



**QUEENSTOWN EVENTS CENTRE – CONSULTATION
PROPOSAL ON REQUEST BY WAKA KOTAHI NZTA TO
DISPOSE OF PART OF THE SITE TO SUPPORT STATE
HIGHWAY 6 UPGRADES**

STATEMENT OF PROPOSAL

02 JUNE 2022

INTRODUCTION

1. This is a Statement of Proposal prepared in accordance with section 83 of the Local Government Act 2002 (LGA).
2. The Queenstown Lakes District Council (QLDC) is seeking public submissions on its proposal to determine whether to support a partial disposal of the Queenstown Events Centre (QEC) and Frankton Golf Course (FGC) to support a proposed upgrade of State Highway 6 adjacent to these properties by Waka Kotahi New Zealand Transport Agency (Waka Kotahi). A property overview plan showing both facilities has been provided in **Appendix A**.
3. Only the QEC is listed as a Council strategic asset, however the Council has included 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.
4. Waka Kotahi, Aotearoa 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.
5. The stated aim of this is to increase the roads' capacity and enabling alternative transport options within the Whakatipu Basin.
6. 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 QEC) intersection and at a relocated Hansen Rd intersection¹. Roundabouts at the Grant Rd and Hawthorne Dr intersections are also proposed to be replaced with traffic signals.

QUEENSTOWN EVENTS CENTRE SITE

7. 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 NZUP² programme, the agency and the Council have an opportunity to deliver on some of the proposed improvements required.
8. QEC shares an intersection opposite Hansen Road. Waka Kotahi 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 2,493m² of the QEC land to be disposed of to Waka Kotahi, becoming part of the State Highway corridor.
9. 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 the community prior to providing consolidated feedback to both DOC and WK.
10. 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

¹ Note, the Hansen road intersection changes are proposed to be completed by Waka Kotahi using the Public Works Act, subject to QLDC approval at their meeting of the 2nd June 2022., Details are available at [\[LINK TO SEPARATE COUNCIL REPORT?\]](#)

² Information regarding the NZUP programme can be found here: <https://www.nzta.govt.nz/planning-and-investment/nz-upgrade/>

for the QEC disposals to WK, including calling for submissions from members of the public and a possible hearing.

11. The land required at QEC by Waka Kotahi is not expected to have a material effect 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 Waka Kotahi as part of the upgrade programme.

FRANKTON GOLF CENTRE SITE

1. Waka Kotahi intends to comprehensively reposition, expand and signalise the existing intersection commonly known as the 'BP roundabout' under the NZUP programme of works. Doing so would require approximately 8,230m² of the FGC to be disposed of to Waka Kotahi to become part of the State Highway corridor.
2. 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 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 Waka Kotahi proposal.
3. The main effect on the golf course from the proposed acquisition is anticipated to be the loss of the current first and ninth hole and remodification of the putting green. A proposed new golf course layout has been included in this Statement of Proposal, whereby the course would become an eight-hole facility with driving range.
4. 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.
5. 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.

THE PROPOSAL

6. The proposal under this Statement is to remove and dispose of a portion of the Queenstown Events Centre site shown on plans as **Appendix B1&B2**, and labelled FF1, FF2 and FF27, from the *Schedule of Assets* as detailed in the QLDC Significance and Engagement Policy 2021³ (Option 1).
7. The proposal also includes the part disposal and subsequent reorientation of the Frankton Golf Course site shown as **Appendix C**, and labelled FF10.
8. Removing and disposing of these portions of the Queenstown Events Centre site from the *Schedule of Assets* and from the Frankton Golf Centre, will enable the Council to support Waka

³ https://www.qldc.govt.nz/media/fvmkuxm0/qldc_significance-and-engagement-policy_feb21-final.pdf see Appendix three: *Schedule of Assets* (pg 24-25)

Kotahi through the provision of effective roading assets in locations that will be most beneficial to the community and rate payers.

DISPOSAL TIMING

9. Waka Kotahi has indicated that the disposal process, should it be approved, be carried out in late 2022 or early 2023, with the main upgrade to the State Highway commencing from August 2023.
10. It is likely that the Council would time the FGC reorientation works to commence at the same time as the State Highway upgrade, as a number of construction synergies are likely to be achieved.

