



Order Paper for a meeting

**HEARING OF SUBMISSIONS/OBJECTIONS:
PROJECT MANAWA STATEMENT OF PROPOSAL**

to be held on

Monday 19 February 2024

commencing at 10.00am

in the

Council Chambers, 10 Gorge Road,

Queenstown

9.12 Items of business not on the agenda which cannot be delayed | Ngā take kāore i runga i te rārangi take e kore e taea te whakaroa

A meeting may deal with an item of business that is not on the agenda where the meeting resolves to deal with the item and the Chairperson provides the following information during the public part of the meeting:

(a) the reason the item is not on the agenda; and

(b) (b) the reason why the discussion of the item cannot be delayed until a subsequent meeting.

s. 46A (7), LGOIMA

Items not on the agenda may be brought before the meeting through a report from either the chief executive or the Chairperson.

***Please note** that nothing in this standing order removes the requirement to meet the provisions of Part 6, LGA 2002 with regard to consultation and decision-making.*

9.13 Discussion of minor matters not on the agenda | Te kōreorero i ngā take iti kāore i runga i te rārangi take

A meeting may discuss an item that is not on the agenda only if it is a minor matter relating to the general business of the meeting and the Chairperson explains at the beginning of the public part of the meeting that the item will be discussed. However, the meeting may not make a resolution, decision or recommendation about the item, except to refer it to a subsequent meeting for further discussion.

REFERENCE:

Queenstown Lakes District Council Standing Orders adopted on 17 November 2022.

QUEENSTOWN LAKES DISTRICT COUNCIL

HEARING OF SUBMISSIONS AND OBJECTIONS TO:

PROJECT MANAWA STATEMENT OF PROPOSAL

PANEL MEMBERS

Councillor L Cocks

Councillor C Ferguson

Councillor M White

Chair of hearing panel to be determined at beginning of hearing.

**HEARING OF SUBMISSIONS/OBJECTIONS:
Project Manawa Statement of Proposal**



Agenda for a hearing of submissions and objections to Project Manawa Statement of Proposal to be held in the Council Chambers, 10 Gorge Road, Queenstown on Monday 19 February 2024 beginning at 10.00am

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		Confirmation of Agenda
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Project Manawa Hearings Panel

19 February 2024

Report for Agenda Item | Rīpoata moto e Rāraki take [1]

Department: Corporate Services

Title | Taitara: Hearing of submissions and objections to Project Manawa Statement of Proposal

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to present written submissions received by Queenstown Lakes District Council (QLDC) on the notified Project Manawa Statement of Proposal (SOP) and to outline options to the Hearings Panel in respect of the two consultation topics:

- a. Proposed land exchange strategy for the Stanley Street site.
- b. Proposed joint venture partnership with Ngāi Tahu Property Limited, including governance arrangements for the future Civic Administration Building through the establishment of a Council Controlled Organisation.

The hearing has been scheduled to allow submitters and objectors the opportunity to appear in support of their submissions and/or objections.

Recommendation | Kā Tūtohuka

That the Hearing Panel for the Project Manawa Statement of Proposal:

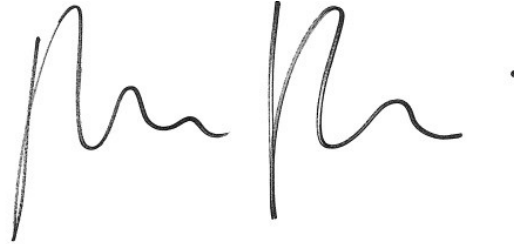
1. **Note** the contents of this report;
2. **Receives** all written submissions and hears from the submitters and objectors who wish to be heard;
3. **Considers** the written and oral submissions received; and
4. **Recommend to Council** to adopt the Hearing Panel's preferred options in relation to:
 - a. The proposed land exchange strategy for the Stanley Street site; and
 - b. The proposed joint venture partnership with Ngāi Tahu Property Limited, including governance arrangements for the future Civic Administration Building through the establishment of a Council Controlled Organisation.

Prepared by:



Name: Paul Speedy
Title: Manager Strategic Projects
2 February 2024

Reviewed and Authorised by:



Name: Meaghan Miller
Title: General Manager Corporate Services
5 February 2024

Context | Horopaki

1. The Queenstown Lakes District community and QLDC recognise the importance of land known as the Stanley Street site (the Site) to Queenstown's development and growth as a township and community. Please refer to maps outlined in the Consultation Document (**Attachment C**).
2. The Site was confirmed as the preferred location for the Civic Administration Building (CAB) by the Council in February 2016. The establishment of a civic axis and community heart precinct at the Site was identified as one of the 'key moves' in the Queenstown Town Centre Master Plan (TCMP) **Attachment D** (link) which was endorsed by the Council in 2018. Funding towards the implementation of the vision was also approved through the 2018-2028 Long Term Plan (LTP) community consultation process.
3. To the iwi and whānui of Kāi Tahu, the Site is wahi nui o te tikanga ahurea, a place of significant cultural importance, being part of a gathering area since pre-European times. Kāi Tahu has an interest in the reserve land forming part of the Site as a Treaty, Te Tiriti o Waitangi, partner. This interest is in the form of a right of first refusal (RFR) derived from the Ngāi Tahu Claims Settlement Act 1998.
4. In 2019 QLDC and Ngāi Tahu Property Limited (NTP) beneficially owned by Te Rūnanga o Ngāi Tahu (Kāi Tahu) entered into a partnering agreement (PA) to explore ways to work together to integrate the various parcels of land comprising the Site, within a coordinated plan, to deliver various proposed developments including the Civic Administration Building (CAB) and associated community buildings, along with some commercial buildings. Council consulted on funding for the CAB (only) through the 2018 LTP consultation document being clear that any future community buildings, such as a library or performing arts centre would be subject to future funding and future consultation. The CAB funding was also included in the 2021 LTP consultation document.
5. On 31 August 2023 the Council authorised officers to publicly notify the Project Manawa Statement of Proposal (SOP). The SOP seeks community feedback on two consultation topics: a land exchange strategy for the Site and joint ownership (with NTP), and governance arrangements for the future CAB through a Council Controlled Organisation (CCO).
6. The SOP sets out an opportunity for the community. First, it enables the Council to rationalise the current landholdings at the Site to better support future development by unlocking freehold land that surrounds the reserve land at the heart of the Site. The land exchange proposal would provide a platform to enable the Council to develop the CAB using a joint venture commercial model, under which the Council (and NTP) could generate revenue to help offset the costs of future community assets envisaged for the balance of the Manawa site (or to apply elsewhere). This model would also allow the development risk associated with the CAB to be shared between the Council and NTP, rather than borne solely by the Council.

7. The Council's consideration of the outcome of the Hearing Panel's recommendation will inform future decisions of the Council in respect of the Site, including future decisions on the underlying land interests, joint venture arrangements (CCO), advancing commercial discussions with NTP and land sales/revenue.
8. As outlined, further decisions of the Council on the development and construction of proposed, public space and future facilities on the Manawa site (including future consultation) will be considered and decided upon as different parts of the vision are funded and approved by Council over what will be a number of years as the Site is developed progressively over time. The Manawa site is a long-term strategic investment for the district.

Submissions | Kā Tāpaetaka

9. There were 178 submissions received in response to the community consultation regarding the Project Manawa SOP. 114 of these were received via Council's online engagement platform 'Let's Talk' (<https://letstalk.qldc.govt.nz/>) while another 64 were received via email. Of these submissions, 75 comments were received regarding the land exchange, 68 regarding the proposed joint venture with NTP, and 137 general comments. Note that comments from emailed submissions have been added to the general comments list. The submissions are provided as **Attachment A**.
10. Forty submitters indicated they wished to be heard at a hearing. A schedule of those submitters appearing at the hearing is provided as **Attachment B**.
11. It should be noted that many of the emailed submissions did not offer a preference to any of the options, but rather a general comment regarding the project. While these have been added as neutral in the following analysis on the basis that they did not specifically oppose or support the proposed options specific to the consultation topics, it is important to identify that those submitters are generally opposed more specifically to Project Manawa in its current form.

Consultation Topics

12. Council invited submissions on proposals to help deliver the future vision of Project Manawa. This is a complex enabling step in a wider process that remains subject to further consultation (in regards the wider unlocking of the Manawa site). The consultation relates to two topics, namely proposed land exchanges and proposed joint venture arrangements. The latter is specifically in relation to enable (but not determine) a funding and ownership structure to facilitate the development of the Civic Administration Building, namely Project Connect.

Topic 1: Proposed land exchanges

13. QLDC sought feedback on two potential options for a land exchange strategy in relation to the Stanley Street Site. Detailed information regarding the two proposed land exchange options, including survey plans, is available at Let's Talk (<https://letstalk.qldc.govt.nz/>) .
14. Option 1 involves a whole of precinct land exchange proposal that is explained at pages 13–18 of the SOP. This has been identified as the preferred option by QLDC. It involves two steps:

- a. Stopping part of Ballarat Street and exchanging the freehold land created by stopping that road, with the reserve land to the east of the Site. This would result in freehold land at the east of the Site and reserve land for future community assets at the heart of the Site.
 - b. QLDC and NTP exchanging freehold land from another location with the reserve land on the Site. This will change the status of the reserve land to freehold, enabling possible future development opportunities to generate revenue to help deliver community assets on the Site (or to apply elsewhere) and a logical land holding outcome to enable it.
15. Option 2 involves a more limited land exchange proposal that is explained at page 19 of the SOP. This option involves stopping part of Ballarat Street and exchanging the freehold land created by the process with the reserve land under the proposed CAB.
16. There were 176 responses regarding land exchange option 1 and 173 for option 2. 72% were opposed to option 1, 8% in support, and 20% neutral (noting the earlier comment that a number of the 'neutral' comments in regard to the proposals, were in general opposed to the broader concept of Project Manawa). Results were similar for option 2 with 73% opposed, 5% in support, and 22% neutral.

Figure 1: Proposed land exchanges – Submissions (Option 1)

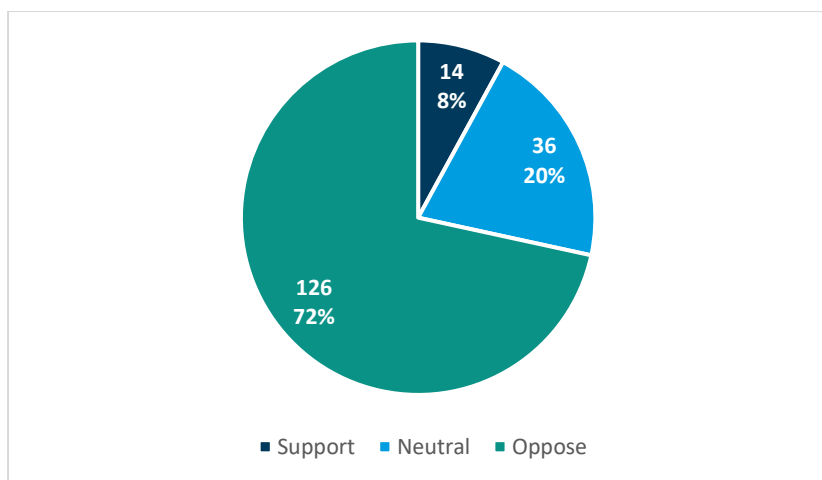
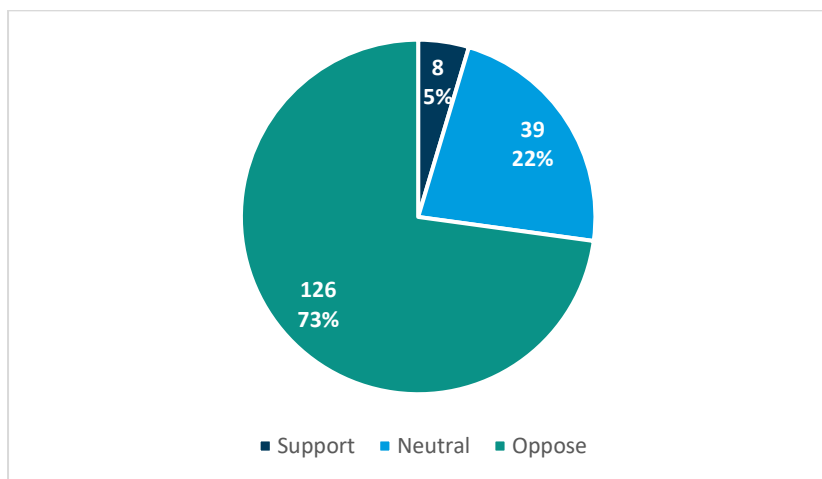
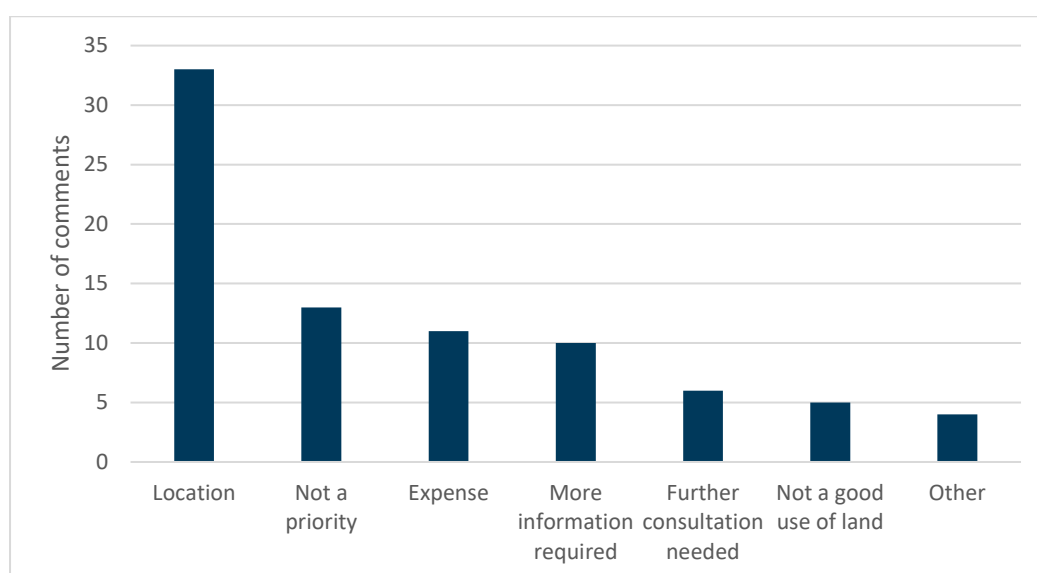


Figure 2: Proposed land exchanges -Submissions (Option 2)



17. Many of the submissions did not address specific features of the two options proposed for land exchanges, which is the subject of the SOP, and instead expressed a general opposition to the project in its entirety. The Hearings Panel can take these submissions into account as proposing that the Hearings Panel reject any land exchange proposals at this time.
18. A significant majority of submitters who elected to make comments on the SOP were opposed to both options 1 and 2. The main concern for submitters was the proposed location of the facilities (33 comments). Many of these suggested moving the project to Frankton or Ladies Mile, while others commented that using land already owned by QLDC would be preferable. Further comments questioned whether this project should be prioritised over other issues in the district (13), and a concern about the potential cost to ratepayers (11).
19. Other themes¹ emerging from submitters' comments include:
- a. More information is needed regarding the risks, costs, and opportunity costs of land swap being required before making an informed decision (10);
 - b. Further consultation is needed on both the preferred location and the need for such facilities (6);
 - c. That the proposed land exchanges were not a good use of the Stanley Street or Robertson Street land (5).

Figure 3: Proposed land exchanges - Themes from comments



Topic 2: Proposed joint venture partnership

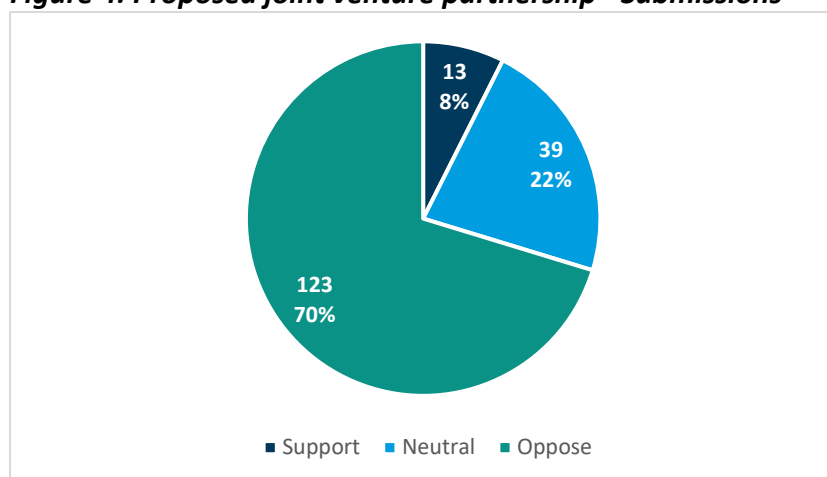
20. QLDC has proposed two options for the establishment of a joint venture partnership with NTP for the purposes of constructing and owning the CAB through a CCO. More information regarding the two proposed joint venture options is available at Let's Talk. The two options are explained at page 22-23 of the SOP. It should be noted that the final joint venture structure, if adopted, will

¹ A number of other matters were also raised by individual submitters (see Attachment A). The summary of themes in this Hearings Panel report is not intended to be exhaustive.

require the agreement of two willing parties, and therefore would be subject to further negotiations with NTP. Any agreement between the two parties would also be subject to Council approval. The consultation does not create the CCO but consults on the CCO as a possible governance model that Council has explored and could favourably pursue to achieve its development goals.

21. Option 1 involves establishing a project specific holding company that is 100% owned and controlled by the QLDC.² The holding company would own a 50% interest in a CCO established and responsible for overall governance of the development and ownership of the CAB. The other 50% of the CCO would be controlled by a wholly owned entity established by NTP.
22. Option 2 involves an alternative structure by which the QLDC would directly own 50% of the CCO established and responsible for overall governance of the development and ownership of the CAB.³ NTP would own the other 50% of the CCO.
23. There were 175 submissions regarding the proposed joint venture partnership. 70% were opposed, 8% in support, and 22% neutral.

Figure 4: Proposed joint venture partnership - Submissions



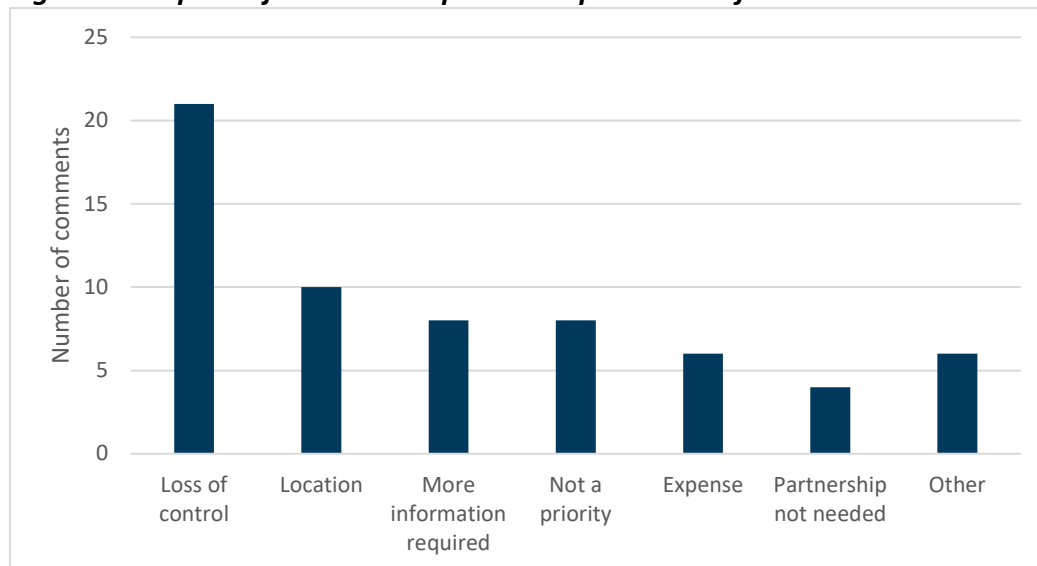
24. While there were still some responses expressing a general opposition to the project, many comments directly referenced the NTP joint venture. The main theme arising from submissions on the joint venture was concern that this would result in a loss of control of the project from QLDC (21 comments) and the potential implications of this to not only ratepayers but the successful completion of the project.
25. Many submissions referenced negative media articles citing NTP's current rent negotiations with Christchurch City Council. Some expressed a preference for QLDC assets to remain fully owned by QLDC, while others raised concerns regarding QLDC's past record in joint venture projects. Location was again commented on as grounds for opposition to a joint venture (10), as was the need for more information being required before this could be considered including a lack of detail of the CCO structure (8). Further comments related to the project not being a priority (8),

² As outlined in the top image on the right-hand side of page 22 of the SOP.

³ As outlined in the bottom image on the right-hand side of page 22 of the SOP.

concern around the expense (6), and questions around whether a partnership approach was actually needed (4).

Figure 5: Proposed joint venture partnership – Themes from comments



General comments

26. Submitters were also given the opportunity to provide any further comments on the options included in the SOP. There were 137 general comments received on the proposal. Comments that were contained within emailed submissions have been added here (**Attachment A**).

27. Many comments were related to the project in general, rather than directed toward the specific options proposed in the SOP. A number of submitters mentioned that the SOP was premature and that further discussion around the Site and whether the project was required at all needed to take place first.

28. The most common theme contained within the comments was location (60 comments). Most of the submitters within this group questioned whether either the Site and/or central Queenstown are the most appropriate locations for the facilities, while others suggested it should be constructed on alternative sites already owned by QLDC. Many commented their preference was for the facilities to be located in areas such as Frankton or Ladies Mile, closer to what they perceive to be the residential hub of Queenstown. A number of these submitters were concerned regarding an adverse impact on parking and traffic should QLDC offices be centralised in the Queenstown town centre. Other comments suggested the proposed land swap was not a good deal for QLDC.

