

# **AGENDA**

## **Hearings**

**Friday, 09 December 2022**

**Commencing at 11:30 AM**

**Council Chambers**

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## 1. Attendance and Apologies

### **Attending**

Monique Felix  
Jane Robertson  
Patricia Larocca  
Tim Miller  
Pete Hansby  
Tara Seymour  
Karis McConnell  
Alix Villis  
Aaron Burt  
Susan Jacobs  
Naell Crosby-Roe  
Quentin Smith  
Daniel McLennan  
Jeannie Galavazi  
Esther Whitehead  
Jessica Hughes Hutton  
Ferg Ferguson

## 2. Confirmation of Previous Minutes

*No previous minutes.*

## 3. Actions Arising

*No outstanding actions.*

## 4. Reports

### 4.1. Hearing Report

Hearing Report 516 Ladies Mile

## Attachment 1 - 20221206-Hearing Report-516 Ladies Mile-dcr

Council Report | Te Rīpoata Kaunihera ā-rohe



A unique place. An inspiring future. He Wāhi Tūhāhā. He Āmua Whakaohoho.

9 December 2022

### Hearing for the Proposed disposal of land at 516 Frankton–Ladies Mile Highway to Waka Kotahi New Zealand Transport Agency

**Department: Property & Infrastructure**

**Title | Taitara: Hearing of Submissions for disposal of land - 516 Frankton–Ladies Mile Highway to Waka Kotahi New Zealand Transport Agency.**

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

1. The purpose of this report is to present public submissions received by the Queenstown Lakes District Council (QLDC) on the notified proposal for disposal of land - 516 Frankton–Ladies Mile Highway to Waka Kotahi New Zealand Transport Agency. The hearing has been scheduled to allow submitters to appear in support of their submission.
2. A table of the submissions and objections is included as **ATTACHMENT A** of this report.
3. A Schedule of submitters appearing at the hearing is included as **ATTACHMENT B** of this report.
4. A response to submitter feedback by Waka Kotahi is included as **ATTACHMENT C** of this report.
5. The proposed tree removal plan is included as **ATTACHMENT D** of this report.

#### RECOMMENDATION | NGĀ TŪTOHUNGA

That the Hearing Panel:

- a. **Note** the contents of this report;
- b. **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;
- c. **Give full consideration** to the submissions 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 516 Frankton–Ladies Mile Highway.

Prepared by:

Approved by:

Jeannie Galavazi  
Senior Parks and  
Reserves Planner  
2/12/2022

Peter Hansby  
GM Property & Infrastructure  
2/12/2022

## CONTEXT | HOROPAKI

6. 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, the agency and the Council have an opportunity to deliver on some of the proposed improvements required.
7. As part of the programme, WK intend to construct a new roundabout at the Howards Drive intersection, included as **Attachment D** to this report. WK proposes to acquire approximately 4370m<sup>2</sup> of land (subject to survey) from the north-western corner of the 516 Frankton-Ladies Mile property (referred to as the Subject Land).
8. A number of tree removals, relocations and replanting's will be required as a direct result of the roundabout and potential land disposal, with the final number to be confirmed as detailed design is completed. The affected trees along with suggested replanting locations are shown as **Attachment D & E** to this report.
9. The Council is very aware of the public's interest in the row of trees along the edge of the subject property and has been proactively working with WK and the local community association to identify areas both on and off the property for replacement trees to be planted. There are indications from WK's design team that the number of tree removals may be able to be reduced, however they caution that with the design still at an early stage of only 30% design, that the final number is still to be confirmed.
10. The Council intends to follow the requirements of the QLDC Tree Policy 2022 in the case of any tree removals. The policy requires two replacement trees to be planted for each tree removed. In addition, the Council's arborist has inspected the trees, and confirmed that they are of an age and type which results in a low likelihood of being successfully relocated.
11. It should be noted that WK is also planning to request approval from the Council to shift the unformed paper road to the north of the intersection and running next to the Ladies Mile Pet Lodge property, westward approximately 20m. WK has been negotiating with the two directly affected property owners on the northern side of the intersection, and once the requirement is confirmed this will form part of a separate request to the Council to reposition the legal road.
12. Should the acquisition be approved WK would use the Public Works Act 1981 to complete the acquisition. This process can be carried out quickly and efficiently where there is agreement between parties but requires the consent of adjoining parties and usually any interest holders, in addition to receiving the consent of the Minister for Land Information.