OPTIONS CONSIDERED

Option 1 – Remove and dispose of portions of the Queenstown Events Centre site from the *Schedule of Assets* and from the Frankton Golf Centre.

Advantages

- Will support progressing initiatives that help to reduce congestion at this point in the roading network.
- Will support upgrades to pedestrian and cycling routes through the busy intersections.
- Will support the potential reorientation of the Frankton Golf Course, subject to community feedback.
- 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.
- Will provide timely and efficient decision making for these areas associated with the NZUP programme.

Disadvantages

- May result in the loss of land at QEC and FGC for the purpose of Sport & Recreation activities.
- May result in disruption to the FGC and result in its layout being altered into an 8 hole course.

Option 2 – Do not remove and dispose of portions of the Queenstown Events Centre site from the Schedule of Assets and from the Frankton Golf Centre (status quo).

Advantages

- Would retain all of the QEC as well as potentially the Frankton Golf Course, for future community and sporting use, including the existing nine-hole golf course and driving range

configuration.

Disadvantages

- 1 Would not support progressing initiatives that help to reduce congestion at this point in the roading network.
 - 2 Would not support upgrades to pedestrian and cycling routes through the busy intersections.
 - 3 Would not support the potential reorientation of the Frankton Golf Course, subject to community feedback.
- 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.

Option 1 is recommended 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.

QLDC encourages anyone with an interest in the proposal to make a submission.

TIMETABLE FOR CONSULTATION

The following dates represent the key times in the consultation program:

Date	Task
02 June 2022	The Council resolves to undertake public consultation regarding the proposed future uses of the buildings
03 June 2022	Submissions open
09 June 2022 (TBC)	Advertisements in the Otago Daily Times, Southland Times, The Mountain Scene, and the Wanaka Sun
14 July 2022	Submissions close 5.00pm
August 2022	Submissions heard by a subcommittee of Councillors
Council meeting August/September 2022	The Council considers the outcome of the consultation process and whether to make decisions on the proposal

INSPECTION OF DOCUMENTS AND OBTAINING COPIES

Copies of this Statement of Proposal may be inspected, and a copy obtained, at no cost, from:

- a) Either of the QLDC offices at 10 Gorge Road, Queenstown or 47 Ardmore Street, Wānaka ;
- b) The Queenstown Events Centre and Frankton Golf Course; or
- c) Any QLDC library within the Queenstown Lakes District; or

d) QLDC's online engagement platform Let's Talk – <https://letstalk.qldc.govt.nz/>

RIGHT TO MAKE A SUBMISSION AND BE HEARD

Any person or organisation has a right to be heard on this proposal and QLDC encourages everyone with an interest to do so. Submissions should be directed toward matters that are within the scope of the proposal.

The preferred way to make a submission is to complete the online form at <https://letstalk.qldc.govt.nz/>

Submitters may also:

- a) Post their submission to: Sport and Recreation Department, Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348
- b) Email their submission to letstalk@qldc.govt.nz

Submissions must be received by **14 July 2022**. QLDC will then convene a hearing, at which any party who wishes to do so can present their submission in person. QLDC will give equal consideration to written and oral submissions.

QLDC will permit parties to make oral submissions (without prior written material) or to make a late submission, only where it considers that special circumstances apply.

Every submission made to QLDC will be acknowledged in accordance with the LGA 2002, will be copied and made available to the public. Every submission will be heard in a meeting that is open to the public.

Section 82 of the LGA 2002 sets out the obligations of QLDC in regard to consultation and QLDC will take all steps necessary to meet the spirit and intent of the law.