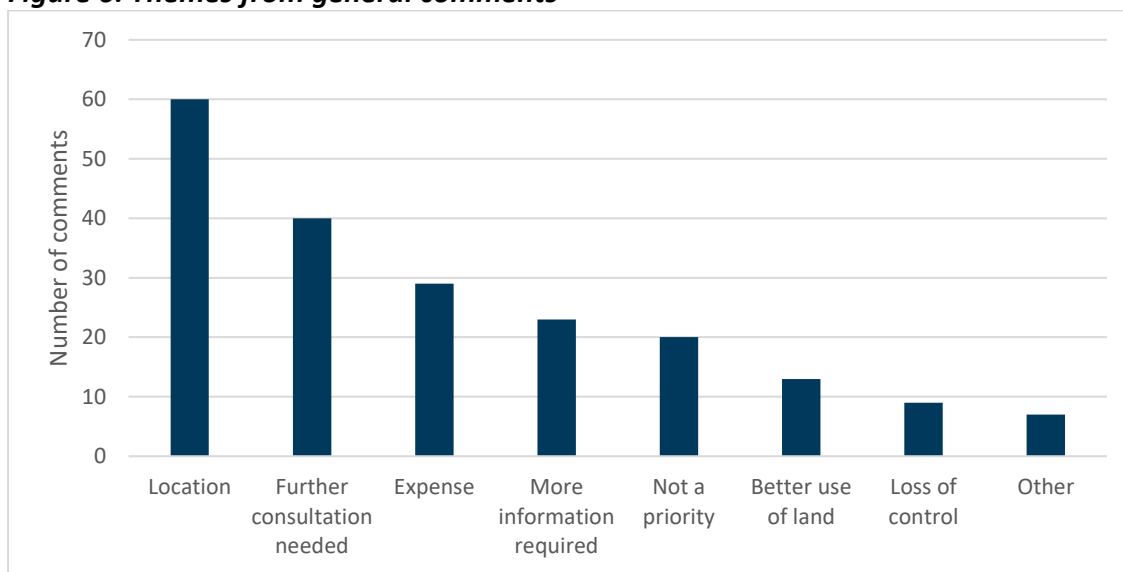
29. There were 40 submissions which requested further consultation. The reasoning for this was two-fold, some considered the timing of this consultation commencing just prior to Christmas and the length of time it was open to be prohibitive, while others wanted further consultation on the need and location of such a facility. To clarify, consultation started on 13 November 2023 and was signalled to close on 17 December 2023. It was subsequently extended to 22 December 2023, a total of six weeks. Many comments referenced that the prior 2017 consultation⁴ which

⁴ Community engagement in relation to the Queenstown town centre masterplan.

identified Stanley Street as the preferred location was redundant given the changing face of the district since then.

30. The expense of such a project (29 comments), especially given the current economic climate, and whether this was a priority given other demands in the district (20) were further commented on. 23 comments related to the need for more detailed information being required in terms of items such as costs and alternate options, along with other details that aren't readily available in the proposal. Further comments included that there are better uses of the land (12), along with the potential loss of control over the project should a joint venture arrangement be used (9).

Figure 6: Themes from general comments



Overview

31. Feedback was generally opposed to all proposals outlined. Many of these expressed a general opposition to Project Manawa rather than specifically addressing opposition to specific features of the options outlined. These centred around the location of the proposed facilities, the need for further consultation on the location or the need for such facilities, the cost to ratepayers, and the prioritisation of other projects.

32. Concerns more specifically addressing the options included a need for further information before being able to form an opinion, a loss of control of both the project and of QLDC assets should a partnership approach be taken, and that the options outlined do not provide the best outcome for residents.

33. As outlined in the consultation document the proposed Project Manawa, which if fully realised in the long term could deliver a range of community, cultural and civic buildings in central Queenstown. This is a major strategic direction that has been set in train through a multitude of council decisions, community consultation and planning over many years. The proposals before the hearing panel offer a step to unlocking that direction. The panel and ultimately Full Council will need to weigh the outcomes of the proposals specific to this consultation with the views and opinions expressed through the 176 submissions.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

34. This matter is of high significance, as determined by reference to the Council's Significance and Engagement Policy because Ballarat Street being part of the road network is listed as a strategic asset. The proposal to stop the legal road and then exchange the land with reserve land, in effect transfers ownership of that land to the Crown. Any decision relating to the sale or transfer or sale of shareholding of any strategic asset is assessed as a matter of high impact and will trigger a SCP.
35. The proposed Reserves Act land exchange(s) process follow the SCP, including Ministerial approval. The proposal of joint ownership (with NTP) and governance arrangements for the future CAB through a CCO involves Mana whenua and will have a significant level of interest from the community.
36. As the Project Manawa SOP is intended to inform future decision making relating to the land exchanges (including road stopping) and governance arrangements for the CAB through a CCO, it is appropriate that the consultation be included together as one SCP.
37. The persons who are affected by or interested in this matter are the residents/ratepayers of the Queenstown Lakes District community, Te Rūnanga o Ngāi Tahu (Kāi Tahu), the Department of Conservation, the Ministry of Education, Ministry for Land Information New Zealand (LINZ) and current occupiers of the Site.
38. QLDC may request the Minister for Land Information to authorise the stopping of Ballarat Street pursuant to section 116 Public Works Act 1981 (PWA). Public notice is not required for the road stopping under the PWA, but consultation with internal stakeholders, iwi, and others may still be required or deemed appropriate under QLDC policies or other legislation. In this case, the proposal is for QLDC and NTP to jointly approach the Minister.
39. The land exchanges under s 15 Reserves Act 1977 will take place in tandem (and does require public notice). The intention is for the Minister for Land Information (for the PWA stopping) and the Minister of Conservation (for the Reserves Act land exchanges) to coordinate.

Māori Consultation | Iwi Rūnaka

40. QLDC has a responsibility to engage with a broad range of Kāi Tahu stakeholders with respect to the Stanley Street Site.
41. Kāi Tahu (represented by NTP) has been working closely and collaboratively with QLDC, under the Partnership Agreement, on the site development plan and feasibility model, and proposed land strategy and governance arrangements.
42. Kāi Tahu rūnanga and whānui in partnership with QLDC have expressed interest in an opportunity to support a Kāi Tahu presence in the Queenstown town centre. NTP has also ensured that Te Rūnanga o Ngāi Tahu (Kāi Tahu) is informed of progress as the Site development presents the basis for a Public Iwi Partnership.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

43. This matter relates to the Financial risk category. It is associated with RISK10013 Unexpected change in cost or funding within the QLDC Risk Register. This risk has been assessed as having a moderate residual risk rating.
44. Continuing to work with Ngai Tahu does support Council's financial interests to take a 'whole of precinct' approach, whereas acting independently or in partnership with another third party would be limited in scope due to Ngai Tahu's existing land interests in the Site and their unique ability to work collaboratively with the Crown and Council to address the existing reserve status of the land.

Financial Implications | Kā Riteka ā-Pūtea

45. The proposal provides an opportunity to rationalise the current landholdings at the Site to support a range of development options by unlocking freehold land that surrounds the reserve land at the heart of the Site. The land exchange proposal would provide a platform to enable the Council to develop the CAB using a joint venture commercial model, under which the Council (and NTP) could generate revenue to offset the costs of community assets (or to apply elsewhere). The success of the proposed joint venture would depend on the Council and NTP continuing to have an effective relationship. Any agreement between the two parties would also be subject to Council (and NTP) approval. A partnership with another third party (other than NTP) or by Council developing the Site alone would have significant limitations due to the reserve land status usage restrictions and Kāi Tahu having first right of refusal interests in the Site.
46. Further, discussions with NTP will stall as there would be no certainty of direction, most likely foregoing significant revenue opportunities (included in the Ten Year Plan) to help fund an accommodation solution or other projects, if future development opportunities cannot be realised.
47. The proposal is part of the Council's commitment to a long-term vision to establishing a vibrant town centre, to be achieved over multiple years. Not progressing the proposal would limit the opportunity to use the Site efficiently to create an integrated whole-of-precinct development approach, successfully supporting activities as part of an integrated precinct at the Site and other associated activities e.g. an integrated transport hub. Future decisions in relation to the use and development of the Site, including associated financial risks, will be taken at a later date and would be subject to scrutiny under Council's decision-making processes. All else being equal i.e. in lieu of the proposal, the issues (for example) of council office accommodation, library space, cultural facilities, and an integrated transport hub or any other QLDC project remain. This would also significantly limit the options for the community to utilise the Site efficiently.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

48. The intent to redevelop the Site was referred to in the 2018-2028 Ten Year Plan and the 2021-2031 Ten Year Plan consultation processes. The 2021-2031 Ten Year Plan funding was approved for a number of facilities on the Site. These include the future CAB (including library space), proposed performing arts centre and public space.

Legal Considerations and Statutory Responsibilities | Ka Ture Whaiwhakaaro me kā Takohaka
Waeture

49. This consultation process is conducted in accordance with section 83 of the Local Government Act 2002 (LGA). The Hearings Panel is to take into account the submissions and objections received whether to proceed with one of the options proposed. All submitters and submissions within scope are to be considered equally, and this includes equal consideration of written and oral submissions.

Attachments | Kā Tāpirihaka

A	Submissions
B	Schedule of Submitters Appearing at Hearing
C	Consultation Document
D	Link to the masterplan story: https://www.qldc.govt.nz/media/z41gbb34/qldc-town-centre-proposal-story-booklet-nov18-web2.pdf There are other masterplan docs here: https://www.qldc.govt.nz/services/transport-and-parking/way-to-go/frankton-to-queenstown-queenstown-town-centre-masterplan/

Attachment A(1): Submissions

Sub #	Name:	Do you wish to speak at a hearing?	Option 1 – land exchange (identified in	Option 2 – limited land exchange	Do you have any further feedback on the proposed land exchange options? Please write it below.	What is your position on the proposed joint	Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:	Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:
1	Ian Percy	No	Oppose	Oppose	Do not do this project. In these times of ever increasing rates, please only spend on essential projects.	Oppose		Why is there no option in this survey to just oppose the entire project? Does this mean that the go ahead is already a done deal and all we're debating now is the 'how'? This makes a mockery of the whole consultation process.
2	Sanna	No	Oppose	Oppose	No no no! How can this council think to spend ratepayers money on a council office while there more urgents things in this community this council needs to fix! Example water treatment systems in QLDC. Queenstown, LUGGATE and Wanaka need their water treatment system upgraded. I would say the health of people would be more important than a nice office building.	Oppose		
3	Edward Coad	No	Neutral	Oppose	Cost? What is the cost for rate payers for this latest waste of time, effort, resources and money.	Oppose		Why now? Why there? With all the problems in the district, building some shiny trinkets to show off while ignoring all the problems is tone deaf.
4	Chris L Scoles	No	Oppose	Oppose	No need to partake in a JV when council already has significant landholdings.	Oppose	Don't do it.	Give a Frankton location consideration.
5	Peter Coppens	Yes	Oppose	Oppose	That having regard to the Council proven history of poor decision making and project management. That this has resulted because of lack of oversight by this and previous Mayor's and Councillors. That this mismanagement is a direct result of poor governance, both at Council should focus on delivering what it has identified that it needs, at this stage a functional and workable council building, and only do the land manipulation that is strictly require for that. Given councils current financial situation and risks with other current projects such as Lakeview I think that the council should be undertaking the absolute minimum land adjustment possible for this project and focussing on the	Oppose		Should not occur
6	Nick Page	No	Oppose	Support	That this mismanagement is a direct result of poor governance, both at Council should focus on delivering what it has identified that it needs, at this stage a functional and workable council building, and only do the land manipulation that is strictly require for that. Given councils current financial situation and risks with other current projects such as Lakeview I think that the council should be undertaking the absolute minimum land adjustment possible for this project and focussing on the	Oppose	Council should not be involved in any commercial property development, including the proposed JV with Ngai Tahu. Council should either be the owner of its facilities or lease them on commercial terms from a commercial party. There is no logic or justification for council trying to become a quasi property	
7	Dean Rankin	No	Oppose	Oppose	This is not needed and a completely unnecessary cost. The council is making some very bad decisions and doesn't have the regions best needs at heart.	Oppose	This isn't a project that should even been considered, as there is more pressing issues that need attention	Don't spend more money that the QLDC doesn't have.
8	Daniel Hamilton	No	Oppose	Oppose	This entire operation of the QLDC needs to take a look in the mirror. Our community is in a dire situation of debt and mis management by our mayors office and the local council. Wasting ratepayers money to build a new headquarters for the QLDC is an unmistakable failure to consider what is needed for our region at this point in time. I strongly oppose this moving forward. If this is to move forward against the wishes of	Oppose		
9	Janice Hughes	No	Oppose	Oppose	I oppose this project proceeding when basic infrastructure like water, stormwater, sewage, transport and roading are in such a poor state and need significant investment to bring them up to suitable standard. The council need to focus on delivering core infrastructure services well not on development projects like this.	Oppose	I would like to see this project shelved and council's resources refocused on upgrades to core services.	I do not think Council should be acting as a developer of commercial sites when there are significant other core service projects that require their attention. If money were plentiful then this might be a project to consider. However, when council cannot even provide drinking water that is suitable for the community to drink because sufficient budget funds have not been
10	Michael Ross	No	Oppose	Oppose	The options you are providing are too narrow, is this deliberate. I assume most council workers do not live in Queenstown. Why are you forcing a commute, parking and inefficiency in building in Queenstown. Lawyers and banks have or are moving to Frankton. Surveyors are not in Queenstown.	Oppose	I dont believe selling a strategic asset to someone who will effectively be leasing it back, using the council lease as security as part of the financing.	This land and its use for the long term development of the area should not be narrowed down to the structure that is proposed. It needs to be open up to the community to decide what they use should be
11	Joan Kiernan	No	Oppose	Oppose	I am fundamentally opposed to this project, period. I do not believe that hundreds of public servants should be housed in an expensive building on expensive land in the centre of town. This facility should be located out of town in an area with access to public transport, bike trails and adequate parking.	Oppose		
12	Ian	No	Neutral	Neutral		Oppose		There are greater priorities for the region - housing - roading- this is a fairyland dream and waste of ratepayers money
13	Catkin Bartlett	No	Neutral	Neutral		Neutral	I am concerned about governance oversight with this proposed venture. Nga Tahu is not accountable to QLDC rate payers and the current track record is that QLDC has lost governance oversight of the arterial route project. This appears to be a similarly complicated project and both capacity and capability for	I believe that QLDC does need to have offices, facilities and a base in QUEENSTOWN, as well as in Frankton. I find the fact that employees sometimes have to walk to another building in town for a meeting used as justification for building a new office/ admin facility as slightly ridiculous. The health and wellbeing effects of such walks renders this situation desirable,
14	Wayne Johnson	No	Oppose	Oppose		Oppose	No	I am tired of the ongoing waste of money
15	Karina	No		Support		Oppose		
16	Elisabeth	No	Oppose	Oppose		Oppose	A civic administration building should not be developed in CBD. Such a building should be better accessible and more central in the Wakatipu district. Council owns a property on ladies mile which should be considered.	

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17	Arie	No	Oppose	Oppose	Only an idiot will choose this CBD location . This project completely disregards the accessibility for all ratepayers , especially those who live outside the CBD , ie Wanaka , Arrowtown and rural areas .	Oppose	Why not use the lemon property bought at Ladies Mile by QLDC !	Always easy to spend other people's money / rates on prestige projects.
18	David D	No	Neutral	Neutral		Neutral		This proposed project represents a horrific waste of money by QLDC on behalf of ratepayers. When rates are at eye watering levels it is not only irresponsible, but bordering on wilful contempt for the very residents the council is supposed to
19	Steve Norton	No	Oppose	Oppose		Oppose		
20	Jim Ledgerwood	No	Oppose	Support		Oppose	This needs to be put on hold until the debit created by the council is substantial reduced. Mistakes such as leaky homes that is costing the poor ratepayers needs to be addressed.	This proposal is ridiculous. The buildings should be built when required well clear of the Queenstown Centre. This building in the centre of town would be creating further problems by requiring staff plus anyone needing to consult council to visit or work there. You forced us as ratepayers to buy the land and buildings on Ladies Mile ,
21	Peter Sutherland	Yes	Oppose	Oppose	The QLDC admits it is short of cash to complete essential infrastructure. This project is of insignificant importance compared to the pressing need for safe drinking water and upgraded sewage capacity. The QLDC has proven it is an easy beat when negotiating with professional property developers. Limiting development partners to Ngai Tahu will see the QLDC taken	Oppose	Please see item 9	Please see item 9
22	Patricia Doherty	No	Oppose	Oppose		Oppose	No more spending in Queenstown there us no more money	If queenstown want to spend anymore money on that place let queenstown rate payers pay themselves
23	Mike Cooper	No	Oppose	Oppose	The Council should not be involved in Commercial activities and I do not support the land swap for a Commercaill activity, a Library, a performing arts centre and a civic administration centre	Oppose	Council should be council and not get confused like they have for the Mann Street development. The CEO should not have the power he does and you need to get some business people on to the council.	If threw council administration centre is to progress it should be at the other white elephant this council has acquired at Ladies Mile. Stanley Street should be used for the purpose of car parking. Build a parking building there. Stop trying to kill the golden goose that is Central Queenstown. We need private transport to be able to get into town. Seems like you have 19 car parks in
24	Sandra McAuley	No	Neutral	Neutral		Oppose	No objection to joint ventures with Ngai Tahu. Object to vast amount of ratepayers money going to something again in Queenstown when no matter monies being spent on basic infrastructure and upkeep in towns outside Qtn	
25	shana	No	Neutral	Neutral		Neutral		
26	Nadia	No	Oppose	Oppose		Oppose		
27	katie deans	No	Oppose	Oppose		Oppose		
28	Fraser	No			The whole project should be canned - initial consultation took place years ago and Queenstown (in fact the whole world) is a very different place now in how we work and the fact so many more people, including many Council workers, can now work from home. A building to house all council workers is not needed given so many people work from home on a daily basis, esp not on such valuable land as that in the	Oppose		
29	Dean Carroll	No	Oppose	Oppose	Council have no valid mandate for Project Manama and I oppose it proceeding- a vanity project the community does not need and cannot afford.	Oppose	There is no community mandate for this project and it should not proceed	There is no community mandate for this project and it should not proceed
30	Alastair Clifford	Yes	Oppose	Oppose	The Statement of Proposal fails to clear identify the key benefits of such a transaction. Nor is it identified the financial value attributed to each site to allow for an informed decision. Additionally, it does not appear that a land swap is actually needed in order to	Oppose	The Statement of Proposal fails to highlight the key financial reasons for a joint venture/governance model. In order to control the council's own destiny, it should not be looking to partnerships.	The community have clearly voiced their concern about this project. Times have changed significantly from when this project was first raised (years 2017-2019), and the world is a different place post-covid. The council owns property on Ladies Miles, and consideration should be
31	Ant	No	Oppose	Oppose	Move council building to Frankton	Oppose	Build council building in Frankton	Build council building in Frankton
32	Kristan Stalker	Yes	Neutral	Neutral	No issue with land exchange if it results in a more practical useable lot	Neutral		

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33	Fauve	No	Oppose	Oppose	This is not an effective use of prime CBD land.	Oppose	More transparency is required around hidden fees or costs associated with joint venture with Ngai Tahu. What will the tax implications be. This needs to be transparent.	Absolutely opposed to this as rate payers will incur yet again more rate hikes due to QLDCs financial decisions.
34	Mark Orr	No	Neutral	Neutral		Neutral		If QLDC already maintains a position of 500 million in debt (and a 290 percent revenue to debt ratio (https://crux.org.nz/crux-news/council-debt-qldc-edges-186-million-closer-to-debt-limit)) - how does it for foresee a 50% ownership position in a JV with Ngai Tahu or as stated in the glossy "Project Manawa" pamphlet - "owns the development directly"? Is council depending
35	Cieldleone Blomf	No	Support	Support		Support		
36	Robyn Wilson	No	Oppose	Oppose	Where is all this money coming from...borrow borrow borrow spend spend spend. We can't afford this theres soooo much debt already I cant afford for our rates to go up hugely again. Stop it!	Oppose	We cant afford this.	We can't afford this.
37	Phil Jones	No	Oppose	Oppose	I don't support the land exchange and believe the current land should remain either as it is or as a park for the timebeing	Oppose	The ratepayers are not in a position to take on yet more debt, and this project needs to be mothballed or cancelled	The ratepayers are not in a position to take on yet more debt, and this project needs to be mothballed or cancelled
38	Shane	No	Oppose	Oppose	Move the council offices to frankton	Oppose		
39	Natacha Murphy	No	Support	Support		Support		
40	Marion Franks	Yes	Oppose	Oppose	This is not good faith consultation - it is consultation by sleight of hand - on quite technical matters feeding into a much bigger picture or project. There is no certainty as to the costs or viability of the hypothetical proposed outcome – most of which is still highly speculative. I do not see the centre of the QLDC district being in the CBD of Queenstown - if the	Oppose	There is not yet enough substantial detail available for this project for QLDC ratepayers to assess whether or not a JV (with third party) or CCO would be appropriate. Proceeding with a project of the size and complexity as outlined for Project Manawa on MOU type commitments with any third party opens QLDC to being	There is no clear or obvious demand for this project as now presented to us. It certainly would not provide any particular benefits to a vast and growing number of ratepayers in Wanaka and the Upper Clutha region. While a new administrative centre may have been considered a "nice to have" in 2017 - the needs and wishes of ratepayers has clearly changed in 7 years.
41	Anna Burroughs	No	Oppose	Oppose	Use the land we already own	Oppose		
42	Paul Carroll	No	Oppose	Oppose	Council have not consulted the community. I am opposed to any plan in the CBD.	Oppose	Council have not consulted the community. I am opposed to any plan in the CBD.	Council have not consulted the community. I am opposed to any plan in the CBD.
43	Grant	No	Oppose	Oppose	Why do we need council offices in such a Central area? Frankton Flats would seem a much more practical place for them. They would contribute more traffic in downtown Queenstown and our rates are already very high without building glory offices for our local government.			
44	james gibson	No	Neutral			Oppose		Main QLDC office should not be part of this project. Bringing up to 400 staff into Queenstown on a daily basis puts pressure on our already overcrowded infrastructure. While a service office could be included, the main location of QLDC staff should be at Frankton or another area away from the "Heart of
45	Ryan Daniel	No	Oppose	Oppose	QLDC need to get out of Queesntown and move to the land they have at ladies mile. Leave the Ngi Tahu to sort out there own land issues, DO NOT GET INVOLVED WITH QLDC RATE PAYER MONEY!	Oppose	DO NOT GET INVOLVED WITH NGA I TAHU,	QLDC need to move to ladies mile, get out of town, and do not get into business or other relationships with Ngai Tahu
46	Cam Pyke	No	Neutral	Oppose	Option 1 proposes a better outcome, but the exchange of land for freehold land in Robertson Street seems like a waste of time. This is hardly useful land and given the multiple green spaces in Frankton it would be better to use proceeds from selling freehold land to offset development costs.	Support		
47	Jim Farquharson	Yes	Oppose	Oppose		Oppose	Yes we already have issues in Christchurch with the rental reviews between Nga Tahu and the CCC	The rate payers simply cannot afford this - you have 600 people in 5 different locations - It works - with technology you do not need to be in one place
48	Ling	No	Oppose	Oppose		Oppose		

