

QUEENSTOWN LAKES DISTRICT COUNCIL

Private Plan Change 52 Mount Cardrona Station

Seventh Minute and Directions of Hearing Commissioners

1. The Commission has now received the further information requested in paragraphs 2(b)(i) and 2(c) of the Sixth Minute dated 13 July 2017.
2. The Stantec independent traffic report dated 8 August 2017 recommends that the Requestor provide additional information. We agree such information is necessary for our assessment.
3. We **direct** the Requestor to provide the following further information by **Friday 1 September 2017**:
 - (a) Updated traffic turning volumes at the Tuohy's Gully Road intersection with Cardrona Valley Road;
 - (b) Predicted Origin-Destination (OD) from generated traffic presented in the PC52 application;
 - (c) Confirmation of the Cardrona Valley Road 85th percentile speed at the proposed link road intersection location. We note we have concerns about assumptions made by TDG on vehicle speed in the location of this proposed intersection and require information confirming that such speeds have been recently measured in this roading environment;
 - (d) Safety assessment of the proposed right-left stagger at the intersection of the link road (development access) with Cardrona Valley Road;
 - (e) A response to the matters raised by Stantec on the link road intersection with Cardrona Skifield Access Road, including the sealing surface of the link road travelling to the Cardrona Skifield Access Road;
 - (f) Proposed provisions the Requestor suggests should be provided in the PC52 Structure Plan to address the flexibility of:
 - i. the Cardrona Valley Road intersection location and design, including increased separation (with a minimum separation distance of 25m) from Tuohy's Gully Road intersection and provision of such information at design stage;
 - ii. the intersection of the Link Road with the Cardrona Skifield Access Road and provision of such information at design stage.
4. We also **direct** that Stantec provide a further written report to the Commission on the Requestor's further information outlined in paragraph 3 above by **Friday 15 September 2017**.
5. We have not yet received comment from the Council's internal engineering staff on roading design, requested in paragraph 2(b)(ii) of our Sixth Minute. Given the request for further information set out in this Seventh Minute, we suggest these be received with Council comments on the further information received from the Requestor and the Stantec reports, as part of Mr Bryce's final report to the Commission.

6. We further **direct** that all information referred to in paragraphs 3 and 4 above is to be forwarded to all submitters at the time it is received by the Council's Hearing Secretary.
7. The hearing remains adjourned pending the receipt of this information. We will make further directions about the date for any further comments to be received from the submitters and the Council, along with an amended date for the Applicant's Reply, once all information is received.
8. Any enquiries regarding these Directions or related matters should be directed to Stephanie Prendergast at Queenstown Lakes District Council: Stephanie.Prendergast@qldc.govt.nz.

Jan Caunter (Chair)

For the Hearing Commissioners

10 August 2017