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

13. WK and Council are currently in the process of sourcing their own respective valuations for the potential land disposal. Any agreement will require a fair market price to be paid to the Council by WK, in accordance with processes under the Public Works Act.
14. Under Section 138 of the Local Government Act 2002, the Council has an obligation to consult on any proposal to dispose of land that is considered to be a 'park', but is not classified as reserve under the Reserves Act 1977.
15. Councillors Ferguson, Whitehead and Smith have been appointed to form a hearing panel to consider the submissions and objections received. The hearing panel is to give full consideration to every submission 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

16. Thirty six (36) public submissions have been received. Two (2) of those submitters have requested to be heard.
17. The submissions have been formatted and incorporated into a table for ease of reference (ATTACHMENT A).
18. Of the submissions to propose **disposal of Council-owned land at 516 Frankton-Ladies Mile Highway**, the positions and associated number are as follows:

Position	Number of Responses
Neutral	3
Oppose	19
Support	14
<b>Grand Total</b>	<b>36</b>

19. The following general themes summarise the submissions and objections

#### Neutral

- Loss of established trees and their food source being a concern and a desire to relocate
- Preference for a signalised intersection that may reduce the need for the larger roundabout

#### Oppose

- Loss of natural beauty on an iconic gateway to Queenstown
- Preservation of established trees
- Potential relocation of trees instead of removals
- Will contribute towards climate change
- No need to dispose of land and requires more planning

### Support

- The current intersection is becoming dangerous, particularly the right turn towards Cromwell
- The need for better and safer traffic flow, and to reduce congestion on SH6
- Support for replanting of trees lost in line with the QLDC Tree policy, potentially with locally sourced natives
- Support for relocation of trees instead of removal

20. 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.

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

### **CONSULTATION PROCESS | HĀTEPE MATAPAKI:**

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

22. This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy as the matter involves 'park' land. The significance is considered moderate because the subject land is a small part of a larger park land holding in the area, is currently unused for recreation and will therefore have only a minor impact on residents or ratepayers.

23. The level of significance determines the level of compliance necessary with the decision making requirements in sections 76-78 of the Local Government Act 2002. A higher level of compliance must be achieved for a significant decision.

24. The Council has undertaken initial consultation with the Lake Hayes Estate and Shotover Country Community Association on the proposal. It is considered that the Council will be able to ascertain the view and preferences of persons likely to be affected by, or have an interest in, the disposal of the park by complying with the public notification requirements under s138 of the Local Government Act 2002.

25. In particular, before the park can be disposed of, the Council must publicly notify the proposed disposal for a period of one month, calling for submissions.

26. If any objections are received, officers will collate them and present them to a hearing panel which will make a recommendation back to full Council. Any submitters will be given a right to be heard in support of their submission or objection.

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

- a. Risk 00012 Core infrastructure is insufficient – poor infrastructure planning

- b. Risk 00056 Ineffective provision for the future planning and development needs of the district
  - c. Risk 00009 Ineffective management of community assets
27. Risk 00012 has been assessed as having a high inherent risk rating. Risk 00056 has been assessed as having a moderate inherent risk rating. Risk 00009 has been assessed as having a high inherent risk rating.
28. In relation to each risk referred to above, the approval of the recommended option will support the Council by allowing us to implement additional controls for this risk. This shall be achieved by the provision of improved infrastructure and fit for purpose community assets in the district, which provides the Council with an additional permanent control over the risks.

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

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29. All costs associated with the land disposal will be met by the applicant, Waka Kotahi. The Council will also potentially receive income from disposal of the property, as assessed through the valuation processes of the Public Works Act.

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

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- The following Council policies, strategies and bylaws were considered:
    - a. *Vision Beyond 2050, supporting Thriving People through provision of effective roading assets*
    - b. *Property Sale and Acquisition Policy 2014*
    - c. *The Significance and Engagement Policy 2014*
30. The recommended option is consistent with the principles set out in the named policies.
31. This matter is not included in the Ten Year Plan/Annual Plan but will not have any impact on it.

#### STATUTORY RESPONSIBILITIES

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- Section 138 of the Local Government Act places restrictions on the disposal of parks (by sale or otherwise). A Park is defined as:
  - a. means land acquired or used principally for community, recreational, environmental, cultural, or spiritual purposes; but
  - b. does not include land that is held as a reserve, or part of a reserve, under the Reserves Act 1977.



32. The Subject Land could be considered a park under this legislation, requiring that council must consult on its potential disposal, before it agrees to sell or dispose of it.
33. General consultation obligations under the Local Government Act apply to the potential disposal and require that the Council publicly notify the proposal in local media channels for a period of a 1 month. As submissions were received to the consultation by submitters that wish to be heard, a hearing is required to consider the submissions and make a recommendation back to full Council.