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49	Tim Niven	No	Support	Neutral		Support		
50	C Pringle	Yes	Oppose	Oppose	I strongly oppose both of these options. I believe that this should be all scrapped and ratepayers should be given the opportunity to have their say. The decisions made in 2018 are no longer relevant considering the way the world, and in particular Queenstown, has changed since then. We need to go back and start this from the very beginning. Starting with QLDC offices wholly moving out of the CBD	Oppose	I don't support the joint venture with Ngai Tahu because I don't agree with QLDC giving up control of decisions in this way	
51	Jay Cassells	Yes	Oppose	Oppose	Opposition is general and based on lack of information in respect of the process and the limited nature of this consultation	Oppose	Opposition is general and based on lack of information in respect of the process and the limited nature of this consultation	There is no or only a limited opportunity to submit on the nature and purpose of the buildings but as a general and overarching comment I submit that the recent statement f "the 4 former mayors" has great merit and I support them. In particular this site should not be used for council offices but rather its prime purpose should be the one for which I and others originally contended: please I read the statement of proposal with dismay. You have totally lost touch with your local community. I cant imagine a place in the heart of queenstown that celebrates our districts culture , heritage and community. It might have some interest for tourism but thats not what ratepayers should be funding. I can accept rationalisation of office space but not what is proposed . There are
52	Jean Ocallaghan	No	Oppose	Oppose	I dont support the development as proposed. The Ladies mile land should be used. The council does not have resources to be developing a performing arts centre etc. You need to be looking at how you reduce expenditure. The reality is queenstown will never be the heart of the area. Its too hard to get there, find parking and all practical shopping for locals is now at remarkables park and 5 mile.	Oppose	I cant see the benefits for locals	
53	Peter Laurenson	No	Oppose	Oppose		Oppose		
54	Johnny Franklin	No	Oppose	Oppose	I no longer believe that the assumption that the council buildings should be in the CBD is valid. The CBD is only relevant to tourists. The locals' centre of gravity is increasingly shifting to Frankton and will continue to do so as future development occurs.	Oppose	I have no problem entering into a joint venture with Ngai Tahu, however it should not be at this location.	
55	Guy McIntyre	No	Oppose	Oppose		Oppose		
56	Dave Brown	No	Oppose	Oppose	There seems to be a lack of integration and planning that identifies future numbers and growth constraints. Placing another large development on the periphery of the town centre can only make congestion movement more difficult. The reputation of Queenstown, the district, local government is being rapidly eroded with visitors seeing the the issues first hand with poor infrastructure, transport,	Oppose		
57	Sian Hazell	Yes	Neutral	Neutral		Neutral		I am writing regarding the two large yew trees that are located next to the old Arts building, on Stanley Street. I am concerned that the new project will mean these are chopped down. I understand that there are plans for a 3m setback for the project, from the
58	Philip Blakely	Yes	Support	Neutral		Support		
59	noel Saxon	No	Oppose	Oppose		Oppose	I have no faith in the council's ability to negotiate complex property joint ventures on behalf of me the rate payer	If the current street scaping and road realigning is an example of a council lead and part funded project, then I think this will turn into an expensive, over budget, poorly run waste of rate payers money
60	Norman Dolamore	No	Oppose	Oppose	Get out of town. DO NOT proceed with the construction of civic center in town. The majority of us ratepayers live away from the present Queenstown so the Civic center needs to be at or near the Events center	Oppose		
61	Nicola Tompkins	No	Neutral	Neutral	I don't understand the ramifications well enough to comment.		I can see the financial - and skillbase - advantage of a joint venture with Ngai Tahu, but it seems with potential loss of control for Council and disagreements that could scupper the whole project.	Fifteen years ago, the Stanley Street block would have made great sense. But since then - and certainly over the last ten years - central Queenstown has come to resemble an international airport terminal, devoid of local shops, catering instead to wealthy tourists, with international brands such as Louis Vuitton, Calvin Klein, Burberry, Patek Philippe. The list goes on. Have you
62	Amy Bradley	No	Oppose	Oppose	Should be in Frankton area	Oppose	Unnecessary	Should not be down town
63	Jimmy Sygrove	No	Support	Support	Makes a lot of sense if it unlocks that wider land parcel. The current reserve is underutilised at present anyway.	Neutral	I'm supportive if the contract terms are agreeable for ratepayers	
64	Peter-john van Nugteren	No	Oppose	Oppose	Why are council buildings located in the middle of Queenstown. Move to a more suitable location. Agree for Arts / craft / library to be located there. but not the council admin buildings. Try Ladies Mile where you own land.	Oppose	Fully oppose, look at cheaper options.	It is pretty poor that in the consultation documentation that you have to read the fine print to understand what the project is all about! Art / Library in Queenstown. Civic Admin / operations out of town (Ladies Mile / Frankton area). Long term PLANNING for the future please!

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65	Tracey Henderson	No	Oppose	Oppose	The land exchange is immoral and should be illegal. Project Manawa is a vain project that is not needed for the rate payers of QT. The new council building if they even need on should be put on Ladies Mile where it is accessible to actual rate payers.	Oppose	This is not a win win for QT rate payers. Just look at how chch city council are paying above market rates.	Scale it down and put it on ladies mile
66	Kevin Mahoney	No	Oppose	Oppose	QLDC should not proceed with either of the options presented. QLDC should not have any part of this scheme or any other scheme involving risk and commercial tie ups with expert property developers that shackle ratepayers for generations to come.	Oppose	The council should not be going in any joints ventures. We own land on ladies mile and is more accessible to all rates payers and Ngai Tahu are professional property developers and are totally profit driven in transactions such as these. Other councils (CHC) have fallen foul of commercial agreements with them. Ngai Tahu are "men born with their teeth" and QLDC does not have the expertise, long term continuity or commercial nous to protect the	QLDC should get back to focussing on providing the services the ratepayers need rather than getting involved in property development where it has no proven expertise and risk to ratepayers. QLDC needs to be more open about it's requirements in terms of staff; what is staff growth over last 20 year? What staff growth is factored into the new building? I consider QLDC should
67	JENI HUGHES	No	Oppose	Neutral	Consultation is needed regarding location	Neutral		Need public consultation, need community spaces at Frankton Flats
68	Michael Morgan	No	Oppose	Oppose	This seems the wrong location to locate a district wide centre. The ideal location would be in the Frankton/ Shotover Country area	Oppose	I don't feel NTP are a suitable partner as shown by their reluctance to address local housing problems by holding off development on the old school site till "market" conditions dictate the best return. I question their social licence. They should do build to rent on the site and hold the properties to rent at	Lets do democracy in the most accessible location for all in the district. This isn't a development suitable for a chocke point like downtown Queenstown if you're coming from Wanaka or Kingston.
69	Jane Turner	No	Oppose	Oppose	I feel the council is out of control with spending. Maybe try and regroup and work on infrastructure before spending on project Manawha. We have a small rates base and need to work out how to tax the tourist to help	Oppose		
70	Roberts Krastins	No	Oppose	Oppose		Oppose	Strongly oppose	
71	John Glover	Yes	Oppose	Oppose		Oppose	Not necessary	I have lived in the district for 24 years and as a ratepayer I have never had the chance to submit on or speak at a public forum to any discussion around the decision to build a new Council office at this site. We have not been presented with a considered assessment of options that are fit for today's needs. Building a council office at this site will not 'bring back the residents'
72	Michael Hanna	No	Oppose	Oppose	Do not proceed with this building	Oppose	Stupid idea	This project is NOT supported by rate payers, it seems to be a pet project run by incompetent council staff, it is not in the residents (rate payers) interest. READ THE FACTS
73	John Boyd	Yes	Oppose	Oppose	Reserve land at Frankton should definitely not be changed or exchanged. The increased density of housing over time will create more demand on these reserves.	Oppose	It is a big risk for rate payers!! Why have partnership? the site can be separate & still be integrated by design, flexibility for rate payers to change use in the future would be almost impossible with partnership. Council would be in conflict of interest if it also has commercial	Scrap this proposal, have stand alone proposal. Partnership proposal put to referendum of ratepayers. Public Notification is insufficient for this project.
74	Lance Cunningham	Yes	Oppose	Oppose	It seems unnecessary when the council owns so much land in area closer to where the majority of Queenstowns population live. The council should be more accessible and the CBD is the least accessible place in town.	Neutral	If Ngai Tahu is the preferred partner why not exchange some land with them in a more accessible place	Councils should be accessible, they are our leaders and accessible leaders are effective leaders. The CBD is not accessible. The building proposal is awesome but it would be suited as an entertainment precinct the same as the rest of the CBD
74	Matthew Paterson	No	Support	Support	Frankton has turned in to the nuts and bolts of Queenstown but downtown is the way we can sell ourselves to the world.Its has a quality like aspen and we should imbrace that.Town needs its parking centralised as be will always use cars over buses	Support	It's has to be in the best interests of the rate payer and not a lollie scramble like in the past	Queenstown CBD needs project Manawa and its connect down the Mall to the water will finalise the plan to beautify the cbd and make it run better for all users,local and inbound
76	Richard	No	Support	Neutral		Support		
77	Owen	No	Oppose	Oppose	Wrong time, Wrong thinking, Wrong place. This does not suit the majority of your ratepayers.	Oppose	Qldc needs to maintain full control of the land. Represent the ratepayers not the big businesses	Are the opportunities for a vote of no confidence in the current administration? This may be explored by some very disgruntled local ratepayers who are constantly subsidizing businesses that exploit our good will.
78	Pamela Rees HAWORTH	No	Oppose	Oppose	Queenstown is the WRONG location for this monstrosity. It should be centrally located in Frankton Flats and half the size.	Oppose	Either way it is taxpayers money so the point is mute.	Town elders have been arguing since the 1860's on the location of the "town centre." My great great grandfather W G Rees was one of those strongly proposing it should be in the Frankton Flats as it is more central and more room to expand. Those points are even more valid today. Remove the 400 staff you have out to Frankton and you'll have less congestion on the roads Development of this site should be a council/community project. Uses should be determined by a process that identifies the most appropriate location for any community assets and facilities with this site being one of, but not the only as currently proposed, location. This assessment should be accompanied by a robust benefit/cost analysis of both the use of and the Protect Our Winters represents the outdoor community to take climate action. In order to reduce emissions in the region there needs to be a significant mode shift from private vehicles to public and active transport. The QLDC currently has extremely limited public transport and no proper public transportation hub. We are advocating for the inclusion of public
79	Clive Geddes	No	Oppose	Oppose	The land exchange options are driven by the site use. The only decisions on site use are the 2016 one of council for an administration building and that for a transport hub. No decisions on the land should be made until all the site has been independently assessed as being the most efficient and appropriate for all other proposed uses. ie library, performing/visual arts, commercial use.The council	Oppose	The site is a community owned civic asset and all development on it should be that determined by, paid for and under the total control of the council and the community it represents. There is no need for any second party involvement.	
80	Protect Our Winters New Zealand Incorporated	No	Support	Neutral	POW is supportive of whatever option would allow for the best future use of public and active transport, and provide the most green space for residents and visitors.	Neutral	POW would like to see both the QLDC and Ngai Tahu work together to ensure the QLDC climate and biodiversity plan is adhered to during the construction and running of the building. Climate mitigation and adaptation should both be considered in the construction and running of the buildings.	

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81	Roz Devlin	No	Neutral	Neutral	Could the land at Robertson Street, Frankton, please be gazetted as Recreation Reserve, and not Local Purpose Reserve.	Neutral	Could the land at Robertson Street, Frankton, please be gazetted as Recreation Reserve, and not Local Purpose Reserve.	Could the land at Robertson Street, Frankton, please be gazetted as Recreation Reserve, and not Local Purpose Reserve.
82	Gillian Macleod	Yes	Neutral	Neutral	The Robertson Street land has potential for affordable housing, although its proximity to river edge may mean there is not that much land available to be developed. Has a geo tech report been done on this land? The land intensification possibilities offered in exchange could provide benefits to define the town edge if done well. If not done well, they could be disastrous.	Neutral	It seems that Ngai Tahu become the landlord of the building, in a build own operate model. Are we partnering with them as our bank and developer, with QLDC providing land? Are we expecting a subsidised rent? this would need to be well understood prior to any contract, and	I agree in principle with the land swaps. I would hope we would not be taken advantage of in any contract with NgaiTahu, as appears to have happened with developers at Lakeview. I think the site strategy, and urban design is sound. My further queries would be around underground carparking and provision of childcare on the site. Creating a town heart is a tough call with
83	Dianne Smith	Yes	Oppose	Oppose	Stop everything. Think again... Listen to the locals...Learn from your mistakes. Focus on clean water, tidy streets, sewerage, footpaths.	Oppose	Focus on the infrastructure. Stop wasting money.	
84	Nancy Latham	Yes	Oppose	Oppose	Yes I do. The proposed land for the swap is an asset owned by the ratepayers of the Queenstown Lakes District and as such has a capital value which can be sold off to provide funding for QLDC investment in CAPEX investment which I believe should have a higher priority, such as mitigating storm water investment in Wanaka, than committing ratepayer funds to building a head office of QLDC Administration.	Neutral	Ngai Tahu have a history of providing sound commercial judgement and I support engaging with Ngai Tahu to ensure that we as a community, move forward respecting their traditional knowledge and their inclusive approach to community decision making. However, I am concerned that QLDC are are not being	Yes I do. This community consultation process is taking a partial approach to the whole priorities issue of where ratepayer funds are being committed in the long term. Consulting on the propose land swap is ignoring a holistic approach in how we as a community want to invest in our future. Alternative options include investing in sustainable urban development infrastructure to
85	John hayes	Yes	Oppose		The council has no mandate to pursue this issue and it should move to Frankton flats for reasons I will elaborate during the hearing process	Oppose		
86	John Leslie Thompson and Macfarlane Investments Limited	Yes	Oppose	Oppose	In the event that such proposals were approved to proceed, the Council needs to submit a financial plan as to how Council's share of the costs will be funded and what impact that will have on ratepayers in terms of annual rates increase.	Oppose	The Council should construct Council offices in the Frankton region where future growth is planned - Ladies Mile down to Jack's Point. It is inappropriate to have Council Offices in central Queenstown where there are limited parking facilities as a consequence of QLDC's policy to discourage cars entering the	I wish to make further submissions at the public hearing.
87	Tim Buckley	No	Oppose	Oppose	The land needs to remain in the ownership of the local community. It's not Council's land to trade away.	Oppose	Lake View is not a good example of value for money for money from this relationship	
88	Ben Rotto	No	Oppose	Oppose	The whole premise of the project is flawed. QLDC should be looking to move its head offices to be closer to its staff and constituents by establishing a new building on any option of the large amounts of land it owns on Frankton Flats. This would also ease congestion along Frankton Road considerably. Freeing up the more valuation land in the CBD location to dispose of (partially or wholly) freeing up the capital to	Oppose	Council / Ngai Tahu JV have been proven to be troublesome in the past and are expected to continue to be (See Christchurch City Council now trying to get out of the mess it caused itself in similar situation).	Please be realistic and realise that your staff and your constituents now all live out beyond Frankton Flats. The future is there. And this land is more valuable sold, freeing up the money to use to build a new building there or other critical projects / debt funding.
89	Amy O'Reilly	No	Support	Neutral		Support		
90	Bob Berry	No	Oppose	Oppose	lack of knowledge	Oppose		This site should not be used for Council Offices. The business centre of Wakatipu basin is shifting to Frankton, Queenstown has become the tourist centre, no longer the commercial centre. Council offices should be located at Frankton with options of Remarks Park, Five Mile or Ladies mile, easing traffic congestion to Queenstown.
91	Dean Rankin	No	Oppose	Oppose	I thoughtless decision that should not be going ahead and wasting more ratepayers money. And definitely the wrong location for QLDC office. The QLDC needs to stop trying to make statements with building something like this and get back down to earth. This isnt your money you are wasting. Its ours!	Oppose	Its backfired on them in Christchurch, it will do the same here.	The QLDC should be there for us the ratepayers and residents. Not worrying about spending a ridiculous amount of money on there office's when there are way better and cheaper options out there.
92	Jack Williams	No	Oppose	Oppose	What are the objections to using the Ladies Mile land for Council Offices?	Oppose	Seems complicated, expensive and unnecessary	Seems short sighted to have so many council employees required to travel to the CBD when the main population is based at the frankton end.
93	Jon Mitchell	Yes	Oppose	Oppose	The proposal as presented is so devoid of detail that it is impossible to make an informed decision on the two options presented. The only reference to costs in the sketchy documents being consulted on are to the 2021 to 2031 ten-year plan. The figures contained in the 2021-2031 ten-year plan:	Oppose	Given that the project concept is inadequately developed at this stage the rationale for a joint-venture entity cannot be made.	Please see my response to Question 9.
94	Eden Sloss	No	Support	Oppose		Support		I endorse Project Manawa in Queenstown, supporting the envisioned growth of Queenstown Central and the establishment of the new QLDC office in town. This initiative presents a unique opportunity to strengthen local connections and shift the narrative away from catering solely to tourists.
95	Kate	No	Support			Support		
96	Colin	No	Support			Support		

Sub #	Name:	Do you wish to speak at a hearing?	Option 1 – land exchange (identified in	Option 2 – limited land exchange	Do you have any further feedback on the proposed land exchange options? Please write it below.	What is your position on the proposed joint	Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:	Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:
97	Maureen Kernick	No	Oppose	Oppose	I don't think the new office should be in the CBD	Oppose	I don't think the council should undertake a joint venture with Ngai Tahu Property and I don't think the new civic administration building should be at the Stanley Street site, it should be outside of the CBD and ideally closer to the Crown Range so Hawea/Wanaka residents don't have to drive into the CBD to use	
98	Ben Smith	No	Oppose	Oppose	I feel this is a poor choice and will lead to long term complications.	Oppose	I have never seen a long term successful joint venture.	\$51m for the size of office is unacceptably large. My understanding is the QLDC already own land in Frankton (ladies mile) that could be used for this development. The council offices do not need to be in town. There is no parking and poor transport services, Frankton makes far more sense it is becoming the commercial centre of Queenstown, where people go to get shit
99	Patricia Doherty	No	Oppose	Oppose	This project should not go ahead			No more waste ful spending in Queenstown when infrastructure projects have been deferred
100	Maria Cole	No	Oppose	Oppose		Oppose		
101	Simon Williams	No	Oppose	Oppose	Stop giving our land away. End of. QLDC cannot be trusted with these land deals, look at Lakeview. This incredibly valuable piece of land deserves a proper discussion, not one quickly pushed through before Christmas. Please treat our community with respect and consult properly. Why don't you start acting like you have our community in mind?	Oppose	This isn't the time to do this. We have way more important things to solve first, perhaps we fix what we have, and then think about adding in new. Consult properly and find out what our community actually wants in town. Where are all these office workers going to park? They certainly can't rely on public transport to get them into Ngai Tahu Property should not be confused with Ngai Tahu the Iwi. NTP are a corporation with the purpose of making money. Any joint venture with Private Interest will have serious obstacles as Civic ventures by nature, do not need to make money to fulfil their purpose.	This is rushed, well the real community consultation is rushed, once again. It stinks of yet another backroom deal that will cost ratepayers millions. Press pause, finish what you've started, build trust, learn who your community are and what they actually want, then slowly move forward when we can afford it. Stop giving our land away
102	Margaret O'Hanlon	Yes	Oppose	Oppose		Neutral		I am making a further submission to the email provided.
103	Merrin	No	Neutral	Neutral		Neutral		I'm pleased that something is being proposed for the CBD! There is so much out at Frankton that it feels like Queenstown residents (Closeburn-Sunshine Bay-Fernhill-Gorge Rd-QT hill etc) are becoming increasingly ignored. We have to travel the Frankton Rd for most things now - which adds to the congestion.
104	Tony Strain	No	Oppose	Oppose	There is not enough detail to fully assess this proposal but I'm against this project in principal. Until all options are presented no further work should be carried on this proposal.	Oppose		QLDC can't afford this project considering the state of the essential infrastructure and neither can the Rate payers
105	Zelia Horrell	No	Neutral	Neutral		Oppose		
106	neven Shannon	No	Oppose	Oppose		Oppose		
107	Ian	No	Support	Support	I still support consolidating Council's civic buildings in the traditional town centre of Queenstown. Moving hundreds and hundreds of the relatively few remaining professional jobs in Queenstown out to the sea of car parks and soulless big box buildings in Frankton, or Ladies Mile, would be a death knell for the traditional town centre of Queenstown as a retail and professional services centre and would also	Support		I still support consolidating Council's civic buildings in the traditional town centre of Queenstown. Moving hundreds and hundreds of the relatively few remaining professional jobs in Queenstown out to the sea of car parks and soulless big box buildings in Frankton, or Ladies Mile, would be a death knell for the traditional town centre of Queenstown as a retail and professional
108	Tracey Henderson	No	Oppose	Oppose	This vain project should not go ahead. The land exchange should not go ahead. Where is the question about should it carry on or not????	Oppose	The land on ladies mile should be used to build a council building if they really need one. A joint venture with Ngai Tahu Property is not in the best interests of rate payers. Just look at chch at the moment, they are paying above market rents!	Most of the rate payers are out of the city, you only want that for visitors im guessing. The council building needs to be easy accessible to actual rate payers so should therefore be built on ladies mile on land they already own.
109	Andrew Blackford	No	Neutral	Oppose	Overall supportive of having the Civic heart of the community in the town centre and the associated benefits of such. However, It's not clear from the proposal document exactly why these land exchanges need to occur. The local purpose reserves would, according to the Reserves Act, provide opportunity to build community facilities on them. Free holding land at the western	Oppose	What are the economic benefits of such a joint venture? It doesn't appear at face value that this is a particularly good deal for local ratepayers. Is there a robust cost-benefit analysis that QLDC can share on the options of developing outright/in partnership?	It is very apparent that the statement of proposal has been written to suit a particular narrative (outcome) and isn't at all a well balanced source of information on what is a very significant community decision.
110	Rick Pettit	No	Oppose	Oppose	I don't support the location - so land exchange is irrelevant. CBD location is madness - for obvious reasons that Councillors fail to appreciate - Library in town!! Where is our resident and commercial/offices these days.....Frankton Flats is the sensible, long term location	Oppose		Wrong location
111	Rainer Heidtke	No	Oppose	Oppose		Oppose		I object to this consultation on the grounds that Council has not consulted on the first fundamental question - where do we want this community heart and the Council offices and what does the community heart compromise. Your submission form is misleading as it does not refer to the first and fundamental question at all. I cannot see any consultation process which lead
112	Duncan Dea	No	Oppose	Oppose	I oppose the current proposal. The town needs car parking to facilitate and enhance the commercial centre of town. The land has been safeguarded for years and now got to a position where QLDC/us own the land in a good block. We do not need JV or outside parties to dictate the how and why and purpose. The QLDC debt is extremely high and needs controlled not increased. The QLDC need to consider	Oppose	see earlier comments plus, we do not need NT to JV, we need to keep control of our land and destiny	see earlier comments