MAKING AN EFFECTIVE SUBMISSION

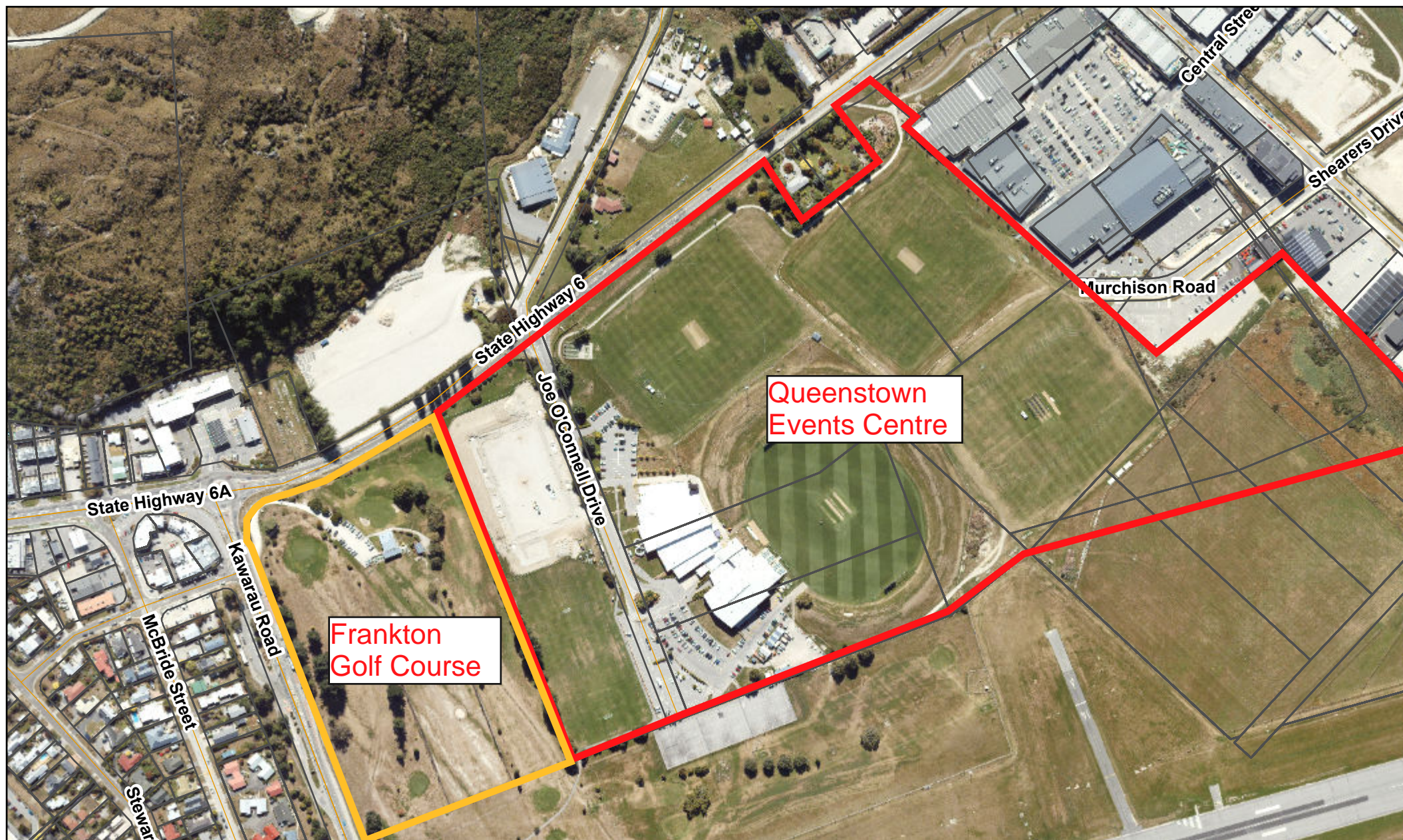
Written submissions can take any form (eg email or letter) but we recommend your submission be made on a standard submission form available from QLDC. An effective submission references the option of the proposal you wish to submit on, states why the option is supported or not supported, and states what change to the option is sought.

Submissions on matters outside the scope of the proposal cannot be considered by the Hearings Panel.