**ATTACHMENTS | NGĀ TĀPIRIHANGA**

A	Public Submissions
B	Schedule of submitters appearing
C	Waka Kotahi response to submissions
D	Tree removal plan
E	Indicative tree replanting plan

ATTACHMENTS | NGA TAPIRIHANGA

<b>Number</b>	<b>Title of Attachment</b>
<b>1.</b>	Submissions summary
<b>2.</b>	Submitters speaking to their submission
<b>3.</b>	WK response to 516 land disposal submissions
<b>4.</b>	Tree removal plan
<b>5.</b>	Indicative Tree replanting plan

**Attachment 1 - Attachment A - Submissions summary**

**Proposed disposal of land at 516  
Frankton-Ladies Mile Highway -**

Survey Response					
Full name	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?	I understand that all submissions will be treated as public information.	Please indicate your position on the proposed disposal of Council-owned land at 516 Ladies Mile:	Please describe the reasons for your position:	Do you have any further comments on this proposal? Please write them here:
Sarah Bennetts	No	I understand	Oppose	Natural beauty of our gateway to Queenstown is being compromised	We have already lost a lot of significant trees in our district.
Suzanna martin	No	I understand	Oppose	Suzanna Martin I truly loathe this idea. The entrance to Queenstown along Ladies mile is one of the only parts of roading left when entering from the North that has a sense of beauty . I travel this road every day and the idea of another ineffectual roundabout is madness. Preservation of the trees along this strip should be forefront of any development. The towns entrance beauty should be recognised and protected .	
Richard M	No	I understand	Oppose	Stop removing all the trees	
JARROD FRAZER	No	I understand	Oppose	Removing these iconic trees at the entrance to Queenstown is very disappointing and will further ruin the picturesque entrance to qt for locals and visitors	There are better things to put rate payer money into, for example a long overdue roundabout on the congested intersection upgrade on Ballantyne road/golf course road Wanaka corner.
Ashley Robb	No	I understand	Neutral	I would be very disappointed to see the loss of the ladies mile trees. Should there a high chance of success in transplanting them, perhaps they could be moved to remain beside the new road.  Failing that, I wish to see them remain where they have stood my entire life. Some simple traffic lights could possibly be utilised instead.  In my opinion the giant roundabouts with no visibility over them actually pose a substantial risk of collision as people get desperate to have their turn and make risky rushed decisions. Traffic is an issue in this location yes, but a roundabout is a bandaid solution for the glaringly obvious issue of the narrow bridge creating a gridlock into town.	
Paul Jobbins	No	I understand	Support	The ever increasing traffic on SH6 means that the existing junction from Howards Drive is no longer fit for purpose, and at peak times is even dangerous. Replacing the existing junction with a roundabout is therefore essential, and if disposal of Council-owned land to Waka Kotahi is required to achieve this then so be it. The loss of established trees is always disappointing and I trust council will go out of their way to counteract this with multiple plantings in suitable locations.	
Libby Baton	No	I understand	Support	I support the proposed disposal of land along Ladies Mile. The traffic in this area has built up significantly over the years, and this intersection in particular is often jammed with traffic. It's becoming dangerous to pull out and in here to enter and exit, and will only get worse. The policy to replace every tree with two more in the district is wonderful, and I think hard choices like this must be made to make the roads in the area safer.	

