

MIN-3901 Glenpanel Ladies Mile

5 July 2022

The Minister's Office is seeking Waka Kotahi NZ Transport Agency's comments on the Glenpanel Ladies Mile – Te Pūtahi project to be progressed via the COVID-19 Recovery (Fast-track Consenting) Act 2020.

Waka Kotahi NZ Transport Agency's response:

- A similar application was previously declined for referral under the COVID-19 Recovery (Fast-track Consenting) Act 2020 by the Minister for the Environment. A key reason for the application being declined was that the intensity of development proposed by the applicant was too low.
- In the current proposal the applicant has increased the intensity of development to generate economic activity and provide a level of housing in line with the Queenstown Lakes District Council Ladies Mile Masterplan. Despite this Waka Kotahi still has concerns with the proposal being referred as it relates to one site within the Masterplan area which risks the site being considered in isolation as opposed to in an integrated way.
- The success of the Ladies Mile Masterplan is premised on ambitious transport mode shift targets which we believe could only be achieved through concerted and integrated measures. To achieve this, the rezoning of the land based on the approved Masterplan, with finalised supporting objectives, policies and rules, still needs to go through a Plan Change process.
- There have been a number of Fast-track referral proposals for the western end of the Masterplan site with Flint Park East and West already being accepted for referral through the Fast-track legislation. If all three of these sites are referred to an expert panel through the EPA process, then there would be benefit in considering these sites together.
- The Ministry of the Environment has invited Waka Kotahi directly to submit its comments with regard to the referral of this proposal. Waka Kotahi intends to oppose the referral of the proposal under the COVID-19 Recovery (Fast-track Consenting) Act 2020 for the reasons detailed above.
- Should the Minister wish to submit comments on this application, the following can be taken into consideration:

I appreciate the opportunity to provide comments on the Glenpanel Ladies Mile – Te Pūtahi project to be progressed via the COVID-19 Recovery (Fast-Track Consenting) Act 2020. Ladies Mile (SH6) as the key route into Frankton and Queenstown has existing significant transport constraints as it is currently operating at or close to a hundred percent of capacity across the transport system.

The transportation constraints along Ladies Mile are required to be addressed in an integrated way and this proposal (and any ad-hoc development in this area), if granted, may not contribute to wider infrastructure requirements, help manage or mitigate their effects on the transport system and its constraints in the area.

If the proposal is granted for referral, I would ask the expert consenting panel to direct the applicant to consult with Waka Kotahi NZ Transport Agency directly regarding the scope and detail of the integrated transportation assessment prior to lodgement of their application.

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