Mike Theelen
CHIEF EXECUTIVE

APPENDIX A: QEC/FGC Site Plan

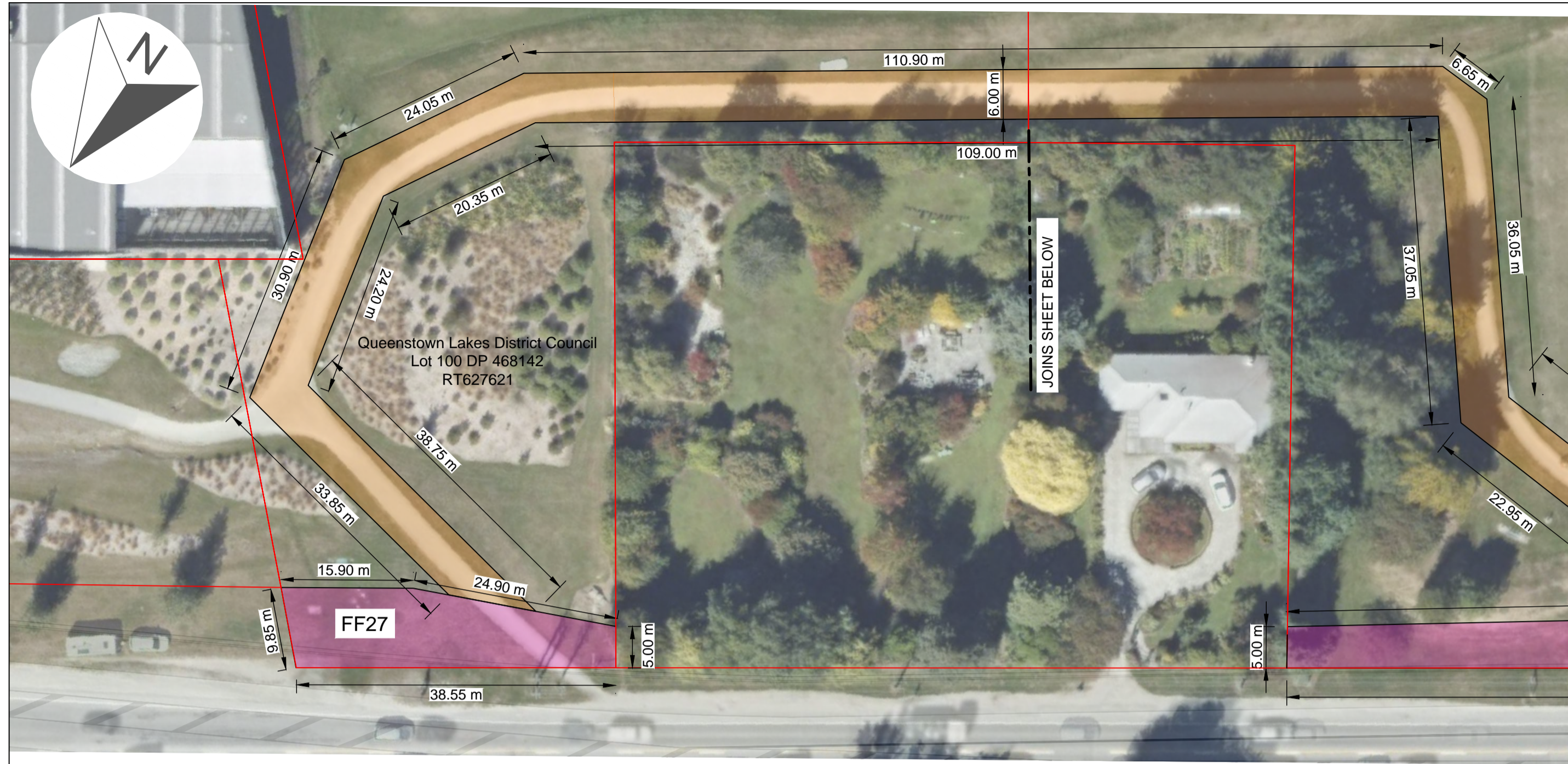
QEC/Frankton Golf Course



The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.