Varick Neilson	No	I understand	Oppose	<p>This is one of the most important entrances ways to Queenstown and is something to be upheld to keep this picturesque avenue of trees that for many many years before have been enjoyed by millions of international and National people visiting the district and local residents alike</p> <p>As a long time pasted local since 1967 and longtime resident property and business owner of Queenstown that as traveled past this location at 516 Ladies mile I am 100% opposed to this proposal and project to remove any one of these outstanding trees . I'm astonished and unhappy that this is even being considered in the first place by QLDC</p> <p>Gratefully appreciated for being able to submit my views against this 516 proposal</p> <p>Yours sincerely Varick Neilson</p>	Just drop this project and save time and monies as we locals will front up and rally to put a stop to this
Jason Climo	No	I understand	Oppose	Appears to be no appreciation or thought to relocate the trees. QT country club reloacted trees, as did NZTA and OPUS at Frankton road, SH6.	Relocate the trees in the new alignment
Andrea Eagles	No	I understand	Oppose	there is no need for it, it is an entrance to Queenstown, please do not destroy it, more inviting then just houses everywhere	You should suggest different solution as there is really no need or replant them bit further or more out of the way
Paula Squire-Thomas	No	I understand	Oppose	All we seem to do is cut down trees - those trees create a beautiful avenue entrance to Queenstown, have been there for years and were planted for a purpose. We should be fighting to preserve these beautiful trees. If we have to create a roundabout then move the trees and replant them so that they still create a welcoming entrance to the town	Don't cut them down.. listen to the people
Abby Devine	No	I understand	Oppose	We need to protect the flora and fauna of the trees and the tranquiil environment around us and find another way around this without getting rid of the trees. Driving through this area would not be the same on the way to and from work without these trees it would feel bare. Construct around them!	The more trees we cut down the less beautiful Queenstown will be and it contributes to global warming
Duncan Brown	No	I understand	Support	Its a very dangerous intersection at present however I would only support the proposal if the trees are moved to the new road side.	The trees should be relocated to the new road side.
Ian Erasmus	No	I understand	Support	This is a much need upgrade to our section of Highway. The trees can be relocated by using a digger to the sides. The roundabout will definitely increase traffick flow.	I support this proposal.
Lisa Pond	No	I understand	Support	This is currently a very dangerous intersection that is difficult to get out of at times. I support a roundabout but would like the removed trees to be replaced along the new boundary. You can buy large trees and ones that grow quickly.	
Robyn Shearwood	No	I understand	Oppose	Preserve our beautiful gateway to Queenstown I oppose any further development along Ladies Mile. Save our trees, save our legacy stop this destruction of our town QLDC just stop it!	QLDC shame in YOU!
Stevee Devonda	No	I understand	Oppose	Removal of trees that form the corridor to entering Queenstown should be protected at all costs. Removal to make way for a traffic circle is preposterous. QLDC should instead either find a better solution or offering rehoming of those trees	Nobody in Queenstown aside from QLDC supports the ongoing devastation of our beautiful town.
Joel Marques	No	I understand	Support	The current set up you can be stuck there for a long time. I have to leave home for work earlier	The construction should go for 24hours...
A Thompson	No	I understand	Oppose		

Daniel Sweeney	No	I understand	Support	Any improvement in traffic movements in this area will be beneficial in the long term. This will also make this intersection much safer for local families.	With the disposal of council land and several large trees in this location, I'd suggest that council considers replanting the adjacent area with locally sourced native plants. This would help to counter any public concerns about tree removal with the added benefits of improving the aesthetics of the new road infrastructure and also supporting native biodiversity.
Eloise	No	I understand	Support	The intersection is unsafe, especially if you are turning right towards Cromwell. With current 100km speed limit and also a hidden turning lane, it's only a matter of time for a serious accident.	
Isabel Eyles	No	I understand	Oppose	The protection of trees upon this section of entering Queenstown, should be forefront of any development plans on this road. Understandably they are too large for transplanting. There is an entrance to the land upon where the driveway goes to the house, can the proposed road not cut through here and sidle along the trees on their southern side to turn into Lake Hayes Estate. This would mean the removal of only a few trees, not a large amount as shown in your photo. Future development of this area needs to be carried out with the utmost care for existing features, in this case very mature trees, and not just about lining the pockets of council workers mates with minimal thought or care given to the local communities thoughts or love of their land.	
Bella Park	No	I understand	Oppose	The removal of these trees is destroying the beautiful entrance to Queenstown that is so iconic. The council has allowed too much development to go ahead and has not considered the preservation of Queenstowns beautiful landscape	
AD & JM Reid	Yes	I understand	Support	I support this proposal to enable the Ladies Mile area to be successfully developed as per the master plan. My support is conditional on the trees being dug up and moved to the new alignment of the road.	
Wayne Morgan	No	I understand	Support	The roundabout at Howard's Drive will ease congestion for residents and will significantly reduce the current hazard of a major intersection in a 100 kph area. It is only a matter of time before there are deaths and/or serious injuries at that intersection.	
Vanessa Hartnell	No	I understand	Support	It is dangerous. It is a high use intersection and we need to provide a solution so that people can exit the intersection either left or right safely.	You need to get them to provide one at Marina Drive exit as well as this has the same issue as above.
Shaun Tipson	No	I understand	Support	The roundabout is a sorely needed traffic management mechanism and should be built asap.	
Tessa Lindsay	No	I understand	Oppose	It's the main entrance into town and those trees have been there for as long as I can remember, seeing them on the bus to school. It would be such a shame to see them pulled out for yet more roads. Yes there is an issue with that intersection but there has to be a different option then pulling all those beautiful trees.	No
Te Rangikonehunehu Ngawhika	No	I understand	Oppose	Disposal of land that rate payers contributed towards is a ridiculous move.	4,370m2 of land should be sold to New Zealand's Upgrade Programme at market value and retained to fund the upgrade of the proposed community centre.
SIMON WINGFIELD	No	I understand	Oppose	THERE DOES NOT APPEAR TO BE THE NEED TO CUT ALL THE TREES DOWN TO PROVIDE FOR THE ROUND ABOUT. ALSO, AS A PHILOSOPHICAL NOTE, I DO NOT THINK ALL THIS DEVELOPMENT OF LADIES MILE IS FOR THE BENEFIT OF QUEENSTOWN RESIDENTS, MORE AIMED AT THE DEVELOPERS POCKET. THE PLANS FOR AFFORDABLE HOUSING WILL NOT MAKE HOUSING AFFORDABLE	
Matthew Barnett	No	I understand	Neutral	I feel traffic lights would be a better outcome. They would cost less and take up less space. The existing Ladies Mile roundabout does not function effectively at peak traffic times. Why repeat the same design if it's not going to support the current and future traffic requirements.	
Mitzi Cole Bailey	No	I understand	Support	I support the round about but not the loss of the trees	I believe the trees should be saved and moved back to form the line of the road as they currently are, recently a beautiful mature tree was moved to the cemetery on Spence road so this is possible. Trees should always be saved wherever possible.

