. Every time I drive past the carpark is always full. The same cannot be said of other recreation facilities in the town. Queenstown has hopefully woken up to the fact that it needs to look after its domestic visitors and not just focus on international tourists. Playing golf at this course is something your domestic visitors like to do. Given our countries obligations to mitigate climate change we should not be building more roads or making it easier for people to get around by car. Doing so prevents them from making The Frankton Golf Course has already lost a significant amount to land over the years. I think this lastest proposal is the straw that breaks the camels back in destroying the amenity value of the golf course. Don't do it!the switch to public transport.
Simon Morahan	Yes	The nine hole golf course at Frankton does not have to be destroyed to enable traffic to flow at the BP intersection.

Chris Talanoa	No	The golf course is an integral part of the community and reducing the number of holes would hugely effect the enjoyment and participation by members of the community and visitors into the area
Neki Patel	No	I am concerned about the path being taken away - as we all the know the fields have a huge drainage issue - so no path for impaired or older people .. and no time line ! We need a time line esp with areas around the cricket nets etc - kids / balls and stationary Fluto vests( if they are actually working ) are not a great mix
Marilyn Everett	No	The golf course provides a green area The golf course is used by social groups - it is inclusive of all ages and abilities

Please indicate your position on the proposed disposal of Crown-owned land at Frankton Golf Centre, to allow for a significant intersection upgrade at SH 6 / 6A:	<b>Support</b>	
<b>Full name</b>	<b>Q6: You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?</b>	<b>Q11: Please describe the reasons for your position:</b>
Ben Gallie	No	This is great opportunity to improve the area and upgrade the current Frankton golf centre. From a traffic safety perspective moving the entrance away from the corner is a positive move.
Matthew Stewart	No	The new road needs more space
Mario Sandulescu	No	Roads and traffic needs to be sorted as first priority . Top top top
Tom Kettlewell	No	Worst design ever, takes ages to clear the roundabout so yes work is needed
Jason Climo	No	As above ( <i>Truly a need to create better road and commuter, bus access.</i> )
Sarah Liddell	No	To reduce road congestion and ensure the area is safer for pedestrians.
Josh Clowes	No	Intersection modifications are necessary
Reuben Costello	No	<i>not answered</i>
Neill Simpson	No	<i>as above (This area is a major traffic bottleneck and is overdue for fixing or improving)</i>
Wayne Morgan	No	Improved traffic movement necessary for Queenstown and Frankton
Ian Erasmus	No	This is needed to lessen the peak hour traffic
Libby Malthus	No	It will be good to reduce traffic and better transport for the environment. We also need area for storm water treatment.
Daniel Horgan	Yes	These changes are needed to incorporate 5 mile shopping centre and frankton for pedestrians
Michael Goldstein	/	<i>See full email submission under "Council-owned land QEC".</i>



## Schedule of Submitters

<b>Speaking Position</b>	<b>Full Name</b>
<b>1</b>	<b>Simon Morahan</b>
<b>2</b>	<b>Ben Gallie &amp; John Harman</b>