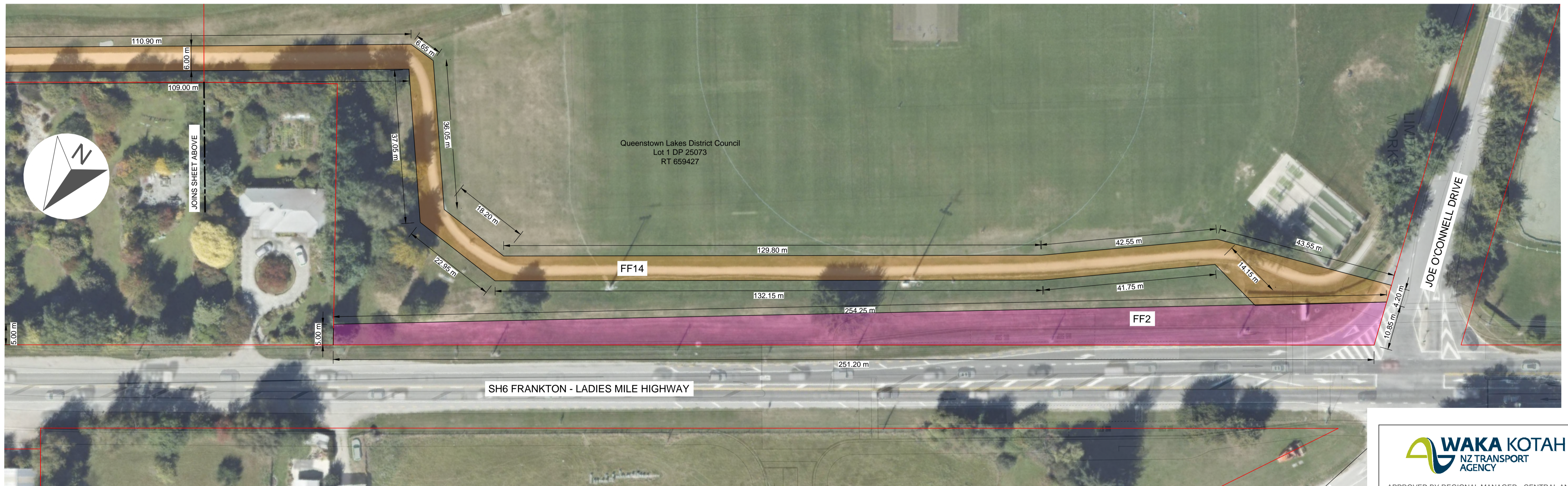


APPENDIX B: Queenstown Events Centre - Land Requirement/Disposal Plans



LAND REQUIRED FOR TEMPORARY OCCUPATION					
REF No.	ID	AREA (Ha)	LEGAL DESCRIPTION	OWNER	OPERATIVE AND PROPOSED DISTRICT PLAN ZONING
FF14		0.058	LOT 100 DP 468142 (RT 627621)	QUEENSTOWN LAKES DISTRICT COUNCIL	COMMUNITY PURPOSES
		0.235	LOT 1 DP 25073 (RT 659427)	QUEENSTOWN LAKES DISTRICT COUNCIL	

LAND REQUIRED FOR ROAD / STATE HIGHWAY					
REF No.	ID	AREA (Ha)	LEGAL DESCRIPTION	OWNER	OPERATIVE AND PROPOSED DISTRICT PLAN ZONING
FF2		0.175	LOT 1 DP 25073 (RT 659427)	QUEENSTOWN LAKES DISTRICT COUNCIL	COMMUNITY PURPOSES
FF27		0.032	LOT 100 DP 468142 (RT 627621)	QUEENSTOWN LAKES DISTRICT COUNCIL	COMMUNITY PURPOSES