Ngairé Barrett	No	I understand	Support	I support it for the safety of drivers trying to get onto the main highway especially turning right.	Please, don't just cut down the trees because you can, only take the ones you really need? Think of the aesthetic value because it is an entry road into Queenstown.
Stuart Victor	No	I understand	Oppose	The removal of 10 trees is more than 1/3 of the existing 29 Ladies Mile Tress! That is a serious number! Can developers land, on the opposite (northern) side of the road not be utilised to widen the road instead?  Also, the public needs to see the proposed tree layout, should this land disposal go ahead.  I'm sure you are aware of the 2411 signatures on the Save the Ladies Mile Trees Petition in 2016 which needs to be kept in mind: <a href="https://www.petitions.net/save_the_29_trees_lining_ladies_mile_highway_queenstown_nz">https://www.petitions.net/save_the_29_trees_lining_ladies_mile_highway_queenstown_nz</a>	If this land disposal and tree removal goes ahead, then it is important that as many of the existing trees as possible are transplanted to their new location. If any trees can't be transplanted, then already established deciduous trees should be planted in their place that fit in with the existing types of trees in front of 516 Ladies Mile. Established meaning NOT little trees that will take 20-30 years to grow.  Thank you!
Melissa Hinves	No	I understand	Neutral	Short submission with regards to the removal of a number of trees on the 516 Ladies Mile property.  My overarching view is that removal of this scenic strip of trees will be detrimental to the entrance way to Queenstown although, as a long term local, I understand the traffic issues on that stretch of highway and the related need to make travel safer and easier for all.  The history tied to these trees, not least the fact that they have been saved from execution by the community before this time, alongside their ability to provide a food source for locals, has me suggest that your proposal to remove these specific plantings and plant two new trees per removed tree in line with the draft Tree Policy 2022, is a weak solution. Any trees replacing these current ones under discussion will take at least a decade to start producing fruit again (presuming you are planting like for like) and even longer to be as bountiful as they currently are. I suggest that the current trees are shifted 'back' and are aligned along the new roading edge so that they continue to be a community feature for many more decades. There are many capable companies experienced at tree removal... in the long term the cost will be fully justifiable.  At a time when we are defacing the very essence of the region with the rapid growth and development of residential and commercial areas, any ability to retain the character of the town will reap great rewards within the tourism field. If we destroy too much of the beauty of the area people will not want to visit as readily. We are entering an era of replanting and better management of our environment as a whole. The decision on the management these trees should reflect that, and every effort should be made to save them. They are considered part of our local heritage, even if they do not make the official status of heritage.	
M Ramsey	Yes	I understand	Oppose	Submission delivered to 10 George Road, entered manually into Let's Talk: Apropos your invitation to make a submission via Mountain Scene newspaper: (July 14) Here it is. 1. You guys have been informed many times that the community that lives within 3 kilometres of this road do not want it to proceed. Instead you chose to ignore the public will (and Mayor Jim Bault), and push on regardless. This is not democracy. This is rule by fiat. Do you care? Probably not. 2. You, and your consultants, want to create a bus lane as part of a \$115 million upgrade that only moves the choke point from one end of ladies mile to the two lane Shotover bridge: a distance of 1500 metres. For the same money you could build a new 4 lane bridge over the river and the bus lane would be unnecessary. 3. Assuming you will disregard public opinion (as usual) I note that your partners (Beca, WSP, Waka Kotahi, Downer, and Fulton Hogan) mention various activities, inter alia, references to walking and cycling without giving any details whatsoever. What precisely, are those improvements? 4. I have spoken with a senior manager at Fulton Hogan and it's clear to me that they have no desire to influence, nor advocate for better infrastructure, in the district. They are only interested in the contracts. (ie. The money.) They will not suggest anything for fear of losing to a competitor. This is a pity, because further down the pecking order their employees are very much interested in good outcomes. 5. The ladies mile (cycle wise) is a dangerous stretch of road at the best of times. It's only a matter of time before a death results. There is no link from the Lake Hayes trail except via a winding tourist route through Lake Hayes Estates. For people wishing to commute by e-bike to Queenstown, this is not a choice, but a hindrance. There needs to be a dedicated cycle lane along the entire route proposed. (Not a shared route with the bus lane either as this too would be dangerous.) 6. The point where cyclists have to disembark from the Lake Hayes trail end, to cross the State Highway and reach the Lake Hayes estates trail is extremely dangerous during peak traffic times. With the addition of a bus lane this will become impossible for many. If you have not got a plan to place a cycle/pedestrian underpass to link the two connections, I suggest you get one. Not after the job is done, but as part of the new works. 7. There is no mention of how traffic will be managed during construction, nor indeed what traffic congestion will be. In short: no plan that any submitter can comment upon. There is no apparent start and finish date either. Will work be carried out at night when traffic densities are far less? How will you mitigate noise for retirees living adjacent to Ladies mile? 8. While your 'proposed land disposal' seeks comment on two specifics (tree removal and council land disposal) details of the wider plan is more important. If you have sought public input previously, then your proposals need further input. 9. As part of the works, are power lines to be placed underground? They should be. Compared to the \$100 million allocated to the road upgrade, power lines underground are peanuts. If Fraser Sanderson can do it for a small retirement development adjacent to Ladies mile, you guys can do it as well. The opportunity to do so will not come twice. 10. Do it once. Do it right. Don't use the example of decades of penny pinching at the Nevis Bluff where the costs of endless slips have been more than several bridges that could have spanned the river instead. We need some vision. Not accountants. 11. Although not part of your specific land submission request for public input, the following point is very important via a vic Queenstown road.	

