

QLDC Council
26 October 2017

Report for Agenda Item: 5

Department: Property & Infrastructure

Queenstown Town Centre Parking Indicative Business Case

Purpose

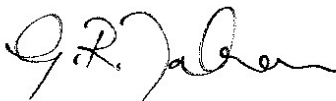
The purpose of this report is to present the Queenstown Town Centre Parking Indicative Business Case allowing work to proceed on the preferred option within the detailed business case.

Recommendation

That Council:

1. **Note** the contents of this report;
2. **Adopt** the Queenstown Town Centre Indicative Business Case.
3. **Authorise** works to proceed on the preferred option within the detailed business case.

Prepared by:



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12/10/2017

Reviewed and Authorised by:



Peter Hansby
GM Property & Infrastructure

12/10/2017

Background

- 1 Property and Infrastructure is leading a multi-disciplinary team to identify and address the challenges facing the Town Centre through a Masterplan. The Masterplan is a 35-year vision that sets the direction for the future of the Town Centre.
- 2 The district is currently experiencing significant and unpredicted population, traffic, residential and tourism growth. Projected visitor growth is significant. Long range forecasts predict that domestic visitors will double and international visitors will nearly triple by 2026.

- 3 Access to the Town Centre is a major challenge with significant congestion on the arterial routes, very low use of public transport, inefficient parking and an ad hoc approach to passenger transport contributing to a very constrained and dysfunctional transport network. The state of this network supports car domination and this is reducing the Town Centre's ability to be a walkable, social and engaging area.
- 4 Improved parking solutions can support growth while also acting as a lever to encourage a much-needed increase in public and active transport use. Parking facilities developed in the right places and managed in the right way can also help attract traffic to the town centre fringes, encouraging people to walk rather than drive to the town's attractions.
- 5 The Queenstown Town Centre Parking Indicative Business Case is part of a wider programme of projects that form a Masterplan Programme for the Queenstown Town Centre. This programme brings together a set of business cases to describe an integrated investment story. These business cases and frameworks are focused on the following:
 - Masterplan (Spatial Framework including Public Realm)
 - Town Centre Arterial Routes
 - Public and Passenger Transport
 - Parking
 - Community and Civic Facilities (the business case for the development of a Community Heart has yet to be developed).

The Queenstown Town Centre Masterplan, Public and Passenger Transport and Town Centre Arterials business cases will be presented to Council in December 2017.

Comment

- 6 The Better Business Case framework has been followed as it provides clear investment objectives; is evidenced based and includes transparent options analysis to achieve co-investor agreement.

Options

Option 1: Reject the Indicative Business Case and do nothing.

Advantages:

- 7 Nil

Disadvantages:

- 8 Congestion in the town centre will continue to increase along with resident and visitor dissatisfaction.
- 9 Parking occupancy will remain in excess of 85% (standard planning percentage).

10 Option 2: Adopt the Indicative Business Case preferred option (Programme 6).

Advantages:

- 11 Reduces unnecessary travel in circulating to find a park and easier access to parking.
- 12 Reduce congestion by decreasing the number of cars within the town centre.
- 13 Improved efficiency and optimal use of car parks.
- 14 Improved environment/experience of the town centre.
- 15 Contributes to the Town Centre Masterplan vision.

Disadvantages:

- 16 Capital expenditure is required.
- 17 Potential for redundant infrastructure.

18 Option 3: Investigate one of the alternative shortlisted options within the Indicative Business Case.

Advantages:

- 19 Parking offering is in one central location (as per Programme 7).

Disadvantages:

- 20 Reduced ability to reduce congestion and thus contribute to improved experiences of the town centre.
- 21 Reduced ability to contribute to the Town Centre Masterplan vision.

22 This report recommends **Option 2** for addressing the matter because it provides the capability, by combining a mix of technology, behavioural interventions and appropriate supply through use of multiple strategically located sites, to deliver the desired benefits.

Significance and Engagement

23 This matter is of [medium] significance, as determined by reference to the Council's Significance and Engagement Policy because the proposed setup for parking in the future will cause a significant change to the current practice of parking within the town centre for commuters and visitors. Together with the changes in public transport the overall outcome will be positive.

Risk

24 This matter relates to strategic risk SR1 Current and future development needs of the community, as documented in the Council's risk register. The risk is classed as high. This matter relates to this risk because the change to the community will

result in behavioural changes to parking within the town centre and the use of public transport options.

25 The recommended option considered above mitigates the risk by:

Treating the risk – through a staged approach, good communications and multi-agency integration.

Financial Implications

26 The expected budget for the detailed business case is \$50k and this is provisioned for within the Town Centre Masterplan Implementation budget. The design, consenting and construction of the physical works will be subject to the LTP consultation process.

Council Policies, Strategies and Bylaws

27 The following Council policies, strategies and bylaws were considered:

- Queenstown Town Centre Transport Strategy
- Traffic and Parking Bylaw

28 The recommended option is consistent with the principles set out in the named policy/policies.

29 This matter is included in the 10-Year Plan/Annual Plan. Reduction and relocation of parking within the town centre is a key issue to reducing congestion and increasing the liveability experience.

Local Government Act 2002 Purpose Provisions

30 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by having a robust business case supporting the investment;
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

Consultation: Community Views and Preferences

31 The persons who are affected by or interested in this matter are Queenstown residents, visitors, business owners and operators.

32 In July 2017, QLDC published a community engagement document for the Queenstown Town Centre Masterplan and conducted several community engagement events encouraging feedback across a wide variety of mediums.

The most common theme was for more parking options for long-term and short-term stays. 65% of respondents said their main problem with the town centre was lack of parking options.

33 Consultation regarding the physical works will be dealt with under the LTP consultation process.

Attachments (Circulated separately)

A Queenstown Town Centre Parking Indicative Business Case