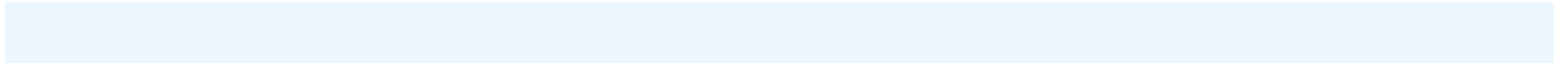
Sub #	Name:	Do you wish to speak at a hearing?	Option 1 – land exchange (identified in	Option 2 – limited land exchange	Do you have any further feedback on the proposed land exchange options? Please write it below.	What is your position on the proposed joint	Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:	Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:
113	Warren Cooper	Yes	Oppose	Oppose		Oppose		
114	John Davies	Yes	Oppose	Oppose	To consider selling any freehold land in CBD is appalling.As a former Mayor I purchased the Village Green land a section on the corner of Gorge Road. Believing that the section would be part of a green site, with ability to put parking below. My family owns some CBD land and it has continued to rise in value over the years, and to watch the Council	Oppose	I am not racist. there should be no joint venture with anyone to put the ownership of the land at risk	Yes the Frankton road traffic will get much worse.As the owner of the Remarkable ski field, it is taking us a hour to get an empty bus into Queenstown and filled and back to Frankton. Downtown Queenstown is now for Tourists and operators, neither of those This project should be stopped immediately as the council has too much debt. The council appears to be corrupt and is not working for the benefit of the people.
115	Aaron Cowie	No	Oppose	Oppose		Oppose		Aaron Cowie Fernhill Queenstown Project Manawa should not proceed in its present form.
116	Alan Townsend	No	Neutral	Neutral		Neutral		It's too late to attempt to recreate central Queenstown as the Manawa of our town. By council neglect and bad planning the Manawa of our town is now the Frankton area. By default the
117	Allan Huntington	No	Oppose	Oppose		Oppose		SUBMISSION PROJECT MANAWA I make the following submission Do not proceed with the proposed land exchange or limited land exchange. Do not proceed with the project in the current location Relocate Project Manawa to Frankton. Preferably to QLDC owned land.
118	Amanda Robinson	No	Neutral	Neutral		Neutral		amanda@lightfoot.org.nz
119	Arie Kleinjan	No	Oppose	Oppose		Neutral		Never go ahead with Manama project as long is it is going to be in the CBD Stanley Street location in Queenstown. Proposed location : QLDC land along Ladies Mile for all obvious reasons as stated by the FOUR previous Mayors!
120	G.Austin	No	Oppose	Neutral		Oppose		Dear QLDC, As a rate payer, I am deeply concerned about the proposed project Manawa in its present form and wish to lodge my objection to the project proceeding any further.
121	Bart Nicol	No	Oppose	Oppose		Oppose		Council have a perfectly good site on the Ladies Mile. 2.1 million on consultancy? Qldc have already wasted enough time and money on the leaky buildings,with more to come and as far as i can tell, no accountability for the botched inspections. My submission surrounding this is NO. I do not agree.
122	Cal Smith	Yes	Oppose	Oppose		Oppose		I do not agree with a civic administration being built in prime CBD land when land is already owned at Ladies Mile. Land that is of significant size, will enable all QLDC staff to be in one building and will also allow for future
123	Carolyn Cafe	No	Neutral	Neutral		Neutral		As a long term resident of the Queenstown/Wakatipu Basin area I would like to support Cath Gilmore's submission please. I have read it all and I am very grateful to have such an educated, experienced, and determined person to do such a lot of the work required to keep the community apprised of the on-
124	Peter Newport	Yes	Neutral	Neutral		Neutral		Please accept the attached document comprising 600 community survey responses and 215 comments as a community submission on Project Manawa. We would be grateful if you would acknowledge receipt. (has been emailed in)
125	Deborah Palmer	No	Neutral	Neutral		Neutral		Hi Just adding my comments to be considered. I'd rather you built these facilities out in the real heart of the community. Frankton Flats or ladies mile where you have a lovely property. Beautiful sunny aspect where a
126	Diana Hubbard	No	Neutral	Neutral		Neutral		The location of the Manawa project has not been properly or adequately consulted. Consultation about the location of the Manawa project should be carried out before any consultation on land swaps and joint venture proposals.
127	Edwin Elliot	Yes	Oppose	Oppose		Oppose		Hello Mike and Service QLDC, We note this is the last day of submissions to for this "Project Manawa": Why the hell don't QLDC provide a plain pdf form to put in a submission!. The Website on this matter and links and registration a total and utter failure. Mike Theelan OMG!
128	Emma Wilson	No	Neutral	Neutral		Neutral		The proposed location for some form of community heart combined with council building has not been consulted on adequately. This should be completed before any of the decisions you are now consulting on are made - the question is "Where

Sub #	Name:	Do you wish to speak at a hearing?	Option 1 – land exchange (identified in	Option 2 – limited land exchange	Do you have any further feedback on the proposed land exchange options? Please write it below.	What is your position on the proposed joint	Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:	Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:
129	Ewen and Heather Rendel	Yes	Oppose	Oppose		Oppose		We oppose the options provided by QLDC in the Project Manawa Statement of Proposal so we're emailing our submission to outline our preferences and concerns. Planning for a Performing and Visual Arts Centre, new CBD Library and Civic Administration Building for QLDC, is important however ensuring they are
130	Gretchen Markdear	No	Oppose	Oppose		Neutral		No! No! No! Infrastructure is questionable here in Queenstown and we do not need or want this one jot in the CBD!!! Listen to the rate payers! No! No! No! Ladies Mile...much better !
131	Guy Hughes	Yes	Oppose	Oppose		Oppose		Submission I am opposed to the proposal in its current form and at the current time. Reasons for this. I respect the opinion and opposition of the 4 prior mayors that have come out against it. Collectively I consider that
132	Ian Moore	No						I'm writing to provide feedback as part of the current consultation for Project Manawa (PM). I'm not using the online form because that is too limiting in the type of feedback it will accept. My strongly-held opinion, as someone who's lived here for over 10 years, has
133	Jane Marsh	No	Neutral	Neutral		Neutral		To whom it may concern, I find a complete disconnect between the Council and the Ratepayers. We are not an endless pit of money for you to build your ivory towers. If you want to build yourself a new castle then I suggest you fund it by selling some
134	Joan Potts	No	Oppose	Oppose		Oppose		Dear Sir/Madam Please accept this as my submission Hold off! Don't be so ridiculous in giving us more debt especially since you haven't worked
135	Joanne Conroy	Yes	Oppose	Oppose		Oppose		out our downtown traffic issues yet! I am strongly opposed to both the land exchange and the full project manawa. I wish to be heard in support of my submission. Submission points · Council has no mandate to consult on two technical issues (land swaps and
136	John Borrell	No	Neutral	Neutral		Neutral		Dear Sir/Madam, This is to record my support for locating council chambers at your Ladies Mile site where there is unrestricted room for parking, future expansion of buildings, as well as sports fields.
137	John Fitzgerald	No	Oppose	Oppose		Oppose		It would appear this project is already progressing and is a done deal. This is the reason we have a lack of trust in our Major and the QLDC. There is not one person I have spoken to who believes the Council Building should be in the centre of town.
138	Kennedy McQuilkin	No	Oppose	Oppose		Oppose		As a rate payer on three properties I am opposed to this project in its current location and expense. As usual the council has proceeded without honest and open engagement with ratepayers on what could be considered a preordained fantasy project.
139	John Hilhorst	Yes	Oppose	Oppose		Neutral		This submission is in opposition to both aspects of the Project Manawa consultation. QLDC does not have a mandate to consult on two technical issues before first consulting with the community on the best location for the 'community heart' and whether it
140	Joyce Barry	Yes	Oppose	Oppose		Oppose		Dear Councillors, If present and past Councils cannot exhibit guardianship over this unique place, how are they going to cope with an emergency and/or disaster? Each year, Queenstown gets consistently worse – never better. I oppose the Proposal for Project Manawa.
141	Justine Byfield	Yes	Oppose	Oppose		Oppose		The public consultation process is rushed and lacks detail to make an informed decision. There needs to be more financial detail, including the value of land involved in the 'swap'. There are way too many
142	Karen Boulay	No	Neutral	Neutral		Neutral		'Greetings Firstly I must advise you that it is impossible to try and make a submission on line through your site. You need more computer skills and patience than the average human before you finally give up in exasperation.
143	Kate & Mike Legge	No	Neutral	Neutral		Neutral		To whom it may concern, The location for the community heart/council administration building has not been consulted on adequately and this should be completed before any of the decisions
144	Keith Milne	No	Oppose	Oppose				Kia ora, We are very concerned that you are consulting on the two options offered without there having been a public consultation on the best location for the new council offices. We feel that the new Council Offices would be better located out on the

Sub #	Name:	Do you wish to speak at a hearing?	Option 1 – land exchange (identified in	Option 2 – limited land exchange	Do you have any further feedback on the proposed land exchange options? Please write it below.	What is your position on the proposed joint	Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:	Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:
145	Kim Wilkinson	No	Oppose	Oppose		Oppose		Submission on Project Manawa I do not wish to speak at a hearing. On the QLDC website there was an opportunity to make a submission on the Project Manawa Submission Form. On the first page there were two questions asking whether The project planned in Queenstown is no longer suitable as "community " has steadily moved to Frankton over a number of years now. Even to the point "Queenstown Central" is in Frankton. Banks have gone, the Post Office has gone most of the ordinary shops gone. Clearly council and main library etc Submission re Project Manawa
146	Lindsay Jackson	No	Neutral	Neutral		Neutral		I am in favour of more car parking and a community Art/Conference centre. I am not in favour of this site being used as Council chambers. I do not believe downtown will benefit having all these staff coming to the centre of town. More unnecessary Dear Sir I am horrified to read the project manawa and all the costs associated with this project. I thought the document send out to the public was for community discussion but all the necessary and expensive consultations have already taken This is my Submission to QLDC in regards to the proposed Project Manawa.
147	Louise Kiely	Yes	Oppose	Neutral		Oppose		1. I include Cath Gilmour's submission in my 'addendum', as I wholly agree with all the points raised by her, and she provides a lengthy appendix complete with images to substantiate The site is a significant one and it's encouraging to see QLDC taking a holistic approach to developing it. Finances: I'm not happy with the long-term costs to ratepayers of a JV with Ngai Tahu. It looks like spending beyond our means and bearing the financial Dear Councillors, The current consultation is off-the-point as the fundamental question of the location of Council offices has not been adequately consulted on with the ratepayers. Please reconsult.
148	Margaret Blanshard	No	Neutral	Neutral		Neutral		Kia ora, For the following reasons I believe that Project Manawa needs to be put on hold until a reevaluation of our districts needs occur: - The planning was conducted under conditions that may have been relevant I am totally opposed to the submission for Te Manawa and think that QLDC has not considered other possible better solutions. It is outrageous that we have not been better consulted and given that QLDC has has been doing so many private meetings with no recordings, it is very worrying for the whole To QLDC. I strongly believe that incorporating the main council offices in the Project Manawa proposal does not take the interests of staff and rate payers into consideration.
149	Margaret O'Hanlon	No	Oppose	Oppose		Neutral		Hi If you have not already sought feedback from ratepayers on the proposed new council headquarters then I urge you to do so with haste. It's a massive waste of money at a time when In my opinion, this potential development should not proceed while the Council, and its ratepayers, are cash constrained. There are also a number of unspecified risks. A more modest proposal could have merit, particularly if it were sited at Five Mile benefitting staff, customers, contractors and all who
150	Marie Claire	No	Neutral	Neutral		Neutral		As a rate payer from Wanaka, I Nick Jobling formally object to this project. Consultation with the rate payers must happen. Add my name to the list of unsatisfied customers.
151	Marion Borrell	No						As a ratepayer and voter, I see this project as frivolous considering the QLDCs current financial situation and urgent need for basic infrastructure upgrades. My feedback for the project is that more affordable and less extravagant options need to be This submission is made by Te Atamira Whakatipu Community Trust Sunday 17 December 2023 To whom it may concern, We are writing on behalf of Te Atamira. Opened in May 2022 after community consultation, Te Atamira is a multi-purpose arts and cultural space whose Good morning I am writing to express my opinion on the proposed Project Manawa project. I am strongly against QLDC proceeding with this project. The working place is very different from circa 2017 when plans were first discussed for more
152	Mark Rose	No	Oppose	Oppose		Oppose		
153	Miranda Spary	No	Oppose	Oppose		Oppose		
154	Murray Grace	No	Neutral	Neutral		Neutral		
155	Neville Andrew	No	Neutral	Neutral		Neutral		
156	Nick Brown	No	Oppose	Oppose		Oppose		
157	Nick Jobling	No	Oppose	Oppose		Oppose		
158	Nick Verlaan	No	Oppose	Oppose		Oppose		
159	Olivia Egerton	Yes	Neutral	Neutral		Neutral		
160	Pauline Ponton	No	Oppose	Oppose		Neutral		

Sub #	Name:	Do you wish to speak at a hearing?	Option 1 – land exchange (identified in	Option 2 – limited land exchange	Do you have any further feedback on the proposed land exchange options? Please write it below.	What is your position on the proposed joint	Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:	Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:
161	Pearl Sidwel	No	Neutral	Neutral		Neutral		To Queenstown District Council Submission Committee Re: Project Manawa Submission. Please confirm receipt and inclusion of my email as a submission. I'm sending an email rather than answer the survey question. Introduction: The key point of my concern is the proposed location for the 17 December 2023
162	Sharon Fifield	Yes						Queenstown Lakes District Council (QLDC), Queenstown-Lakes District Chamber of Commerce & Industry Submission – Project Manawa 1. The Queenstown Business Chamber works on behalf of a membership of Hello
163	Reid Mossman	No	Oppose	Oppose		Oppose		I'm totally apposed to the Project Manawa and the current proposals of land swap for this council center to be established in Stanley St. location. Queenstown council already have gross overspend and unaccountability in This submission on Project Manawa is made by Remarkables Park Limited. The current consultation process • Consultation on the technical matters related to Project Manawa, such as the land status, the proposed land exchange, the ownership structure and a proposed joint Project Manawa Submission – Remarkables Park Town Centre – December 15th, 2023
164	Brian Fitzgerald	Yes	Oppose	Oppose		Oppose		The location for the proposed Civic/Admin building was originally for a Conference/Convention centre, and the current proposal has not been consulted on adequately.
165	Nick Lambert	No	Oppose	Oppose		Oppose		It is utterly shocking how the council is handling this project with disregard to other top priorities in the region. Enough is enough. Stop it and cut the losses.
166	Roberts Krastins	No	Neutral	Neutral		Neutral		I am a QLDC Ratepayer living in Lake Hayes Estate. I have lived and worked in the Queenstown area for 25 years. I am feeling so strongly about part of the proposed Project Manawa proposal that I need to Kia ora QLDC, I appreciate you might try and say this is not you are seeking submissions on but - what I want to highlight is that whatever consultation done about if this project should go ahead in the
167	Roger Slow	No	Oppose	Oppose		Oppose		I don't understand how QLDC can be so misguided on Project Manawa. Perhaps if you would have engaged in community consultation before everything was a done deal (except dotting the "i's" and crossing the "t's") reason may have prevailed. The community has not been consulted. This last minute effort to tic the box Dear Sir/Madam,
168	Roselle O'Brien	No	Neutral	Neutral		Neutral		I have recently received the 24 page glossy "Statement of Proposal" for the proposed Project Manawa. I have read through the information and make the following comments. 1. The consultation process needs to be much longer than the two weeks or Regarding the captioned proposed project, I do not consider the location of the community heart/council admin building has been adequately publicly consulted. Full public consultation must be completed before any decisions are made. Good afternoon, Based on the information supplied in the online public consultation I am opposed to the project as detailed for the following reasons.
169	S W Stockdale	No	Neutral	Neutral		Neutral		1. No indication of costs (\$51M noted in other places but this equates to I would like to make the following submission with regards Project Manawa: I have concerns that the fact that submissions on Project Manawa are due at one of the busiest times of the year for people is evidence you are rushing through a proposal which shows a lack of appropriate planning and future thinking for
170	Simon Hayes	No	Neutral	Neutral		Neutral		
171	Sue Ross	No	Oppose	Oppose		Oppose		
172	Tim Dennis	No	Oppose	Neutral		Oppose		
173	Trisch Inder	No	Neutral	Neutral		Neutral		
174	Cath Gilmour	Yes	Oppose	Oppose		Oppose		Additional document supporting this submission.
175	Mat Woods	Yes	Support	Neutral		Support		Feedback submission to QLDC for Project Manawa Statement of Proposal Destination Queenstown (DQ) is the Regional Tourism Organisation responsible for both destination marketing and destination management in Queenstown. Our role is to position Queenstown in both international and domestic markets and to work collaboratively with our partners to deliver the Regarding the captioned proposed project, I do not consider the location of the community heart/council admin building has been adequately publicly consulted. Full public consultation must be completed before any decisions are made.
176	Sue Ross	Yes	Neutral	Neutral		Neutral		

Sub #	Name:	Do you wish to speak at a hearing?	Option 1 – land exchange (identified in	Option 2 – limited land exchange	Do you have any further feedback on the proposed land exchange options? Please write it below.	What is your position on the proposed joint	Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:	Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:
177	Roselle O'Brien	Yes	Neutral	Neutral		Neutral		Kia ora QLDC, I appreciate you might try and say this is not you are seeking submissions on but - what I want to highlight is that whatever consultation done about if this project should go ahead in the 'I wish to submit as follows:
178	Vanessa Van Uden	Yes	Oppose	Oppose		Oppose		I do not support the options to undertake any land exchange to create freehold land for Council offices. Until the preferred location has been discussed with the community and consultation has been completed the 'I wish to submit as follows:
179	Vanessa Van Uden	Yes						I do not support the options to undertake any land exchange to create freehold land for Council offices. Until the preferred location has been discussed with the community and consultation has been completed the



Attachment A(2): Emailed Submissions

SUBMISSION PROJECT MANAWA

I make the following submission

Do not proceed with the proposed land exchange or limited land exchange.

Do not proceed with the project in the current location

Relocate Project Manawa to Frankton. Preferably to QLDC owned land.

the reasons for my submission are as follows

1 GROWTH OF RESIDENTIAL & POPULATION DENSITY

The Queenstown Lakes Spatial Plan identifies a much higher number of residential dwellings centred in Frankton. The table below with figures(rounded) taken from the Spatial Plan clearly show a large majority of the population will live outside Queenstown and will live in or around the Frankton area.

Year	Number of Dwellings		
	2020	2050	capacity
Queenstown	4000	5000	8000
Frankton/Eastern & Southern Corridors	4500	13000	27000

Also considering that most of the dwellings in Queenstown are holiday homes or short term let accommodation then the variance between Queenstown and Frankton is further exacerbated.

Frankton is now and in the future the centre of residential population that will use and pay for the new civic area. Queenstown is now the tourist hub of the region. The Civic centre and council offices are generally for the use of the residential population. The civic centre should be located near where the residents live.

2 FRANKTON ROAD CONGESTION

Frankton Road is at capacity now. As our population grows and with most of the areas of residential population based in Frankton accessing the Civic offices in Queenstown adds to Frankton Road congestion. Locating the Civic Centre in Frankton will lesson traffic on Frankton Road

There is also a convenience in being able to visit the Civic Centre in conjunction with while carrying out other activities in Frankton, Shopping, working, banking, doctor, school runs etc.

3 ENVIRONMENT

Having a Civic Centre located in Queenstown, isolated from its population base, simply means more travel for everyone. More traffic has a greater detrimental effect on the environment.