**Attachment 2 - Attachment B - Schedule of Submitters**

Attachment B

**Schedule of Submitters**

Speaking Position	Full Name
1	M. Ramsey



**Attachment 3 - Attachment C - WK response to 516 land disposal submissions**

**Attachment C****PROPOSED DISPOSAL OF LAND AT 516 FRANKTON-LADIES MILE HIGHWAY  
WAKA KOTAHI FEEDBACK ON SUBMISSIONS****DATE; 3 NOVEMBER 2022**

Waka Kotahi NZ Transport Agency has sought to acquire land from Queenstown Lakes District Council (QLDC) at 516 Frankton-Ladies Mile Highway for a proposed roundabout at the intersection of Howards Drive and State Highway 6 Frankton-Ladies Mile Highway. The proposed roundabout will provide a safer and more accessible intersection for the Lake Hayes community as well as future proofing for potential development on the north side of Ladies Mile. The new roundabout is part of a broader package of work known as the New Zealand Upgrade Programme, being delivered for Waka Kotahi by Kā Huanui a Tāhuna.

To create space for the roundabout, Waka Kotahi is seeking to acquire 4,370m<sup>2</sup> (subject to final survey) of Council-owned land at 516 Ladies Mile. To dispose of this land, QLDC need to follow a Special Consultative Procedure. As part of this council sought submissions from the community to inform its decision. Waka Kotahi's feedback is provided below categorised in the themes raised through the process.

**Tree removal and replacement at 516 Frankton - Ladies Mile Highway (subject property)**

As part of the proposed roundabout at Howards Drive some trees will need to be removed. While the design team have worked to minimise tree removal on the land required for disposal it is estimated approximately 10 trees will be impacted by the works on the land of 516 Frankton - Ladies Mile Highway, retaining the majority of the iconic line of trees.

For any tree removed on the Council property, we intend to plant two replacements. This is in line with the Queenstown Lakes District Tree Policy 2022. This will include new planting of 15 new specimen trees along the boundary of 516 and the State Highway. Waka Kotahi will work with QLDC and the Lake Hayes Community Association to consider and identify locations for further replacement trees to be planted.

**Additional tree removal and replacement – beyond the subject property**

To construct the roundabout, there are trees on land beyond the subject property that may need to be removed. On the same side (south side) of the highway, this includes nine trees at the Country Club, where replacement trees will similarly be provided in terms of the Council tree policy. And on the other side (north side) of the state highway, this includes six trees on a paper road opposite Howards Drive and a section of shelter belt planting comprising 90 trees; note these trees are likely to be removed in any case, if the Ladies Mile north Masterplan continues in its current form.