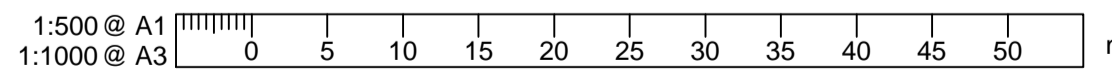


WAKA KOTAHI
 NZ TRANSPORT AGENCY

APPROVED BY REGIONAL MANAGER - CENTRAL AND LOWER SOUTH ISLAND, INFRASTRUCTURE DELIVERY

DATE: _____

ALL AREAS SUBJECT TO SURVEY



NOT FOR CONSTRUCTION

REVISION	AMENDMENT	APPROVED	DATE
A	ISSUED FOR INFORMATION	R.G	20/01/2022
B	FF27 AMENDED	R.G	18/05/2022



QUEENSTOWN LAKES DISTRICT COUNCIL

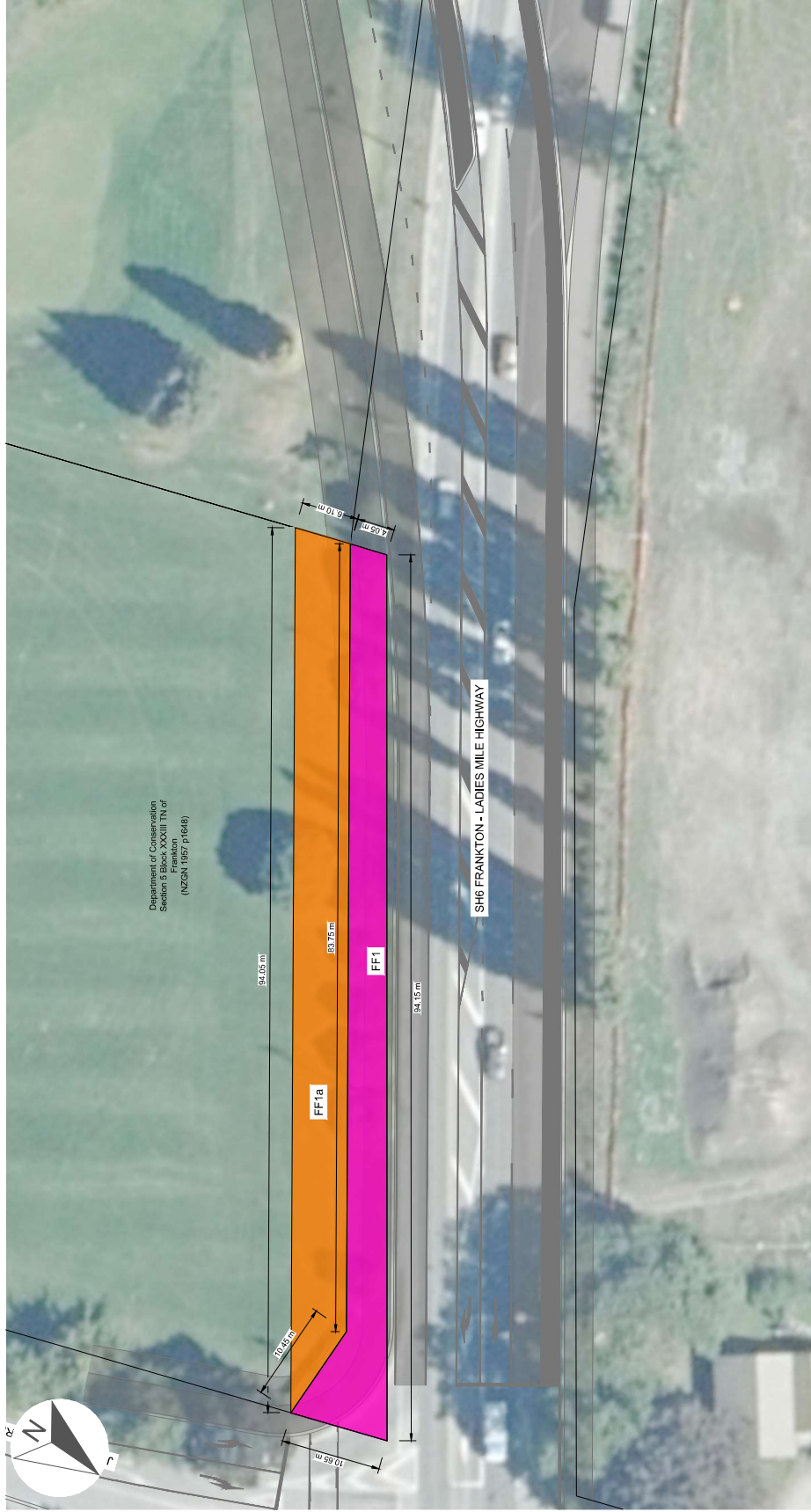
WAKA KOTAHI
 NZ TRANSPORT AGENCY

PLANNING

SCALES	DESIGNED	APPROVED	ORIGINAL SIZE
1:500	T.GRANT	B.MILLS	A1
DRAWN	DESIGN VERIFIED	APPROVED DATE	
R.ABDULLAH	R.GIBSON	13/01/2022	