Also there are more opportunities for walking or biking as the distances from where people reside are shorter with a Civic Centre based in Frankton. There is also a convenience with combined trips with shopping, banking, medical or school pick ups or location to work etc with a Frankton Civic Centre

4. CARPARKING

Queenstown carparking is difficult and with a Frankton location there are more opportunities for parking and also a lesser need to take a car with good public transport, biking and walking options.

5. COST

Ideally a QLDC owned location in Frankton would be used. This would free up the valuable land in Queenstown that could be sold with proceeds being utilised

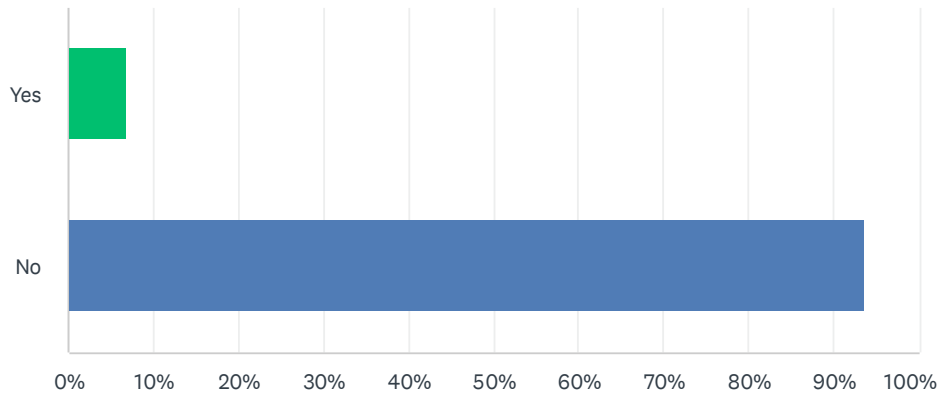
Holding on to the premise that a civic centre in Queenstown will create a local heart has long past. Queenstown is a hospitality centre and Frankton has developed as the residential centre for the Wakatipu basin.

The proposed site for Project Manawa in Queenstown is yesterdays thinking. Council Offices and Civic buildings need to be in Frankton.

Regards
Allan Huntington

Q1 Should the QLDC go ahead with a new \$100 million headquarters in the Queenstown CBD?

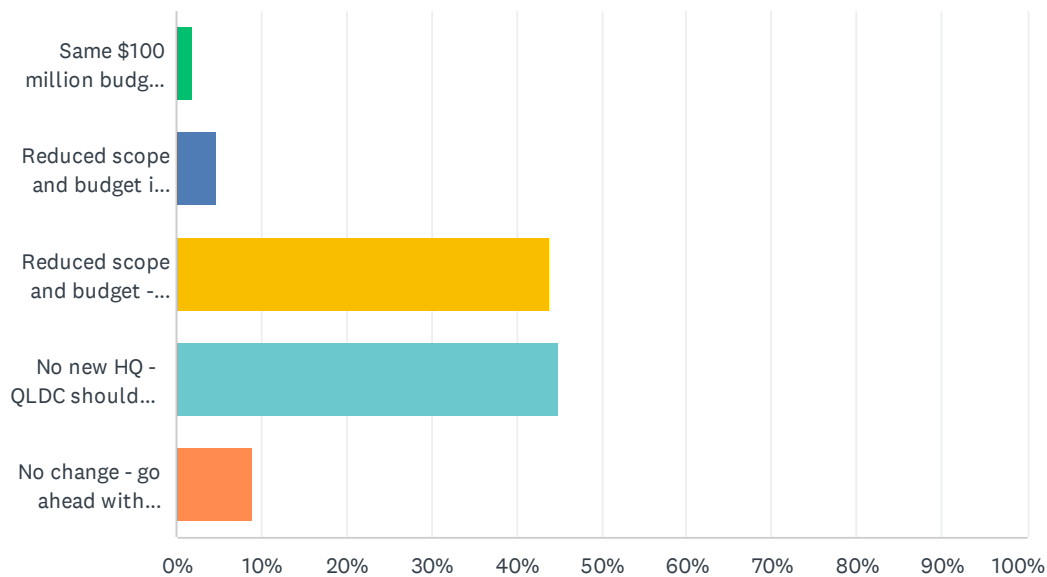
Answered: 600 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	6.83%	41
No	93.50%	561
Total Respondents: 600		

Q2 Should the proposal be changed? Please tick one box.

Answered: 593 Skipped: 11



ANSWER CHOICES	RESPONSES	
Same \$100 million budget but in another location - not the CBD.	2.02%	12
Reduced scope and budget in the Queenstown CBD.	4.72%	28
Reduced scope and budget - not in the CBD.	44.01%	261
No new HQ - QLDC should stay in their existing buildings.	45.03%	267
No change - go ahead with current budget and location.	8.94%	53
Total Respondents: 593		

#	WRITE ANY COMMENTS HERE.	DATE
1	If they have to waste our money on a new building, put it on the council land at Ladies Mile. At a minimum it will mean 400 less people clogging up the roads and car parks in Queenstown. No grandiose BS building required. Certainly no partnership rubbish. Just look at Lakeview and Christchurch council deals with partnerships. Disaster on steroids.	12/12/2023 5:23 PM
2	The current QLDC accommodation is sufficient. We don't need more spending right now	12/2/2023 5:16 PM
3	we have seen no plan that is costed - would any one really commit to \$100 mill with out a plan and costings(we all know the final budget will be greater than any budget tabloid this early in a project development	12/1/2023 5:15 PM
4	A large trophy council building in the centre of the CBD is inappropriate. There are many more urgent and essential priorities for our rates spend. Like solving Kingston and Glenorchy waste water issues. Or putting filters on our water intakes. The town us too small and special to have a large admin block smack bang in the centre that becomes a dead building over the weekends and at night. 5 Mile and Remarkables Park are much more appropriate places for administrative buildings. If the city library is under threat, why not repurpose this space for offices in the meantime and concentrate library efforts in Frankton and Arrowtown?	11/27/2023 2:58 PM
5	Get out of the CBD....no access, traffic and no parking.. ridiculous	11/27/2023 7:12 AM
6	Frankton is the centre of interest for the basin and closer for all communities except Glenorchy	11/25/2023 8:34 PM

7	Fix the traffic first.	11/25/2023 6:09 PM
8	Stop your greed. Be better	11/25/2023 5:22 PM
9	The building should in central to Queenstown which is really the Frankton area. Surely the QLDC work force live out that way now too. QLDC should partner with a developer to build for them and lease the building. Why should rate payers have to pay for an extravagant building when most businesses lease. I think QLDC forget who's money they are spending	11/25/2023 7:52 AM
10	Remarkables park has offices above the building across from where the warehouse was, a council staff member once told me that the council staff want to be in the CBD because they have lots of choices for lunch. This is not a good enough reason to it to be in town. How about use the existing premises in Frankton, do a fit out there. Way way cheaper. Free parking for staff and the existing cafes will get a boost.	11/25/2023 7:18 AM
11	The Firm need to concentrate on the working residents for a change instead of indulging their fantasies!	11/24/2023 9:09 PM
12	make sure door bridge is there parking	11/24/2023 6:12 PM
13	Refusing to move to Frankton is wrong. They are doing their best to keep down traffic to the CBD. Encouraging use of public transport. How many of them catch the bus? How much do they spend on private parking at Man Stand the like? They aren't special and they need to get their spending under control. My rates went up 16%. Bloody incompetents arrogant hired help.	11/24/2023 5:20 PM
14	Ridiculous location - all other service companies have moved out to Frankton / Five Mile area. There's no possible Business case for keeping QLDC in this location. And not one of the Council issues we've seen recently has been (or is likely to be) attributable to any limitations posed by their current office arrangements.	11/24/2023 3:28 PM
15	Why do they need such an upmarket HQ. It is our money they are spending. It is irresponsible to be spending that much to make themselves more comfortable. They should be solving the lack of affordable housing instead.	11/24/2023 10:35 AM
16	Frankton needs to be the location for any future consideration of change/growth for the QLDC a) reducing a potential of 400 QLDC staff travelling into the CBD daily, which interns reduces traffic congestion on Frankton Road & may well free up a lot of car parks in & around the CBD b) Frankton is the the centre of the Wakatipu Basin? c) In 15 to 20 years time (so 2045) will the proposed downtown building be able to accommodate the QLDC needs at that time? In the \$100m current planned location will it be able to grow to accommodate the needs of the Wakatipu Basin in 2045 & beyond? d) Maybe it's time to split the QLDC services? Grow into Frankton with some services while maintaining a base of core QLDC services in the CBD	11/24/2023 9:34 AM
17	As has been highlighted in the media (possibly Crux?) the vast majority of QLDC's staff now reside OUTSIDE of central Queenstown. This raises several issues: 1. From a congestion viewpoint, this means there would be MORE vehicle movements to & from the new council base than there would be if it was otherwise located more centrally to the growing population i.e. Frankton (being roughly central to Qt, Shotover Country / LHE & Jacks Pt / Hanleys. This will result in more congestion and more wear & tear on roading necessitating increased spending on infrastructure compared to the Frankton option. 2. If the council is serious about it's "climate emergency" then that alone should be the deciding factor given the potential emissions reduction from less vehicle movements into an already hugely congested central Queenstown. 3. Parking (face it, vehicles whether ICE or EV are here to stay. As idealistic as it is, public & active transport simply has a limited appeal & reach beyond a certain point due to sparsely populated, spread out & hostile environment (freckin cold in the winter). There is plenty of land out at Frankton around the airport - mabye the eyesore where all the surplus rental cars are parked up would be as good a place as any. Also, why Ngai Tahu 50/50 JV ? In case no one noticed, we've just had a general election and a resounding vote AGAINST the co-governance & racial division of Labour. People are fed up with privilege based on race. If it's to be a true community asset, it's should be for all in the community, whatever your 'race', colour, religion, gender, beliefs. Owned by the community (aka ratepayers) for the community. Period.	11/24/2023 9:06 AM
18	The prime CBD land should not be overshadowed by a huge council precinct. Council should be in Frankton area where residents can easily access. The design is being over-speded to make the building look nice in town, a more basic design could be done similar to the new buildings at Remarkables park. A new build outside the CBD will dramatically reduce disruption into town. This is just another example of the CEO/ council staff fragrantly spending ratepayer money.	11/24/2023 9:00 AM
19	Blatent waste of ratepayers money. The ratepayers and businesses make the money	11/24/2023 8:48 AM

through Hard work sweat and tears trying to survive- while QLDC think they're above the average person and just see us as a Cash cow with money charged easy come & easy spend with seemingly no accountability.

20	With the growing district the council building should be located centrally, and somewhere accessible.	11/23/2023 8:24 PM
21	Should be in Frankton. Where most of the commerce happens and residents live.	11/23/2023 8:02 PM
22	New council offices should be outside of the CBD and only built once all other important infrastructure is brought up to standard to cope with not only current residential and visitor capacity but also proposed future growth. To sell land and lease back may very well put Ratepayers in more debt in time to come. It's Ratepayers money being spent on these 'grand' but not absolutely necessary projects!	11/23/2023 6:33 PM
23	Can't afford it!!!!	11/23/2023 11:10 AM
24	This is a prime opportunity to display some mindful spending. Where is the practicality for access and parking in a CBD location? Office space is just that - keep it simple and practical. If a small 'drop in' hub is required in the CBD make it just that, but MY rates should not be going toward a fancy wasteful building. Perhaps you could spend \$3m and build a simple purpose built office space where that big leaky green elephant is sitting out at Ladies Mile. I fiercely oppose this at a time when we're all struggling to make ends meet.	11/23/2023 10:38 AM
25	Should decrease ridiculous staffing levels. Absolutely crazy number for population levels and has increased massively over past few years.	11/23/2023 9:35 AM
26	Keep it minimal.	11/23/2023 9:27 AM
27	With some thinking a Wanaka and area split from QLDC, this would be foolish. If new buildings are required I do think locating outside of the CBD would be a good idea.	11/23/2023 8:26 AM
28	total cluster fuck of an idea to pile on more chaos in the cbd which is a currently a tourist town with NO locals present to use the proposed facilities.. The council have turned the CBD into a tourist rabbit warren where locals only visit occasionally.. Why would they want to invest all that money into having 400 employees in the CBD only.. they should be prioritising access to the CBD for locals, not spending \$100 million which they don't have and entering further dodgy dealings with property developers for a glamour project like this. These facilities would be far more accessible to those who ACTUALLY fund it in a different location out in Frankton. Locals need a rest from the construction madness of the past 3 years in the CBD.. and the council needs to be far more responsible with its money rather than just keeping upping rates to cover these glamour projects.. Construction in the CBD is relentless and only adds to the stress of the town experience.. The CBD should be for locals and tourists to enjoy, the blending of these makes Queenstown a vibrant place and a much more enjoyable experience for everyone. No tourist wants to come to a construction zone in Queenstown.. nor do they want to feel like they are in a tourist trap..	11/23/2023 8:16 AM
29	Money to be used to secure more staff and retain existing. Currently delays on consents is unacceptable and damages growth. The current situation prevents investment in the district. [REDACTED]	11/23/2023 6:24 AM
30	QLDC has an ethical responsibility to address budget deficits and service offerings. Their buildings should be modest.	11/23/2023 6:08 AM
31	Stop complaining you Muppets and just let people build what they want. We don't live in the stone age anymore you Muppets. Worst news article ever Crux are.	11/23/2023 3:34 AM
32	Our rates have gone up so much in the last couple of years. We don't need to be spending more money we don't have.	11/22/2023 10:13 PM
33	I'm not familiar with their current set up but, with the debt level the way it is there needs to be a freeze on unnecessary expenditure asap	11/22/2023 10:02 PM
34	We don't want a half sized, half baked job. Do it once and , do it right,	11/22/2023 8:53 PM
35	QLDC need to work hard to build back trust.	11/22/2023 8:41 PM
36	QLDC and the CEO is quite simply out of control. It's really scary for the future of the Southern Lakes.	11/22/2023 8:01 PM
37	Shift to Frankton where it is now accessible to the rate payers and generate income from the Central Queenstown site to reduce debt. Also look into more balanced provision of services with the upper Clutha given the proportion of rates payers it holds	11/22/2023 7:09 PM
38	Too much debt! Seriously! Not feasible	11/22/2023 4:12 PM

39	Lots of pretty pictures with very little detail !! Why are no other options given	11/22/2023 3:39 PM
40	Requirement for new building is being driven by increasing staff headcount. Time for a genuine hard look at what staffing is actually required. If more offices are required additional office space at Frankton could be leased. Avoids new capital expense and another episode of getting screwed by a developer who is smarter than the Council.	11/22/2023 3:37 PM
41	They need to sort the town infrastructure first	11/22/2023 3:17 PM
42	Not in central Queenstown, should be Frankton area	11/22/2023 3:12 PM
43	The CBD is the appropriate location to base our civic centre and maintain the heart of the town. The real problem here is past QLDC pol's have f*cked around and not got on with getting this done, hence costs have increased. Its past inaction that is to blame not the decision to have this facility built on this site and to a hi spec quality. Get on with it, or we will be in the same place 15 years from now and still whinging.	11/22/2023 2:58 PM
44	They should build it on the unused and dilapidated section they bought for millions on the ladies mile instead of it becoming another eyesore	11/22/2023 2:56 PM
45	Let's be honest, Queenstown isn't where we live now. We've been moved to Frankton. QLDC should too	11/22/2023 11:46 AM
46	QLDC needs to stop forcing ratepayers like me to pay exorbitantly for unnecessary fripperies without properly consulting ratepayers first and publishing the results for all to see that they have support for their dubious looking plans. They must stop irresponsibly increasing QLDC's already excessively high debt levels and start to focus on urgent, real community needs - like safe, drinkable water for example. Fund needed before nice to have thank you. Central government should appoint a commissioner with urgency to fix QLDC. Their nonsense must stop.	11/22/2023 10:33 AM
47	Spend it on infrastructure upgrades	11/22/2023 10:00 AM
48	Whoever wrote this article clearly didn't read the proposal or is choosing to only give one sided information. Looking at the proposal it definitely is way more than just council offices.	11/22/2023 8:46 AM
49	The region has higher priorities like safe drinking water.	11/21/2023 10:20 PM
50	They don't need flash buildings with multi stories. Why can't they go with simple buildings?? It must be budget oriented, not the dream oriented.	11/21/2023 9:13 PM
51	It's not the councils money.	11/21/2023 9:10 PM
52	These clowns have expertise in wasting money. They should shed staff before they look at glamour projects like this.	11/21/2023 7:48 PM
53	QLDC	11/21/2023 7:27 PM
54	Qldc should not be doing land deals etc with ntp or as they have Lakeview. They should focus on services infrastructure and parks not using ratepayers monies to wheel and deal!!.. when they so much in debt why look at new buildings????	11/21/2023 7:26 PM
55	cant rely on rate payers to carry the can or pay for there egos	11/21/2023 6:42 PM
56	Queenstown is not user friendly ie parking or travel for majority of residents of QLDC. We do not need more budget blow outs or overspends the Ratepayers have to fund	11/21/2023 2:58 PM
57	QLDC should stay in their crap offices similar to the residence who are staying in crap accommodation (cars) because QLDC don't want to spend money on new infrastructure to enable more housing	11/21/2023 2:19 PM
58	Move them behind the airport. This would remove a chunk of workers congestion, use the land more efficiently, remove the rugby ground and build a council car park and all money made could go into future projects. Remove all car parks on shot over street and make it 4 lanes. This would move traffic through quicker. Build a proper bus hub where the council building currently is.	11/21/2023 12:41 PM
59	They've killed the centre of town and you can't park anywhere to visit the offices. New 5 mile offices so they are more accessible, obviously not more transparent, just more accessible to the ratepayers.	11/21/2023 7:57 AM
60	Money can be better spend on areas that are so often forgotten eg Hawea's wastewater infrastructure, public facilities and the overall look of our town centre.	11/21/2023 6:31 AM
61	There are way more important issues for QLDC to look at and deal with!!! The working homeless, lack of accommodation, no readily drinkable tap water. Come ON QLDC get your	11/21/2023 6:31 AM

	damn act together.	
62	No need to change, highest rates increase in country shouldn't be spending money on new offices	11/21/2023 5:45 AM
63	Stop wasting rate payers money! With their track record the 100m will blow out to probably double	11/21/2023 5:37 AM
64	Waste of rate payers money. QLDC has already spent increased rates which makes life very hard, and here they are as always looking after Queenstown and bugar everybody over in the upper Clutha. I'm not paying these excessive rates for these wankers who are on at least \$100.000 a year probably more to have a new office when for example hawea and needs desperately needs a infrastructure upgrade(water and sewage) here in the upper Clutha we a sick of these money wasting assholes in Queenstown	11/21/2023 5:25 AM
65	A new HQ is only preferable if it saves significantly on costs. There is no benefit to a CBD HQ as locals will not be able to access it The council is allegedly trying to reduce (local) traffic in the CBD so why demand residents travel in to see them. It would be amazing if two QLDC projects actually had the same desired outcome. Novel, but amazing.	11/20/2023 10:57 PM
66	Spend the 100 million on infrastructure. Rethink and reset. All upper clutha sewerage planned to go to project pure by the airport, which could not even cope with a Wanaka new year.	11/20/2023 10:48 PM
67	Best place for it. Heart of the city.	11/20/2023 7:02 PM
68	How big is this council planning on getting	11/20/2023 6:39 PM
69	QLDC need to focus on more important issues within the communities on BOTH sides of the hill. Fancy buildings is not one of them!	11/20/2023 5:28 PM
70	Downsize the present borrowings before borrowing more.	11/20/2023 4:15 PM
71	Beyond belief - tone deaf. Reckless spending. This is sadly not a surprise coming from the current incompetent Mayor and Senior Executive Team.	11/20/2023 3:59 PM
72	Currently we have almost reached our debt ceiling , rate payers face extreme high rates, and there is enough construction going on in the town so do not need another	11/20/2023 1:57 PM
73	Keep the arts / conference component on Stanley St site, and sell remainder of site to compatible development. Move the administration side to new site in Frankton. QLDC admin and associated business put too much demand on CBD parking and Frankton Road.	11/20/2023 1:20 PM
74	The QLDC have no right to spend our taxpayers money on such a building	11/20/2023 12:51 PM
75	The cupboard is bare. Now is not the time to be compemplating this vanity project	11/20/2023 12:36 PM
76	Qldc needs to be restrained in its spending...costs will blow out and rate payers do not want to fund such an extravagant building ..perhaps Frankton area	11/20/2023 11:54 AM
77	Stop wasting money on vanity projects	11/20/2023 10:34 AM
78	Another unnecessary expense we dont need	11/20/2023 10:29 AM
79	I'm no fan of the council, but I think you're best to do it right the first time instead of building something that might not be fit for purpose.	11/20/2023 10:25 AM
80	A proper business case for new headquarters (including if they are needed at all) should be developed and then look at options as to where and cost. Given geographic span of QLDC's ratepayers and where future growth is forecast - Queenstown CBD seems very inappropriate place to be considered for headquarters.	11/20/2023 9:03 AM
81	They should use that money to fund their arterial stage 2 and 3 and reduce the rates for community	11/20/2023 8:53 AM
82	Beyond comprehension that such a vanity project should even be considered	11/20/2023 8:07 AM
83	QLDC should lease premises. No capital cost. Rent funded from rates. No obsolete building at term end. If council grows, rent more accommodation.	11/20/2023 7:30 AM
84	Reduce FTE head count to a sensible number, concentrate on on service to rate payers and provide better professional service. Employ expert experienced staff, let managers manage.	11/20/2023 6:30 AM
85	CBD is NOT easily accessible	11/20/2023 12:30 AM
86	It is not the time to build a new HQ with no fortune for expansion in the worst possible location for parking not just for staff but for residents requiring service. Out of town location	11/19/2023 11:21 PM