Please refer to attachment 1 which shows the extent of tree removal for the entire roundabout and attachment 2 for an artist's impression of the proposed roundabout.

**Tree Relocation**

An arborist report was undertaken, and this shows that for the wider works at Howards Drive there are a few smaller specimen trees which could be transplanted however, for most of the trees if they were relocated elsewhere their chance of survival would be low.

**Natural beauty of the area**

Submitters raised concerns on how the proposed roundabout would impact the natural beauty of the gateway to Queenstown. While the proposal results in a changed intersection and removal of some trees, a landscape plan is being prepared. Not all trees will be removed. For an artist's impression of the proposed Howards Drive roundabout, please refer to the attachment 2.

**Future landscape plans**

A landscape plan is being prepared for the intersection and will be shared once developed. This will give accommodation to Council's tree replacement policy in respect of both the subject property and Country Club property, and to this end we have identified an opportunity to tree line the access road to the future community centre.

**Timing of tree removal and construction**

Construction may begin after September 2023 but is dependent on the design processes therefore removal of trees would not be until that time.

We will be back in touch with the community to share plans and construction timing and impacts.

**Roundabout safety and traffic flow**

Many submissions acknowledged support for a roundabout at Howards Drive to improve the safety and accessibility at the intersection.

A submission stated roundabouts are not safe, however there are safety merits for roundabouts and these are assessed during the Road Safety Audit review process. Another submission stated that roundabouts increase traffic flow, however roundabouts are a way of coping with increased traffic flow and in itself doesn't increase the traffic flow.

Submitters questioned why traffic lights aren't being installed now. While a roundabout is proposed at the intersection it will be future proofed so it can be changed to traffic lights as the current land use and speed limits don't provide a safe environment for traffic lights.

**Feedback to wider comments than 516 and Howards drive roundabout**

There were submissions on wider topics such as the Shotover Bridge, active travel routes to the Shotover Bridge, underpass and power undergrounding which in our view don't relate to the disposal of land at 516 Frankton - Ladies Mile Highway.

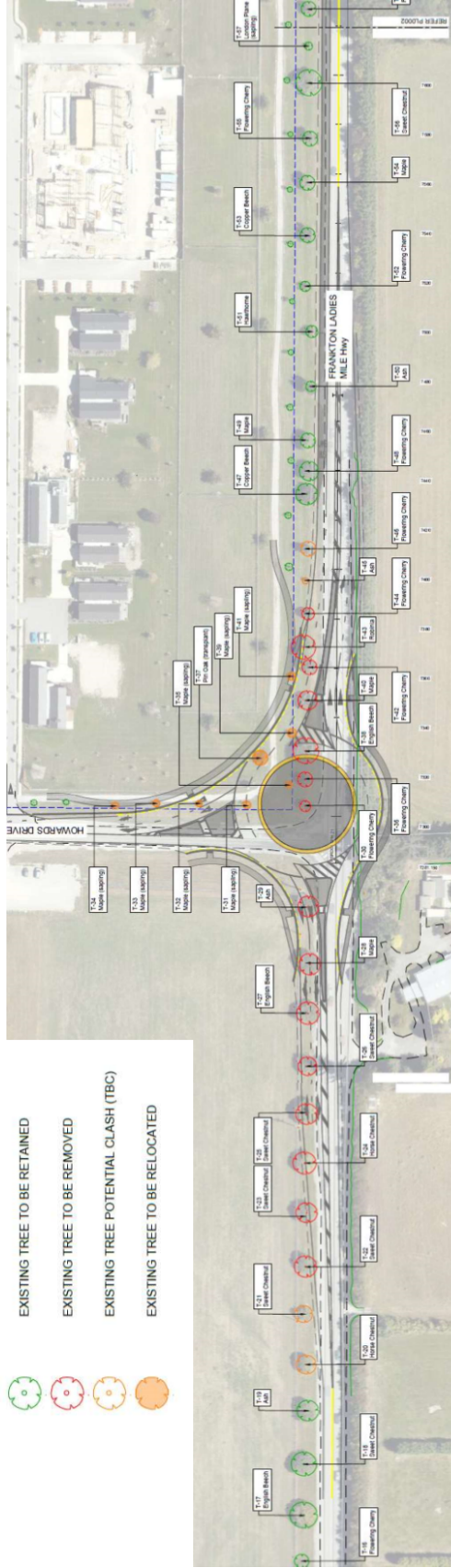


**Proposed tree removals**

**SH6/Howards Drive Intersection - Trees**

**LEGEND:**

-  EXISTING TREE TO BE RETAINED
-  EXISTING TREE TO BE REMOVED
-  EXISTING TREE POTENTIAL CLASH (TBC)
-  EXISTING TREE TO BE RELOCATED