PRELIMINARY

PROJECT	TITLE	PROJECT NO.	PROJ-PKGE-WORK-DISC-FILE	SHEET NO.	REVISION
NZUP QUEENSTOWN SH6 WORKS	LAND REQUIREMENT PLAN - FRANKTON QUEENSTOWN LAKES DISTRICT COUNCIL	KHT	KHT-NZU-DES-PL-DG	PL1102	B



Department of Conservation
Section 5 Block XXVIII TN of
FRANKTON (NZGN 1957 P1648)

SH6 FRANKTON - LADIES MILE HIGHWAY

LAND REQUIRED FOR ROAD / STATE HIGHWAY

REF No.	ID	AREA (Ha)	LEGAL DESCRIPTION	OWNER	DESIGNATIVE AND PROPOSED DISTRICT PLAN ZONING	COMMUNITY PURPOSES
FF1		0.042	SECTION 5 BLOCK XXVIII TN OF FRANKTON (NZGN 1957 P1648)	DEPARTMENT OF CONSERVATION	COMMUNITY PURPOSES	

LAND REQUIRED FOR TEMPORARY OCCUPATION

REF No.	ID	AREA (Ha)	LEGAL DESCRIPTION	OWNER	DESIGNATIVE AND PROPOSED DISTRICT PLAN ZONING	COMMUNITY PURPOSES
FF1a		0.082	SECTION 5 BLOCK XXVIII TN OF FRANKTON (NZGN 1957 P1648)	DEPARTMENT OF CONSERVATION	COMMUNITY PURPOSES	



ALL AREAS SUBJECT TO SURVEY



REVISION / AMENDMENT	DATE	APPROVED
A		

Kā Huanui a Tāhuna

PLANNING

PRELIMINARY

SCALES	ORIGINAL SIZE	PROJECT
1:250	A1	NZUP QUEENSTOWN
DRAWN	DESIGNED	SH6
	APPROVED	WORKS
DRAWING VERIFIED	DESIGN VERIFIED	TITLE
	APPROVED DATE	LAND REQUIREMENT - FRANKTON
		SHEET NO.
		KHT
		PROJECT NO.
		KHT-NZU-DES-PL-DG
		SHEET NO.
		PL1101
		REVISION
		A

NOT FOR CONSTRUCTION

APPENDIX C: Frankton Golf Course - Land Requirement/Disposal Plan

APPENDIX D: Frankton Golf Course – Proposed Reorientation Plan

LEGEND

- A Proposed access point
- B Utilise existing carpark.
- C Existing practise putting green remains.
- D Repurpose existing 1st green as practise chipping green.
- E Alternate golf eg. mini golf.
- F Existing Driving Range.
- G Existing Golf Shop.
- H Proposed mounding.
- I New golf hole No. 8.
- J Proposed State Highway widening
- K Proposed fence

DESIGN NOTES

- * This site plan investigates potential changes to the Frankton Golf Centre as a result of the NZTA bypass.
- * The key design principle is to minimise expense and maximise outcome.
- * Reposition entry/exit to the facility
- * Utilise the same parking area, driving range and golf shop.
- * Enclose entire north boundary with high mounding to visually contain the facility and mitigate traffic noise.
- * Adjust existing 9 hole course a create a 8 hole loop, but reconfigure relative to road safety eg. the existing 9th green wil have to be removed.
- * Replan area around the Clubhouse for practise putting and chipping (refer 'C' and 'D').
- * Replan old 9th green site for alternative golf activity eg. mini putt.