	with space for expansion is the smart move.	
87	Reduce rate payers liability to future leaky buildings. Provide safe drinking water. Provide cycle way from Jack's Point to Frankton. Once these issues have been resolved then new building may be considered.	11/19/2023 10:55 PM
88	They have spent to much already	11/19/2023 10:27 PM
89	Any case for change must be made to the community. Until this happens the answer is no.	11/19/2023 9:18 PM
90	If Council need to consolidate their staff into 1 building then they should rent it. If that building doesn't exist, they should let someone else build it, then rent it. QLDC need to start living within their means whilst delivering core services. Hawea, Wanaka and Luggate should all have a compliant water supply before Council get a shiny new building in Qtn. Hawea should get a sewage system that will survive the next couple of years. Council should not have spent between \$7m-\$8m on buying Mt Iron, particularly given that they could have had it for free.	11/19/2023 9:09 PM
91	Why should Ngai Tahu be the only ones able to partner with the council . I am sure there are plenty of public and private organisations who would jump at the chance to have the council as a tenant. Where is the expression of interest for partners ?	11/19/2023 8:37 PM
92	QLDC should stay in existing buildings and use the funding to support community groups to accelerate action on the ground that QLDC would like to see. Social and environmental initiatives for our community.	11/19/2023 8:24 PM
93	Reduce staff	11/19/2023 8:22 PM
94	Most of their staff work from home at least 2 days a week so a big office to house everyone is no longer warranted, certainly not in the cbd.	11/19/2023 8:10 PM
95	Council members and Mike Theelen especially should experience firsthand what it feels like to have inadequate housing. Maybe it'll inspire them to do more for a very real problem. Not having flash office space isn't a problem.	11/19/2023 7:48 PM
96	Total waste of ratepayers money, finish existing projects first	11/19/2023 6:47 PM
97	The survey is biased	11/19/2023 6:36 PM
98	The council can hopefully function more efficiently & effectively by operating from a single premises.	11/19/2023 6:20 PM
99	They should use QLDC owned land in frankton flats. Repurpose the golf course for community buildings park and ride. And emergency services. Alongside a proper Hq that's future proofed. The project manawa should still go ahead as a new town hall / civic centre and art centre in conjunction with Ngai Tahu as well as a small satellite QLDC office (leased not owned)	11/19/2023 6:18 PM
100	Reduce scope and budget and assess pros and cons of relocations and weigh up rationally with cost savings at the forefront.	11/19/2023 6:03 PM
101	Do these people have any idea about budgeting and cost control?	11/19/2023 5:56 PM
102	QLDC has too many financial commitments now (think Lakeview). The CBD is not a suitable location for most of QLDC ratepayers and residents living all over the district to go to do business with the Council because of difficult road access - inadequate public transport and parking. The Council employees would no doubt benefit by being in one place, but there's much more scope at either Five-Mile area or Remarkables Park.	11/19/2023 5:40 PM
103	With the plan that the building be extended later That money will help pay for essential upgrade of our water and hence less for our local tax payers to pay in our rates. We have a small population relative to the number of tourists that visit here. Not every person that lives here is wealthy.	11/19/2023 5:38 PM
104	Pay off lakeview debt first before creating more debt..	11/19/2023 5:38 PM
105	They are in debt already. So where is the money going to come from. We re already paying huge rates. Maybe they should decrease their staff!	11/19/2023 5:34 PM
106	How about something in Cromwell to serve Wanaka or Ladies Mile?	11/19/2023 5:20 PM
107	Having this facility near the commercial centre of Queenstown where the land values are the highest and parking availability is at a minimum is a particularly dumb idea. A long term view needs to be taken and placing the facility near the centre of town is very short term thinking and will limit any flexible changes in future. It beggars belief that the Council have	11/19/2023 5:04 PM

	not sought to establish public opinion or have sought public input into this very significant and major policy decision.	
108	Any frivolous expenses should be reigned in. It's not appropriate to consider a 100m dollar headquarters when rates have had to go up so substantially in the last year. If there is that money to spare, spend it on future proofing water related infrastructure and/or projects to address the lack of affordable housing in the region.	11/19/2023 4:38 PM
109	After a huge rates increase this year the council need to live within their budget like everyone else! The town centre has already been disrupted for years with roadworks, we don't need any more.	11/19/2023 4:19 PM
110	This one was built before they finished paying for the last one. CBD is expensive. Maybe another location if truly needed, but I don't upgrade my house when I have massive debt so unless it's crucial for core business it should wait	11/19/2023 4:17 PM
111	Resite the QLDC to where the people are situated eg Frankton / 5 mile / Remark Park area. Easier parking, access etc and takes huge traffic volumes of Frankton road and roundabouts	11/19/2023 4:16 PM
112	All staff want the Offices to be in Frankton Flats and have parking. No one wants this in CBD with no parking for staff or customers.	11/19/2023 4:12 PM
113	Use that \$100million towards accommodation since there is a house crisis in Queenstown. I'm gobsmacked that QLDC would be so reckless!!!!	11/19/2023 3:31 PM
114	How can the council even consider building a new building when there are people sleeping in their cars shame on you how about providing affordable accommodation for workers	11/19/2023 2:47 PM
115	They are awful anyway. And are careless with cash. Pop corn time.	11/19/2023 2:31 PM
116	Everyone is compromising or sacrificing something these days in an effort to stabilise our economy and livelihoods. QLDC need to ditch the wish list and refocus on a 'can do' approach	11/19/2023 2:08 PM
117	Absolutely no justification to needing a new building. Council seem to have forgotten what their purpose is and spending an obscene amount of money on a new HQ, when it's hugely in debt and the town has countless issues that need resolving, is another reason we need a clear out of those in charge. If this was a business, most of the staff at the council would have been fired years ago.	11/19/2023 1:55 PM
118	Council staff deserve to work in an earthquake proof building. They do not need extravagant, luxury, prime real estate offices. They should be placed in the most cost-effective built offices available on the council land of least commercial value. A nice museum, arts centre, and library in that central hub- sure; council offices there? No.	11/19/2023 1:52 PM
119	Absolutely tone deaf from the council, spending money on themselves when the whole region is suffering under crippling rates rises which this will only add to. Absolute no from me.	11/19/2023 1:50 PM
120	When EVERYTHING else is fixed, possibly new building in a cheap location if justified.	11/19/2023 1:48 PM
121	The council offices do not need to be in the city centre. Either stay in the offices they have or move out to 5 mile in a very scaled down model. 100m that is an absolute joke	11/19/2023 1:44 PM
122	I like the idea of a small civic centre in the new location to cater for the memorial hall, library, parking, arts cultural and council front desk etc. And then a larger cheaper single council office building out near Frankton so all council departments are available in a single location but without the premium land location	11/19/2023 1:32 PM
123	The main concern is that if as a result of the Arterial road project we don't get to keep the Memorial Hall then what can we use? That's my only reason for possibly proceeding	11/19/2023 1:31 PM
124	No need for a council's HQ to be in a prime location tbh, not that we need another hotel, but it is a good location for one. That's up to a developer, but we do lack a semi-long term accommodation/backpacker/hostel/worker accommodation apartments.	11/19/2023 1:29 PM
125	Given they've blown the budget, funded largely by ratepayers money, NO, they should tighten their belts like everyone else in tough times. Spend money that makes money, not a facade they're so we'll know at showcasing when there's lies and deceit behind closed doors.	11/19/2023 1:20 PM
126	Bigger problems to sort before this	11/19/2023 1:02 PM
127	Frankton location - greenfield site - Remarkables Park	11/19/2023 12:48 PM

128	Pay off debt first	11/19/2023 12:36 PM
129	Austerity measures and mindsets need to be applied, considering the current financial position, before we are saying the same thing in hindsight.	11/19/2023 12:27 PM
130	Fix infrastructure first	11/19/2023 12:25 PM
131	Definitely shouldn't be in town with the reducing of car parking etc. Poor traffic management and design of the town centre does not accommodate there plans to have even more people in the town for events etc. 5 mile or remarks park or elsewhere in Frankton should work just fine	11/19/2023 12:15 PM
132	Ridiculous to be in the CBD - locals hardly even go there anymore. Plus it would stop all the spending in the man street car park!	11/19/2023 12:14 PM
133	At the moment we the ratepayers can't afford any more of their grandiose schemes especially while we are seeing huge rate rises and QLDC are pretty much bankrupt and struggling with the basics.	11/19/2023 12:07 PM
134	Fix the water and other infrastructural matters first. Improve regulations and surveillance of new building so no more leaky building costs fall on Ratepayers. Introduce Bed Tax. Sell current property and use funds for new building out Frankton way. I could go on....:)	11/19/2023 12:05 PM
135	How do you have any money, why can't this wait a few years till you fix the infrastructure in town Water Roads ... you have put enough pain to local businesses... the town looks a shambles from a tourist point of view... unbelievable The brass balls that you have is amazing, The distraction of crappy Facebook updates, saying that your on top of things is a joke... the PR team must be all politicians.. as distraction is the key... Hahah what a joke the Qldc is...	11/19/2023 11:51 AM
136	Too much uncertainty around what the future of local government will look like (I.e. merging with other councils and the 3 waters proposals) and they should partner with long term building owners to lease a building	11/19/2023 11:48 AM
137	Honestly can't believe the idiocy of QLDC - none of their projects make sense right now	11/19/2023 11:37 AM
138	Get spending under control promptly, there's no need for a fancy HQ whatsoever	11/19/2023 11:17 AM
139	They appear to be corrupt and out of control	11/19/2023 11:10 AM
140	Totally unnecessary. Stop wasting ratepayers money. District council do not need any new buildings.	11/19/2023 10:52 AM
141	I don't understand why Councils are spending big \$ on new HQ when ratepayers are going through a cost of living crisis. ORC even worse with 18% rates increase. With constantly improving technology there should be greater scope for workers to work from home and hot desk while at the office. No need at all for bigger premises. If current premises need an update that's ok but not new premises.	11/19/2023 10:34 AM
142	Unaffordable and unwanted. To even consider a project like this given the current mess with its finances is tone deaf in the extreme. Should examine deriving cost efficiencies from using a single existing site in Frankton to help alleviate congestion and parking issues.	11/19/2023 10:27 AM
143	reduce staff numbers so there is no need for new premises	11/19/2023 9:38 AM
144	Frankton should be the site of any new council headquarters. NOT AN GRANDIOSE STATEMENT OF ITS OWN BUREAUCRACY IN THE VERY CENTRE OF QUEENSTOWN. MOST RESIDENTS ARE SERIOUSLY WORRIED AT THE BURGEONING COUNCIL DEBT AND THE RISING COST TO RATEPAYERS OF LIVING IN THE REGION	11/19/2023 8:41 AM
145	Maintain one of the current buildings in the CBD to have a presence in the CBD, but construct the new building in Remarkables Park. This will be easier for the local residents to access services and more centralised for the Council to undertake the roles they have to. Remarkables Park is, and has been for the last 10 years, becoming the "town centre" for local services. There is the new innovation centre, 5 hotels, high school and other Government services at Remarkables Park. With the new convention centre and gondola, it will be the epicentre of the District and become the default CBD. The 'B' stands for business and that is not how the current CBD will function in the future. It is the most sensible location at Remarkables Park. The new building needs to be functional and not so grandiose. A sensible building design will enable the Council to offer services more seamlessly and ultimately save ratepayer money. It is time to reign in the architects and put some rigour around the design.	11/19/2023 8:17 AM
146	I think there should be a public reexamination of the need, and the appropriate solution for the need, especially in the light of the large number of very important infrastructure projects	11/19/2023 7:54 AM

	which Council has recently had to defer or downsize as a consequence of lack of funds.	
147	I wish they would stop wasting my money	11/19/2023 7:20 AM
148	If the price of leasing multiple buildings is more expensive in the long term than a new building in Frankton, it makes sense to build a basic office building in Frankton. Could have a very small office space in Queenstown centre for people to still be able to come in for registrations, payments and so on.	11/19/2023 7:00 AM
149	If there is nothing wrong with the existing premises, then why change it?	11/19/2023 1:54 AM
150	Council should only rent property as and when required. Not putting ratepayers at financial risk!	11/18/2023 11:23 PM
151	Most employees live closer to Frankton than Queenstown	11/18/2023 11:21 PM
152	There in the shit budget wise already, regions been hit with a large rates increase and now the muppets want to spend 100m mil on offices, there's plenty of other more importantly areas requiring funding, time to get some common sense in there, weed out all the incompetent staff, put a stop the corrupt goings on and really why can't they provide full disclosure on all aspects of the day to day running, all this behind closed doors is bullshit Who do they work for after all!!!!	11/18/2023 10:12 PM
153	About time QLDC gets it financial house in order, this is int the time for investment of what is effectively rate payers money, sell the Qldc site and reduce debt. The days of rate rises to the extent of the past few years are over as is rate rises planned in coming years. This council is out of control and needs to be reined in.	11/18/2023 10:04 PM
154	The problem is that, certainly in the latest consultation document, there is no quantification of the justification for a new building. It is simply impossible to know what council needs from the info provided.	11/18/2023 9:43 PM
155	Council HQ does not need to be housed in CBD where land/lease rates and parking for staff is expensive. My preference would be that the existing HQ is modified but have no idea of what the current HQ doesn't provide that the council believes it needs.	11/18/2023 9:21 PM
156	It's not appropriate to proceed in the absence of a clear business case. Do QLDC think there are 100M of efficiency gains? We also need to see how this funding would be prioritised against other options.	11/18/2023 8:58 PM
157	QLDC have hit rate payers with so much extra already to cover their mistakes...like everyone else they need to tighten their budget and consider more locals struggling with rising costs , instead of everything for visitors....who don't pay rates etc...	11/18/2023 8:47 PM
158	The obvious place for the council to be based is Frankton. They are here for residents, not tourists.	11/18/2023 8:41 PM
159	Locating QLDC staff at Frankton would relieve vehicle pressure on Frankton Road and parking pressure in the downtown area. It would also place most QLDC staff within 7km of homes in Lake Hayes Estate or Hanley's Farm. That's a sweet spot for cycling to work so encourages active travel. Downtown parking spaces should be kept for visitors who might turn them over several times a day (not hogging them for a full day) and spend much in the town than somewhere spends 7 hours in an office. A QLDC office at Frankton would also be easier for the community to access and much more central for staff making site visits (building inspectors and planners). The transport benefits would align with council's climate change objectives. Good on Crux for taking the initiative on this survey. Council has totally failed in this regard. It has never analysed or sought views on any option other than a CBD office.	11/18/2023 8:34 PM
160	No way !	11/18/2023 8:19 PM
161	Unless there are concrete, affordable plans to additionally improve infrastructure, hospital in the area then this is a nice to have but not at all a priority given the critical needs, increasing population and current economic realities. If this proceeds, Wanaka should make every effort to secede from this wasteful, self-aggrandizing group.	11/18/2023 7:58 PM
162	There is no need for central Queenstown to be the location, move out of town to Frankton/Five Mile.	11/18/2023 7:28 PM
163	focus on infrastructure not vanity	11/18/2023 7:09 PM
164	Should be out in Frankton with easy access and lots of parking.	11/18/2023 6:56 PM
165	Why is it that council treats this as a foregone conclusion , every time Frankton is discussed Teflon Mike shuts it down saying that previous councils have made the decision	11/18/2023 6:52 PM

166	QLDC has proven to have no integrity. Just a councilor & mayor vanity project.	11/18/2023 6:35 PM
167	What about Ladies Mile?	11/18/2023 6:29 PM
168	They have lots of office workers. Need to stay in Queenstown to retain diverse economic activity in the town centre. They might be able to do it on a smaller budget, but its ridiculous how many offices they are in. Do they even own their offices? Eveyone knwos its more cost effective to own over the long run than rent from someone.	11/18/2023 6:18 PM
169	Considering the budget blowout new offices are a nice to have but additional over spending whilst there is a budget blowout is irresponsible.	11/18/2023 6:10 PM
170	Focus on existing infrastructure projects and stop the over spending. Reduce staff. If they are still short of space then move engineers, planners, inspectors etc out to a more accessible location such as remarkable park.	11/18/2023 5:34 PM
171	Disgusting while we are drinking poo water, struggling to put food on the table after 17% rates increases, trucking poo from Longview like a second world country but no lets blow more money on things we don't need like the luggate town hall and it really feels we are run by a mafia not a council. DISGRACE	11/18/2023 4:51 PM
172	When you get to the end of the week and you only have baked beans in the cupboard you don't go out for lobster. You eat beans on toast.	11/18/2023 4:36 PM
173	Do you know about there latest fuck up ? They forgot to put x 2 pipes under our new fancy brick road that they haven't told the public about yet can't wait to see that pulled up again !!!	11/18/2023 3:59 PM
174	How can the QLDC even think of proceeding with a new HQ at that estimated-but-sure-to-blow-out cost when they have landed responsibility for the leaky building fiasco on our rates, have allowed the CEO to act so recklessly on Lakeview, and still have a boil water notice in place for Queenstown?! Where's the Council sense of priority - or simple common sense?	11/18/2023 3:53 PM
175	Concept is dreadful. It's bastardised Ballarat street. It's scale is offensively large. Leave library where it is. Memorial hall must stay where is but retro fit it and upscale it in current. And qldc offices downscale. Don't team up with ngtahu not appropriate! The design is ugly and obnoxious to say the least.	11/18/2023 3:44 PM
176	Still not to late to take up some of the Lakeview development or use adjacent land next to the events centre.It would be much cheaper to build at these locations,have no third party's taking lease payments and more cost effective allround.At least anyone of these locations will allow residents,others and staff car parking and ease of access.In the CBD it was only add to cost.If QLDC enter into a JV with proposed partners at Stanley Street.do they realise they will not be paying any tax on profits and probably not even paying rates.	11/18/2023 3:33 PM
177	How much will they get for selling current location? Go for cost effective boring architectural building and save money. No pounamu inlay in the new office tables or floors. Decrease what they pay themselves and make the team smaller and more cohesive Focus on water quality and not a new headquayers	11/18/2023 3:33 PM
178	Move to frankton	11/18/2023 3:31 PM
179	Why would something that pretends to be a business but is a dysfunctional shambles need to be in the CBD. They should be in on the outskirts of town somewhere cheap	11/18/2023 3:28 PM
180	There is so much information missing from this story. It is not just a QLDC office they are proposing but a central library, transport improvements etc. Can you provide information on why the council believes the current council offices are not fit for purpose? What else will be included? It is impossible to give an opinion without knowing the details. What benefits might there be to the community on the proposal offered by QLDC? Are these genuine? Are there other ways to get these beneits without sucvh a huge spend? What problems are QLDC trying to resolve? I love that you challenge the QLDC on their spending but not providing all the information makes any community feedback pretty useless.	11/18/2023 3:21 PM
181	If you can't afford it then you don't get it. That's how most ratepayers have to live.	11/18/2023 3:03 PM
182	There is absolutely no need for the move, if this gets pushed through it will just highlight the incompetence and arrogance of this council.	11/18/2023 3:01 PM
183	There is no need to spend this money on a council office building while there are many more important things the council should spend ratepayers money on. 1. The council should spend the \$100 million dollars on upgrading the water treatment systems in QLDC so we have safe drinking water. 2.Also they could maybe finally finish the LUGGATE playground so our kids can have a playground in their community.3. The wastewater system in	11/18/2023 2:48 PM

	Longview Hawea (at this stage they are not connected to the sewage system so we have trucks collecting the poo on daily bases on the cost of all QLDC rate payers money. If this is going ahead I hope that all ratepayers in QLDC will go on the street and march to get rid of this corrupt council who can only thing about themselves. Shame on you QLDC! Hopefully Karma will get you one day.	
184	More important things to be addresses before any building new council rooms	11/18/2023 2:47 PM
185	We do not have the money to do this. Adequate infrastructure, affordable housing, better roads and services should be in place before we spend \$100 mill. Ridiculous.	11/18/2023 2:46 PM
186	They are already spending to much money	11/18/2023 2:41 PM
187	They done have any more money to spend. The mad spending needs to be stopped!	11/18/2023 2:37 PM
188	Build the bypass	11/18/2023 2:37 PM
189	The council should be based at 5mile/remarkable spark where the bulk of residents services are based.	11/18/2023 2:30 PM
190	If the council own land in the downtown Queenstown area they should sell it to a developer. If they are going to build a new HQ then it should be on cheaper land at Frankton or somewhere else and for a much cheaper design. This money they are talking about is not the councils - it is the rate payers money and we should not be paying for a Rolls Royce building and location when we only need a Hyundai version.	11/18/2023 2:25 PM
191	Been keen to see a scope done of actual needs versus wants..	11/18/2023 2:05 PM
192	Why use some of the most expensive land in the country for a council building that could be in Frankton.	11/18/2023 2:05 PM
193	With the amount of damage they have already caused to our town and community, I personally think they are lucky their current HQ is still standing.	11/18/2023 2:02 PM
194	Relocate nearer to where residents , business users and council staff live . Save staff commute, ease traffic congestion. Frankton , 5 mile,... Project should be cheaper, especially if sell , or lease, cbd land and buildings	11/18/2023 2:01 PM
195	Hi lived in cromwell for 26 years until 2019 and worked a lot round queenstown. From the many conversations ive had with people like contractors and civil constuction staff . The QLDC have a huge issue in keeping up with existing infrastructure and population demand,and should concentrate on grasping that BIG problem first. Just look at the recent water issues, this just one symytom of a bucket load.	11/18/2023 2:01 PM
196	As ratepayers we have to carry the cost of their bad decision making and policies from the last 10 years so they need to learn to limit their spending until the council is in the black again. No more vanity projects. No more bonuses and pay rises for senior staff. They are nit doing a good job.b	11/18/2023 1:58 PM
197	They should be relocating to Queenstown Central and get out of Classic Queenstown. Money should be spent on subsided rentals for the workers and families in this area	11/18/2023 1:52 PM
198	Rates are outrageous now. And paying for leaky homes, that the council signed off!!!! You don't have to have council offices in the CBD. More and more is online.	11/18/2023 1:40 PM
199	If they move at all the new council building should be in the Frankton area where most locals now live and go to shop. Queenstown has now become only for visitors, enough money has already been wasted by this council on vanity projects.	11/18/2023 1:37 PM
200	It's not just council's offices. It's a space for the community in the heart of Queenstown. It's what towns/cities need	11/18/2023 1:35 PM
201	Ridiculous waste of rate payers money,You have a crucial shortage of workers accommodation,spend the money building Barracks to accommodate these workers.	11/18/2023 12:58 PM
202	The CBD is no longer accessible or central enough in our District. Frankton a better option. The District cannot afford the proposal and future local government reform could make the QLDC headquarters redundant.	11/18/2023 12:51 PM
203	Stop wasting money around. Help building up community with that money.	11/18/2023 12:43 PM
204	Progress it in very clearly distinct (separated) stages. Sort the land - that does seem important and will set up that area of town as strategic public space for the future irrespective of what and when is built there. I don't buy an argument that a full final plan needs settling right now.	11/18/2023 12:36 PM