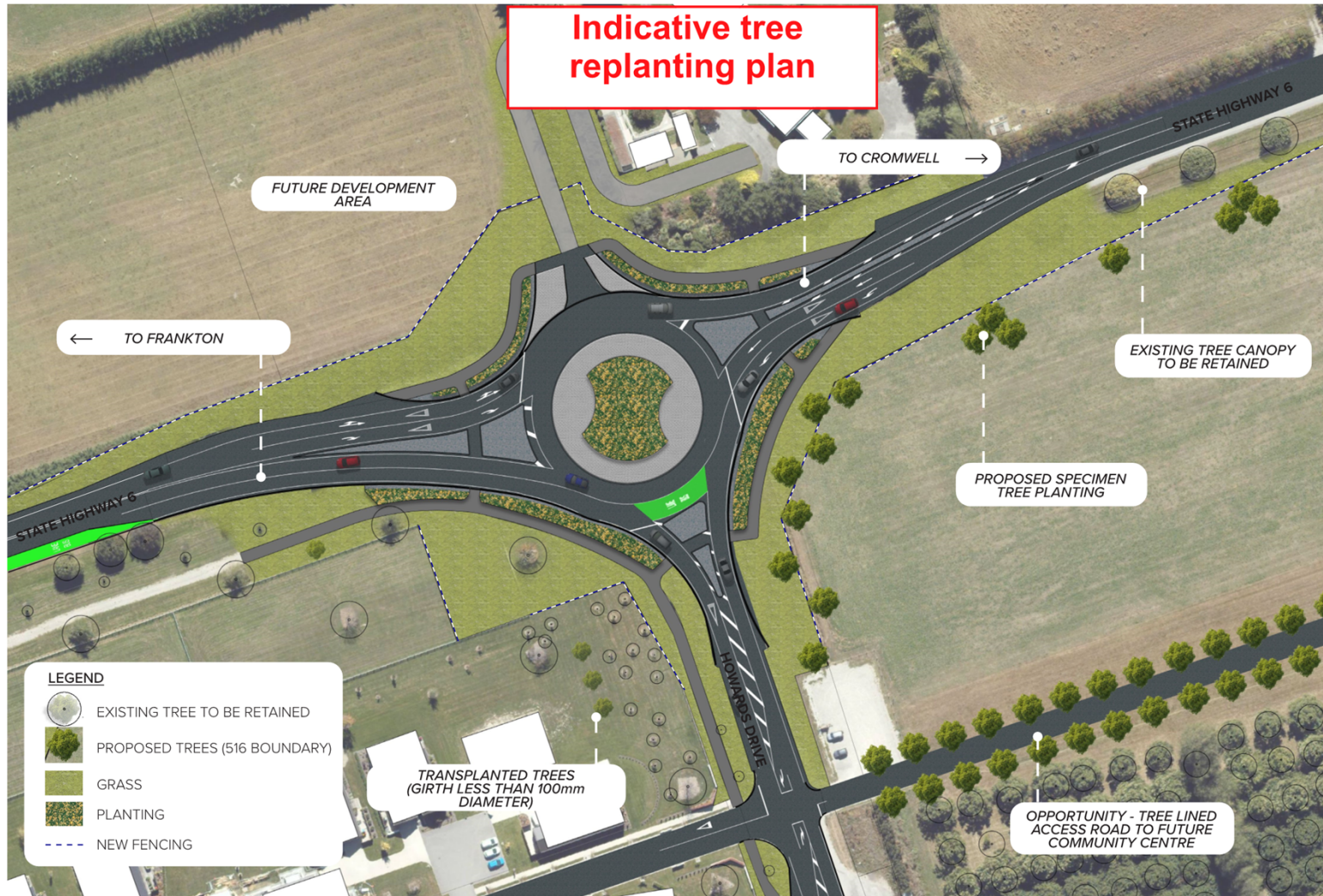
- Approx. 10 trees to be removed on 516 LM Highway
- Approx. 9 trees to be removed on Queenstown Country Club
- Approx. 6 trees to be removed on paper road
- Approx. 90 trees to be removed on Stalker/SH6 boundary (shelter belt)

**Attachment 5 - Attachment E - Indicative Tree replanting plan**



# NZUP - HOWARDS DRIVE ROUNDABOUT

Attachment E



ARTISTS IMPRESSION **DRAFT FOR INFOMATION**

NZUP | SEPTEMBER 2022