205	Only in favour of a relocation if good and environmentally sensitive use is made of the existing sites. Strongly in favour of a pedestrian only CBD with a large carpark on the fringes and service vehicles restricted to certain hours and efficient shuttle bus service along Frankton Rd and to Fernhill	11/18/2023 12:16 PM
206	It makes no sense for the new Town Hall to be placed in the CBD - we already have severe parking issues and as most "customers" to the Town Hall are residing/working outside the CBD, it will make much more sense for a new Town Hall to be constructed around Frankton	11/18/2023 12:12 PM
207	The CBD is ridiculously congested, if the council offices remain in CBD council staff (including mayor and CEO) should be expected to use public transport.	11/18/2023 12:06 PM
208	Because we cannot afford it currently	11/18/2023 11:49 AM
209	Cost of delivering this project will only increase in the future. Good to see the council taking a 'big picture' view and delivering facilities that the community needs, while taking a good commercial view in partnering with Ngāi Tahu Property	11/18/2023 11:41 AM
210	Present buildings are inadequate & provide awful working conditions for many staff. I would prefer a leased building at Frankton Flats so that it can easily be quit when QLDC is merged into a larger entity as will surely happen.	11/18/2023 11:40 AM
211	Other less costly options to use existing council owned property should be investigated, and council staff feedback on preferred location considered. Less wheeling and dealing with external parties resulting in future financial obligations for ratepayers would be great.	11/18/2023 11:37 AM
212	Spend money on things councils should be spending on: basic infrastructure like water, sewerage, roads, upgrading 1-lane bridges to 2 lanes.	11/18/2023 11:33 AM
213	Per head of rate payers we are very high in debt compared to other councils in NZ. I would have agreed if the current CEO was reigned in on his sole voice on multi million projects that don't help rate payers or reduce the massive debt.	11/18/2023 11:33 AM
214	In a time where they are pushing rate payers an increase of 14.7% in addition to not finishing the other 4/5 projects in Queenstown, adding further cost and further disruption is not required. In addition to the fact that 75% of the rates payer base is in Frankton surrounds the QLDC office should be built in Frankton not the CBD (which is already largely inaccessible due to traffic and lack of parking)	11/18/2023 11:30 AM
215	No need for extravagant HQ when there is more urgent needs in the community	11/18/2023 11:18 AM

22 December 2023

Feedback submission to QLDC for Project Manawa Statement of Proposal

Destination Queenstown (DQ) is the Regional Tourism Organisation responsible for both destination marketing and destination management in Queenstown. Our role is to position Queenstown in both international and domestic markets and to work collaboratively with our partners to deliver the region's destination management plan, focusing on regenerative tourism by 2030.

Thank you for the opportunity to provide feedback on the Statement of Proposal for Project Manawa. As a significant intergenerational project for the region, Destination Queenstown is generally supportive of QLDC's preferred options for Project Manawa but would like to request more time for community engagement and feedback.

The timing pre-Christmas feels rushed and doesn't encourage meaningful engagement for such a significant and important development for the district. We recommend further consultation and engagement is sought from the community and more detailed information should be provided about the plans for the proposed facilities.

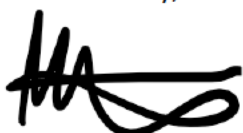
Destination Queenstown feels very strongly that a transport hub is crucial, given the region's commitment to the destination management plan and goal for a carbon zero visitor economy by 2030. It is important that a solution is developed that supports transportation for the community and the visitor economy. However, it is a concern the current proposal shows insufficient provision for a major transport hub that provides public transport and tourism transport movements within one place, with the ability to transfer from one mode of transport to another.

Destination Queenstown supports bringing council operations into one location to enable a coherent team while also creating efficiencies.

We also support having an arts and performance space as part of the proposed site, but we would like to see a multi-use complex incorporating conference facilities.

Thank you for taking the time to consider this feedback. If you have any questions, please don't hesitate to contact me.

Yours sincerely,



Mat Woods
Chief Executive
Destination Queenstown

We oppose the options provided by QLDC in the Project Manawa Statement of Proposal so we're emailing our submission to outline our preferences and concerns.

Planning for a Performing and Visual Arts Centre, new CBD Library and Civic Administration Building for QLDC, is important however ensuring they are built in the right locations as and when funding is available is paramount. As we've stated in previous submissions we see no necessity for council offices to be sited in the CBD.

QLDC and interested parties over the past 10 years have created a lofty vision for the Stanley Street CBD site however circumstances have changed in recent years with QLDC's purchase of the Ladies Mile site and the indebtedness the council now finds itself in, as such it is time to re-evaluate.

QLDC's number one priority should be to ensure the wellbeing of the community. This means making sure the districts infrastructure is capable of sustaining both current and future load and at a minimum meeting government standards. Upgrades need be sustainable for at least the next 10-20 years and not just a temporary fix. Funding for infrastructure must take precedent over 'nice to have' amenities and new council offices.

The notion the CBD would be more vibrant with council buildings and therefore staff located at the Stanley Street site is a weak excuse to build a new Civic Admin Building in the CBD. There's no evidence the town is currently more vibrant due to council offices being sited in the CBD area.

Along with four of our previous Mayors we consider the Ladies Mile site a much more appropriate location for a new Civic Administration Building. It could also house a Performing and Visual Arts Centre and has more than sufficient area for buildings, parking and green space. Use of the Ladies Mile site will help to substantially elevate traffic congestion on Frankton Road and within the CBD.

The Statement of Proposal implies the Crown is to transfer ownership of the Ministry of Education Stanley Street site to QLDC solely based on... *"An historic decision by the Crown agreed to transfer this land to Council in exchange for the former secondary school site in Gorge Road, Queenstown (now Te Pā Tāhuna, developed by Ngāi Tahu Property). The current playcentre has been transferred to new buildings at Queenstown Primary School, Robins Road, Queenstown. This will finally enable this land to be transferred to Council."*

It also states... *"would allow QLDC to work together with Ngāi Tahu Property to unlock the potential of the site given the various land interests held by both parties"* and *"partnering with another third party would likely be restricted as Kāi Tahu has land interests in the site, meaning it could limit the opportunity to take a 'whole-of-precinct' approach to the future use of the land"* ... but fails to clarify what actual land interests Kai Tahu and Ngāi Tahu Property (NTP) have in the Stanley Street site.

The proposal talks about unlocking potential but doesn't give clear reasoning for the proposed new zonings or the consequences of such. Neither does it clearly explain what the potential is for both QLDC and Ngāi Tahu Property. Sale of freehold portions being the most obvious so called potential. However creating freehold sites which could be sold off at any time to anyone may not necessarily be in the best interest of the community. Timing of sales and structure of such sales must be carefully executed.

As we've already seen with Lakeview, selling council owned land with a complicated sale structure agreement can prove detrimental and instead of making money for the community could see ratepayers buried in additional unnecessary debt... not a prudent outcome.

We do not agree with QLDC entering into a joint venture with another party no matter who that party (developer) is to build and operate community assets.

We consider it both important and prudent that QLDC retain full ownership of community assets particularly new purpose built council buildings. Entering into a joint venture could expose QLDC to being partners with other parties who have no vested interest in the district, should NTP decide to sell some or all of their shares at some point.

A joint venture may well have long term detrimental consequences as now being experienced by Christchurch City Council who are leasing building space at inflated rates due to being tied into an unfavourable lease agreement. If council own their own premises they are masters of their own outgoings and not caught in the push and pull of fluctuating lease values, landlord demands and or restrictions.

Summary

Plan for the future in a prudent manner. Ensure all of our necessary infrastructure is budgeted for and carried out ahead of any spending on 'nice to have' amenities. Don't burden Ratepayers with unnecessary borrowing and or being a tenant on their own land.

Halt any plans or back room deals concocted to date for the Stanley Street site and re-evaluate its usage before any rezoning and so called land swaps take place.

This land belongs to the community and as such the community need to be given the opportunity to determine whether ownership of the land should be retained, portions rezoned to freehold and sell and or enter into any joint venture. Provide more transparent information outlining both opportunities and consequences of various options (including hold onto the land and do nothing at this point).

In keeping the best interests of the local community at the fore at all times a vibrant town for locals and visitors alike will be created, a town we can thrive in and be proud of.

Note:

We request to speak to our submission at the Hearing.

Project Manawa submission

Cath Gilmour, December 14, 2023

Dear Commissioners,

thank you for the opportunity to make this submission.

I believe, however, that the premise of this hearing is fundamentally flawed because the council does not have a mandate to build a council building on this Stanley/Ballarat Street local purposes reserve land. The community has never been asked where it would prefer council administration to be located.

To undertake land swaps, extensive freeholding of council reserves or JV/CCO formation without this fundamental question being asked first would be legally and morally wrong. Exacerbated by the fact viable alternatives have not been analysed for councillors and community to consider, also as required under the LGA.

1. Executive summary

The fundamental question of where, if required, a new council building should be located must first be consulted on. If meaningful, fully informed and objective consultation results in what council calls Project Manawa being identified as the best site, this would be the time to go ahead with these more technical questions council is now asking.

I have asked several times for evidence of repeated senior staff claims that council has consulted on whether the building should be in Frankton or Queenstown town centre, and neither the special projects manager nor the comms team have been able to provide any.

From agenda items, however, it appears that they're relying on "consultation" on the 2016/17 Town Centre Plan and 2018 Long Term Plan (LTP). There is no legitimacy in either claim. Neither asked about preferred location. And the fundamentals of those earlier proposals were very different from this proposal in content, land ownership and governance.

The current consultation document itself is confusing and vague, the consultation process poorly timed (crammed before Christmas, when most people are busy), ramifications and costs of the proposals are not adequately covered and alternatives are ignored.

You will remember that inadequate consultation was the cause of the High Court overturning QLDC's lease of Wānaka Airport to Queenstown Airport Corporation.

And this is another example of proper process and meaningful community consultation being sacrificed to an imposed agenda, in this case the outdated "twin centres"

strategy and an apparent desire among some senior staff for a “legacy” building in the CBD. (see Appendix Appendix One, 10.1)

The world, and particularly our place in it, has changed since then. Most locals now live south and east of Frankton. CBD parking is limited, Frankton Rd is a chokehold, local-facing businesses have already followed the population to Frankton. Our planning and urban design should adapt to reflect these and future realities, like effects of AI on staff numbers.

There has been no master planning or consultation to ensure the best long-term use of land of either the Frankton or Queenstown community-owned sites proposed for land status exchange. Limited options have been given on both fronts, contrary to LGA requirements (s77) of full and frank advice from staff for decision-making.

The loss of community and council control over the land in question through freeholding is not even addressed. Nor the option of leaving it as local purposes reserve until a use approved by community consultation is identified. Doing so would retain the potential to freehold while retaining control and land value.

Costs and parameters of the proposed JV and CCO structure have not been developed, nor alternative options properly presented.

There’s a dearth of actual “community heart” within the proposal, no details about how it would operate and no money in the LTP. The differences to the 2017 plan are stark.

Nor does the 2019 discussion of a development agreement with Ngai Tahu mention freeholding of the valuable local purposes reserve land in question – instead, councillors were told it would be a long-term lease, as retaining land and building ownership was important.

In summary, I believe that the hearing panel should put a stop to this proposed hearing. Instead they should direct council staff to go about this process properly and ask our community the appropriate questions first, based on full analysis of options, benefits, costs and opportunity costs. Questions would include:

- if a council building is necessary, where should it be?
- what comprises “a community heart” and where should it be?
- If valuable local purposes reserve is to be freeholded – why, when, where, for what and with what controls over land use?

This consultation process is only happening because of the casting vote of the mayor. Councillors have not at any time had a public discussion or made a decision in public, as is required, over site preference for a new office. They’ve been presented with a fait accompli by staff, discussion has been curtailed, jeopardising their governance integrity.

We have recently seen both the spectacle of council fighting its own community over the illegal Wānaka Airport lease and the cost blowouts and loss of community focus, facilities, and parking at Lakeview. These two examples should serve as ample warning

that such decisions – both involving critical community-owned land, huge potential public benefit and also huge potential costs – should be made through proper process.

I will now amplify the above issues.

2. Mandate

The community has never been asked whether Council should be housed in Queenstown or Frankton. Repeated requests of both the special projects manager and the comms team of proof of their claims of having a community mandate have proven fruitless. I have searched the 2017 town centre master plan and 2018-28 LTP documentation – both of which have been claimed in staff documents and discussions as the source of their CBD council building mandate – and found that the question has never been asked. (see Appendix Appendix One, 10.2 and Appendix One, 10.3)

QLDC's 27/12/19 agenda accepts consultation is necessary re community buildings:

- 11 If the Council wishes to develop additional community buildings (potentially including a performing/visual arts centre and permanent library), this will require further public consultation and funding approval(s).

Note the conditional phrasing – 'if' and 'potentially'.

Versus the definitive but misleading claim stated five bullet points above:

- 6 The Queenstown Town Centre Masterplan identifies that the Site, partly Council administered Crown reserve land and Council owned freehold land, and partly land held by the Ministry of Education, is the preferred location for a community heart including arts and cultural facilities. The Masterplan has identified that co-locating these facilities with the civic administration building (CAB) and library will create a vibrant cultural centre in the central business district.

Preferred by whom? Identified as such by whom? The town centre master plan writers? On what basis? Nowhere is there evidence of nor reasoning for this site being the 'preferred' location. Nor community approval of the statement that co-location will create a vibrant cultural centre in the CBD. These questions have not been asked of our community or our councillors.

3. Inadequate consultation

As said, the fundamental questions have not been addressed but must be before this process goes any further. The current consultation document and process have been poor and vague. When I raised questions about specific spaces and buildings, I was told not to worry, they were just drawings. So, we're being asked to okay the loss of most of this community-owned land for what exactly?

Where are the community gathering spaces – just those Ballarat St terraces? How do disabled people get around? Loading zones, access for event organisers, space actually available for all those market days...without knowledge of how the tiny piece of open

public space can be used, how can we be asked to agree to the huge land swaps and loss of community reserves?

There's been no consultation about alternative uses for either this Ballarat St land or the proposed Frankton land swap land. Nor has there been objective and full advice from staff or consideration by councillors. Perhaps there are better uses for both? More on this below.

The 2018-28 LTP is often quoted as being the consultative consent from community for this admin building proposal on the Stanley St reserve. See Appendix Appendix One, 10.3 for details, but to precis, it included a 350-space parking facility, no options other than this site, mention of the Colliers report leading to council's 2016 decision of the preferred office location saying this gives a "clear council mandate," no mention of a JV, and no funds for community facilities but for QMC replacement should it be bowled for the arterial.

One of the primary purposes of consultation is to glean good ideas from the informed, passionate, knowledgeable community you serve. You'd have seen the four ex-mayors unprecedentedly joining together to say they 'strongly oppose' Project Manawa, suggesting the council's Ladies Mile property instead. I disagree with that on several fronts, but it's among options worth considering.

Others might come forward with viable alternatives if they felt council was open to them, rather than (as LWB editor Paul Taylor wrote in his piece about the mayors), feeling railroaded into this decision.

4. Changes since 2016/17 make this model outdated.

The 2017 Town Centre Plan was based on a belief that keeping council in Queenstown would ensure professional services (lawyers, planners etc) remained in town, so keeping a business presence. But many planners and lawyers have already moved out, led initially by the banks and then locals-focussed retailers. So the old 'twin centres strategy' that was the basis of this philosophical stance is an outdated irrelevance. That horse has bolted.

The population shift to new suburbs to the East and South of Frankton means Frankton is the natural locals' centre. This demographic shift will only increase, as the spatial plan and new developments already consented show. The Project Manawa site is 14km from both Lake Hayes Estate and Hanleys Farm, outside most people's bike/walk commute options. Conversely, Frankton Flats is within 7km of both Queenstown and the southern and eastern corridors. And the hub of both active and public transport networks.

So, to have 600-odd staff travelling in/out each day to a Queenstown-based office makes no sense. Especially considering the chokehold of Frankton Rd and the lack of parking.

Consultant transport planner for QLDC, Colin Shields, told the Ladies Mile District Plan Variation hearing panel on December 5 that 40% of trips by 2028 and 60% by 2048

between Frankton and Queenstown would need to be by public transport, walking, cycling and ride sharing to maintain “a functional transport network”. Wouldn’t wise planning aim to reduce this burden?

Colliers’ 2016 report, which formed a crux of council’s then-CBD preference, stated that a benefit of a Queenstown location was it had “*extensive on street, and public car parking available*”. This is no longer the case, as council’s 2023 parking strategy makes clear.

The current arterial route proposal and CBD upgrades will lose almost 40% of the 1281 QLDC-managed car parks. The 350 parks originally planned under Project Manawa have been scrapped. The 252-car park building proposed for Boundary St also. Other smaller sites (eg Athol St) have also lost parks. 600 staff consuming carparks all day would bring the CBD far less life, authenticity and hard cash than visitors changing carparks several times a day.

I’m unsure if it was the Colliers or the KPMG report that identified that Frankton would be the best site for staff and the community, and the CBD site consultant’s preference was for the need to retain its “authenticity”. No disrespect, but 600 council staff don’t breathe authenticity into town.

There is a prescient second paragraph in the executive strategy of the 2009 Town Centre Strategy, that’s unfortunately been ignored this time around:

However, the rapid growth that has occurred over the last 15 years has placed greater pressure on the Queenstown town centre than was anticipated in 1992. It is appropriate to revisit the issues facing the town centre in light of this growth pressure.

Three waters – both the recent and ongoing local debacles and the as-yet unknown liabilities of imminent government changes – and leaky home liabilities make the proposal’s reliance on early freeholding of huge chunks of community-owned reserves dangerous. Both in terms of power transfer to potential buyers, and the danger of funds gained being consumed by debt payment/avoidance rather than funding community heart facilities.

Community facilities are always the first on the chopping block come budget time. And with the council nearing its debt ceilings, the likelihood of them getting the go-ahead on the basis of council funding is minimal.

Another related issue is the current ‘not fit for purpose’ council offices. They will be knocked over at some time, as 35% of code status is not going to be sustainable as an office and public use space. This land is council owned. I confirmed with Peter Hansby and Tony Pickard that stage two of the proposed arterial route, if it went ahead, could go over the resultant empty land. This, or canning the arterial project, would mean we could keep the Memorial Centre as an adequate community and performance space until budgets allowed better.

5. Lack of master planning and detail re reserve land/land swaps

Selling off community-owned reserves might be justifiable if we could see a well-planned strategy to maximise community benefit, with funding, other land use and swap options and opportunity costs clearly expressed. This is not the case in either the Queenstown or Frankton land swap proposals.

The freehold value of the proposed admin building land is far higher than the Robertson St site it is suggested it be swapped for. Using figures from QLDC's online rateable database, the rateable value is 34 times greater and the \$/sq metre value is 64 times higher (see Appendix Appendix Three for details) than the Frankton land.

Remember, the community already owns this land. Does it sound like a good deal? Might council legally be required to pay the balance to the Crown?

The consultation document makes vague mention of the possibility NTP might also bring a land swap to the table. At the Frankton Beach 'drop in' session on December 5, Mr Speedy could/would not identify where that might be or what value it might have. NTP are unlikely to want to make up the value difference. Again, we are inadequately informed for this to be true consultation.

The Frankton land identified for swapping has far more potential value as extensions of the adjacent senior housing and/or early childhood education usage. Both are lacking in the district. The land adjacent to Abbeyfield has been identified for extension of this facility since it was built. It could be used by the Queenstown Community Housing Trust for affordable housing. It is near to both active and public transport routes, so ideal for all three purposes. And it's outside of the airport's ANB, so not subject to QAC covenants.

To totally ignore these potential valuable community uses of this community owned land, having not bothered to consult with locals about their needs and preferences, is another breach of responsibility to provide full and objective advice and options.

The potential for sale of reserve land can be retained – it does not have to happen immediately. The land's value will only grow with time. No reserve land should be freeholded until its use has been defined and agreed to by the community. And the funds ringfenced for community heart purposes.

To freehold then sell this community reserve land before these fundamental safeguards are in place would be reckless governance. Doing so would mean loss of community control of the lands' use and potential loss of the funds, consumed by council debt/debt avoidance.

There is not yet a formal Developers' Agreement with Ngai Tahu Property, at least not one confirmed in a council meeting as process would require. See minutes from council's 27 June, 2019 meeting, which instead just refers to discussing how the parties can work together (Appendix 2/a)

These minutes also confirm that council's approach at that time was that the CAB was going to be built on reserve land, once council had changed the local purpose thereof. Up until this year, the rationale of all agenda items had been that the admin building should be built on council land, by council, to ensure a legacy building and rid council books of ongoing leasehold costs.

In other words, the large-scale freeholding of option one is not necessary. Note this site was first reserved for a community centre in 1982, with council later adding carparking.

So, this consultation document and the agenda item presented to councillors should have contained other options available, such as just stopping Ballarat St and retaining all reserve land. Under local purposes reserve status, special ministerial consent could have been gained for a council building if the 'community heart' status given it by QLDC holds water.

Basically, there is inadequate detail on the risks, costs, opportunity costs and uncertainty of the land swap proposals, particularly the first one. The community should have all the options, pros and cons of each, quantified so as to be comparable.

See Appendix Three for calculations showing that option one proposes a change from 87% council local purposes reserve and 13% council freehold, to just 46% local purposes reserve, with 54% to be freeholded and sold: 39% for unspecified purposes and 13% for the JV with NTP (2.7% is lost to the arterial).

This proposal thus incurs a huge loss of community and council control, a point not mentioned anywhere in the consultation document, despite this being a huge risk for our community. How about three-storey high Air BnB, a third casino and 300-person backpackers bar? Perhaps that might be more 'authentically Queenstown' than a 600-person council office? Under the current proposal, we'll have no say either way.

Or perhaps, proper master planning and consultation might discover a better use for the Stanley St land. Maybe nearly all of it could be freeholded, with controls over use, and the money thereby gained used to buy land and build council's admin building and community heart so we get both in the right place, without debt or ongoing leasehold costs. Might this be possible and preferable? If we don't ask, we don't know...

6. Financial and governance risks

Good governance relies on good information – objective, timely, future-focused and full. The lack of guidance on how the proposed CCO structure would work, its costs and parameters does not meet these criteria.

I can understand the preference for a JV with NTP over a third party (mana whenua link, good developer experienced in Qn, right of refusal status over much of the land etc), but again, this shouldn't be the only option properly analysed for consultation. Nor is a JV for a council building the only way to achieve Ngai Tahu involvement.

I query how many millions the proposed LTP has already assumed from selling these reserves, and how much pressure that is putting on council's decision-making process? If this is a factor, it should be publicly acknowledged.

Have the ongoing opex costs of having the suggested CCO structure been tested and understood? Are there other alternatives to the complicated governance structure suggested? Have working models been given to demonstrate efficacy?

To which point, has there been discussion of Christchurch City Council's current predicament with a similar model, same partner, and above market lease payments? Until very recently, council staff were advising councillors that the best model was to have council own the land and build the building, to ensure they didn't have ongoing lease costs. They've explained some benefits of changing their perspective, but not the cons.

There is little fiscal reality to the proposal. Only the CAB is included in the LTP, and only partly funded, so progress on providing actual community-focused, arts and culture space and buildings is reliant on sale of reserve land for commercial purposes. Community arts and cultural spaces are always the first to get cut from LTPs and annual plans, which are going to only get tighter over the next few decades.

There is no clarity of if/how funds are to be ringfenced (so they don't just end up subsumed by council debt/other plans) nor how land use would be controlled.

We have already seen this problem hatching with Lakeview – where Australian developers are advertising their units' Air BnB potential, promised parking has been lost and community payback seriously trimmed and delayed. Our community does not want this same result here – but there are no controls to prevent that. And staff would no doubt resist there being such controls, as that would reduce commercial demand for the properties.

There is also a dangerous reliance in both Lakeview and Project Manawa projects on the same tiny staff pool, with little to no oversight. This leaves councillors dangerously compromised in terms of breadth and depth of expertise, objectivity and fulness of analysis and advice, lack of accountability, governance and transparency.

This is no basis to consult with your community on such vital matters of community resource and long-term funding obligations.

7. What is this community heart?

The only public space to create the touted beating heart of the community that might be funded in the next 10 years is the stopped section of Ballarat St. A narrow N-S shaft, enveloped by 14m high buildings, which will be shaded and sunless for a fair chunk of the year.

This terraced access way down to the lake front was in 2017's Town Centre Plan more appropriately described as a civic access axis(see Appendix Appendix One, 10.2). This

proposal loses almost half the current local purposes reserve land to private commercial interests. With no control over its use, open hours or accessibility.

Even council's own 2017 business case acknowledged that in terms of encouraging "a diverse, vibrant and resilient town centre," this only provided a 15% weighting. Staff escaping the office at lunchtime wouldn't make the space dynamic, nor the CBD 'authentic'.

Longer term, should the proposed freeholding go ahead, we might also have the option of walking down permanently shaded corridors between shops and bars, looming 14m above us. Commercial accessways should not be counted as public space. The development plan mentions "small courtyard places for pause and occupation through the precinct." There's only one – small, walled in on three sides with the hill on the fourth, so zero sun.

The mooted Art Gallery, Performance Centre, library and council offices will not be open 24/7 because of security issues. Is this actually the appropriate place for a community heart? The outside gathering spaces mooted in Jim Boulton's Remarkable Centre (outside amphitheatre opposite the Glebe, for example) might have been visionary – but is this place the right place for such? The Gardens would be sunnier, more amenable.

Who might use this community heart, as providers and participants? Again, this question has not been asked but the answers are vital. Te Atamira, the new and council-supported performance and cultural space in Frankton, has fulfilled some of the arts and culture sector's demands.

What's left and should it be in Queenstown or Frankton? And if Queenstown Memorial Centre is not sacrificed to an un-needed arterial, what are other community use demands that must be met in town?

We don't know, because no-one's asked the community and there's not a strategy in place to guide the discussion.

Instead, as the Project Manawa – site development report summary, May 2023 states:

"The public realm network is prioritised as a quality pedestrian focussed network of streets, lanes, atria and public spaces that connect the precinct to the Town Centre as well as people within the precinct itself. A range of opportunities has been explored to embed universal access principles within a challenging topography that may be realised over the development timeline."

Whereas, when it comes to retail opportunity: "Proposed site development developed on the basis of benchmarking against a 14 m height and 7 m restriction. 14 m contributes to better commercial optimisation and flexibility of these assets as it allows three floors with sufficient adaptability, good retail heights at ground floor and sufficient roof zone for curtilage."

The east-west axis is also considered a "network of public realm experiences", and ground floor retail and hospitality businesses will ensure the buildings aren't treated as

“backs,” and the streams of ‘public realm’ visitors will offer good “passive surveillance” for the businesses’ benefit.

See Appendix four for the site development report’s plan – and how little useable public gathering space there is left, sandwiched between the three storey high buildings surrounding them. Apart from the one terraced plaza, it’s limited to shaded pedestrian ways. Footpaths don’t provide that much vaunted beating community heart either...

But good news – the site development plan talks of the “introduction of native flora and fauna opportunities”. Wow. Tuatara among the tussocks? The only trees shown are, appropriately, deciduous exotics.

8. Public transport hub

Really? Provision of a ground floor 2.5m setback on the northern side of Stanley St is all that’s been planned. Oh and maybe, if the owner agrees, switching around the building abutting Athol St carpark by 90 degrees so that people can walk across and through that space to access town. Again, not in the consultation document, but suggested by Mr Speedy when challenged on the lack of a real hub during the Frankton Beach drop in session.

9. Conclusion

Fundamentally, council’s consultation is faulty. Relying on a 2016/17 proposal is disingenuous. It is too different from the current proposal – especially in commercial and freeholding perspectives, and loss of community spaces/focus, change of demographics and council’s debt position. And the right questions weren’t asked then either, in terms of location and contents of such community heart.

Governance caution in light of the High Court’s overturn of QLDC’s Wānaka Airport lease to QAC, deemed illegal because of inadequate community consultation, should have halted this hearing before it even started.

I understand some staff will be very invested in this project, having spent so much time and energy on it since they identified this site as the preferred office site in 2016. But that is a poor reason to not fully investigate other viable options that are better focused on current and future realities. Full and objective analysis and consideration of alternatives is mandatory under the LGA.

As is meaningful and timely consultation of significant matters, which this level of expenditure and changed use/freehold of reserve land is.

Such consultation could well produce better options for our community heart, perhaps co-located with a council office, in the right place, and built without saddling future generations to debt and ongoing leasehold costs for land we used to own.

I very much hope that the commissioners appointed to this hearing will halt it, so that proper consultation and process can take place to provide the opportunity both for this and appropriate councillor governance.

I would like to speak at the hearing, should it go ahead, please.

Ngā mihi nui,



Cath Gilmour

Appendices follow:

10. APPENDIX ONE: relevant extracts from council documents

10.1 Council agenda July 2017, p 156, re Project Connect:

One office accommodation indicative business case, for consultation through the draft Ten Year Plan, 2018-28.

The agenda item writers say the current situation is no longer tenable and the Council has embraced “an ambitious ‘can do’ approach and we are looking to ensure the organisation is in a position to deliver.”

And at bullet pt 21:

“ In 2006, after a year in the making an ambitious design for a Civic Centre including an auditorium, gallery, community space, a Council office and library on Stanley Street was shelved. In 2007 Council decided to build a building in the Gorge Road carpark and enter into a joint venture. This proposal lost support and in 2011 Council was considering a lease for one office at a premise on Shotover Street. This also lost support, a major factor being that Council considered owning its own building in perpetuity was an important legacy issue for future generations.”

10.2 Consultation claimed from QLDC town centre master plan, 2017.

04

CREATING OUR HEART

A location for a combined Council office and community heart.

Right now, we have a great opportunity to take a special site at the heart of the Queenstown Town Centre and turn it into something that draws us together and expresses our community identity.

As we've worked through the Masterplan process, the idea of re-establishing a community heart has come through strongly, both through the project work and our early community engagement where you told us that more community and cultural activities are needed in town. We have a rich history but we don't tell our local stories and we have event organisers knocking down our doors but we have limited facilities to support them.

A key catalyst for a community heart is a combined Council office (Project Connect). But what we're trying to understand is how can we reimagine this area? What mix of facilities should be there to interface with the Council office and how can we create a sense of identity and pride in our town centre?

PREFERRED LOCATION

The Stanley Street site has been short-listed as the preferred location for a combined Council office and community heart.

Did you know that historically, the Council offices and library were located on Stanley Street - a shift back to that location provides a strong connection to our past.

PROJECT CONNECT – A COMBINED COUNCIL OFFICE

For the last two years we have been telling the story of a growing QLDC staff working across four offices. Our offices are located in three different corners of the town. Only two of the buildings are community-owned, the others are lease arrangements. This long overdue investment will be realised with funding set to be included in the 10 Year Plan. Creating one Council office means for the first time in more than a decade our community can receive the service they deserve, in one place.

Locating the organisation in one place will create huge time efficiencies and an injection to Council's culture. Our mandate is to create this space in the town centre, contributing to the authenticity by keeping local people in town. It ensures any investment in the local lifeblood of the town centre is enduring. Project Connect doesn't include a dedicated library space but potential shop front library service (drop off, selection and collection of books). A library hub is proposed for Frankton but should we consider a library hub interface in Queenstown?

The prominence within the town centre is important – it would allow a more open feeling to our day-to-day interactions with the community in an easier to access location.



The yellow block shows the preferred location for a community heart. There is an opportunity to consider community spaces that could interface with the Council office development, in a staged approach.

15

Stanley St presented as the only option. There was no mention of freeholding reserve land. And “shortlisted” by whom? “Mandate” claimed, but by whom?

What comprises this beating heart? Very little relationship to what is now proposed. No mention of selling reserve for commercial use. So not a valid point of reference for supposed consultation.

WE WANT TO KNOW
 What does a community heart mean to you? What facility mix would you expect to see on the Stanley Street site, alongside the Council office? These may be aspirational and stepped over time but give us your views.

LIBRARY	CAFÉ	MEETING ROOMS	PUBLIC ART
ART GALLERY	MUSEUM OR CULTURAL / HISTORIC FOCUS	SHARED WORK SPACES / INNOVATION HUB	CONFERENCE FACILITY
PERFORMANCE OPPORTUNITIES	MARAE OR SPACE IN RECOGNITION OF IWI	OPEN SPACES	WHAT ELSE?
REHEARSAL ROOMS	FLEXIBLE COMMUNITY SPACES	SPACE FOR EVENTS (ie POP-UP THEATRE/MARKETS/ EVENTS ETC)	

05

You will note that what was “a new civic axis” is now all we have as open community space.

05

A NEW CIVIC AXIS

A Civic Axis could run from the proposed Community Heart, down Ballarat Street, through The Mall and to the waterfront. It could also allow for expansion of the open space provided at the Village Green.

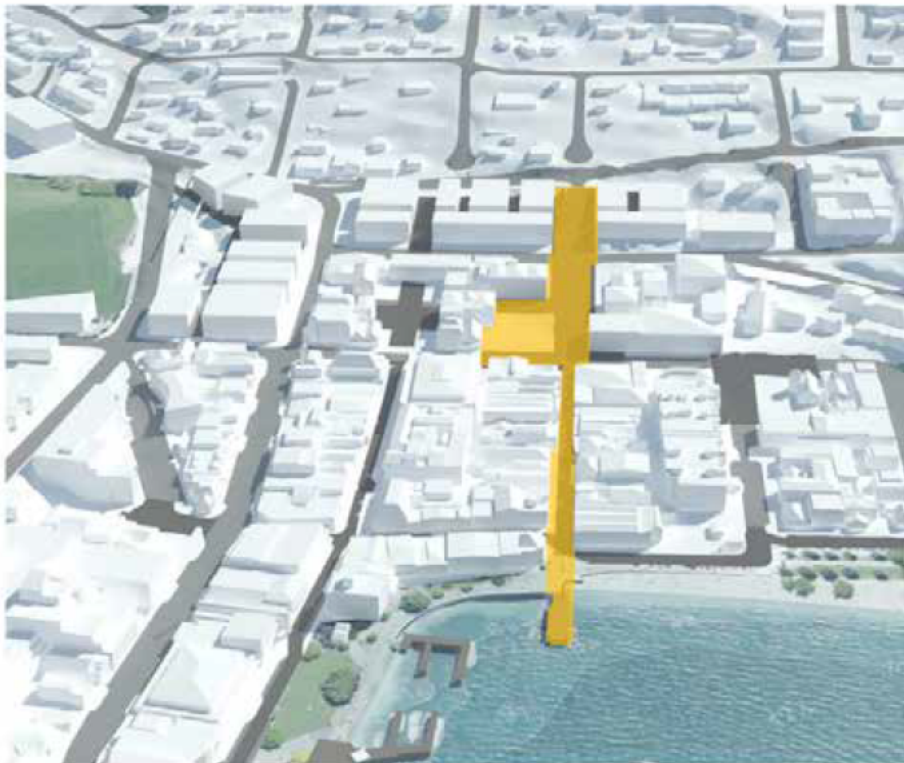
The Civic Axis would provide a high quality pedestrian connection from the proposed public transport facility and community heart location on Stanley Street to Lake Wakatipu.

THE BENEFITS

An improved Civic Axis connection will:

- > Create a premium open space destination and experience.
- > Build on existing heritage buildings and retail/entertainment activities.

- > Reinforce The Mall as a key pedestrian connection to the Lake.
- > Prioritise pedestrians on Ballarat Street.
- > Enable a possible extension of our town pier.
- > Provides opportunity to better express our cultural and historic identity.



The yellow block shows a proposed Civic Axis through town.

17

And from the resultant TCMP engagement snapshot that council produced, we again see a singular focus on the Stanley St site. No options given by council – but one response included saying council’s office should be in Frankton.

COMMUNITY HEART

We asked: What does a community heart mean to you? What facility mix would you expect to see on the Stanley Street site, alongside the Council office?

FACILITY MIX RANKING

PARTICIPANTS WERE ASKED TO RANK A RANGE OF OPTIONS. THIS IS THE OUTCOME:

1. LIBRARY
2. OPEN SPACES-SPACE FOR EVENTS (IE POP UP THEATRE, MARKETS, EVENTS ETC)
- 3- FLEXIBLE COMMUNITY SPACES-MEETING ROOMS
- 3- MUSEUM OR CULTURAL/HISTORIC FOCUS
- 3- PERFORMANCE OPPORTUNITIES
4. ART GALLERY
5. EDUCATION FACILITIES
6. REHEARSAL ROOMS
7. MARAE OR SPACE IN RECOGNITION OF IM
8. CAFE
9. CONFERENCE FACILITY

OTHER IDEAS INCLUDED:

- PLAYCENTRE / PLUNKET
- FAMILY FRIENDLY FACILITIES
- A BETTER THEATRE
- A SOCIAL SERVICES HUB
- SAFE PEDESTRIAN ACCESS
- ROOMS FOR COMMUNITY GROUPS / CLUBS TO ACCESS
- A PURE ARTS FOCUS
- OPPORTUNITIES FOR MINORITY CULTURES TO SHOWCASE DIVERSITY
- MAPS / INFORMATION PANELS
- BETTER URBAN DESIGN
- FLEXIBILITY OF DESIGN

A SNAPSHOT OF COMMENTS

Move the Council office to Frankton.

There must be dedicated car parking.

Retain the Playcentre.

Support community facilities and Council offices remaining in town.

It's vital to have conference facilities in town.

A community heart already exists on this site.

A Library is an important part of a community heart.

10.3 Consultation claimed from 2018-28 Ten Year Plan/LTP

Extracts from the LTP 2018-28 consultation document. Preferred by whom? Co-location identified as the way to create a vibrant CBD centre – again, by whom? Not the community.

QUEENSTOWN COMMUNITY HEART

The Queenstown Masterplan identifies that the Stanley Street site, partly Council reserve and partly Ministry of Education land is the preferred location for a community heart, including arts and culture facilities. The plan has identified that co-locating these facilities with the Council building and library will create a vibrant cultural centre in the CBD.

Although this draft plan does not include funding for built facilities (the exception is funding for the replacement of the Memorial Hall \$10.9M, should the new arterial require the hall site) it does include funding for planning the site (\$516k). Further research into community needs and the future of arts and culture across the district will enable the Council to plan how it should respond. This is not simply about built structures, but will inform future decisions relating to prospective facilities for both Wanaka and Queenstown and define what these may look like.

COMMUNITY HEART	
INDICATIVE COST	ESTIMATED COMPLETION
Memorial Hall Replacement	
\$10.9M	2019 to 2021
Planning	
\$0.5M	2018 to 2019

If the funding assumptions are not supported (NZTA) do you agree that Council re-prioritise some projects?

Options

Given the significance of the proposed investment and the need to partly rate fund the projects, it is important to emphasise that the community does have options. It's important that the community's preferences are identified through the submissions process. If NZTA funding assumptions are incorrect, or a Central Government partnership eventuates to fast-track projects, it is possible to invoke options other than the preferred one (refer to Introduction).

	DESCRIPTION	WHAT'S DELIVERED	INDICATIVE COST	QLDC DEBT	ADDITIONAL ANNUAL RATES	ROADING RATE INCREASE	RECREATION RATE INCREASE
1	Complete the programme outlined in draft plan – the Council's preferred option	Partial delivery of the Masterplan, partially achieving the economic benefit of this within the ten years Defers upgrades to public areas such as the Village Green and Earnslaw Park, plus street upgrades such as some pavement widening	\$327.7M	\$157.4M	\$5.0M	54.55%	24.11%
2	Defer stage three of the arterials programme	Town centre access issues only partially addressed with high levels of traffic congestion anticipated, particularly in Shotover Street Shotover Street upgrades deferred No investment planned for Village Green, Earnslaw Park, St Peter's Church Greatly reduces the economic benefit of the Masterplan and benefit to the community	\$243.6M	\$131.3M	\$4.0M	44.88%	16.40%
3	Complete the full programme	Full Masterplan delivered within the ten year period, realising the full economic and community benefit.	\$409.5M	\$212.4M	\$7.7M	79.44%	44.83%
4	Complete minimal transport and parking changes only	No enhancements for public transport Only one parking building delivered Full arterial roading programme deferred with high levels of traffic congestion anticipated throughout the town centre No investment planned for Village Green, Earnslaw Park, St Peter's Church Street upgrades and pedestrianisation deferred	\$37.5M	\$28.7M	\$0.4M	4.85%	0.32%

10 FEBRUARY 2016 2016 CONSULTATION DOCUMENT

[18]

Colliers' confidential report formed the basis of council's 2016 decision that Queenstown was the "preferred" office site. The community has never been asked. Nor have we seen the Collier report. No information, no consultation, no mandate.

BIG ISSUE 3
Project Connect and library proposal

Since 1989 consecutive Councils have considered, scoped and designed Queenstown Lakes District Council office accommodation projects but none have been built. Arguably a community-owned property has been historically seen as a legacy building for future generations. In December 2017 the current Council led by Mayor Jim Boulton agreed to include funding for such a building in this draft Ten Year Plan. The intention to address the existing challenge of staff spread throughout four different buildings located in the four corners of the CBD and the resultant less-efficient customer service delivered to our community, has been signalled through the 2016-2017 and 2017-2018 Annual Plans.

Two of the four occupied offices are community-owned, including 10 Gorge Road (a former working men's club) and Stanley Street. There are costs associated in maintaining the two owned buildings, and saving from not having to lease property elsewhere. This opportunity cost is approximately \$417k per annum. The cost of leasing staff accommodation (Church Street and Shotover Street), including car parking leases for council fleet, is in excess of \$600k per annum.

The Council moved into the Gorge Road office in 1999. It was found to be marginally above the percentile for earthquake prone buildings in 2015, which forced the Emergency Operations Centre to be relocated to the Queenstown Event Centre. In the same year the Council resolved that the Council building, which includes the Queenstown Library and Council Chamber, was not fit for purpose.

In 2015 the Council engaged Colliers International to undertake a full investigation of options and costs, including a Frankton-based office, a joint venture project, lease options and community owned solutions. This report formed the basis for the February 2016 Council decision that identified the preferred office location as being the Queenstown CBD, developed on a Council-owned site. This decision has been further endorsed by the current Council, which shares the view that moving Council activity out of the town centre (which will be followed by associated professional activity) will impact the dynamic and authenticity of the CBD. This is a clear Council mandate.

In 2017 the Council developed an indicative business case for the building under the working title of Project Connect.

The case, which was also considered by the Council in December 2017, identifies that in order to meet the future needs of the Council a building of 4,200 square metres in floor space would be required.

Do you support the funding for a Council Office?

30/04/2018 10:15:00 AM | CONSULTATION DOCUMENT |

[21]

In this 2018-28 LTP consultation document, QLDC still preferred the council-owned building on council-controlled land option.



Consolidating the Council in one location will provide operational efficiencies and the service that the community deserves.

Detailed costings for Project Connect arrived at a figure of \$42.3M investment in increased level of service and this figure has been included in the draft plan. This is a change to the 2015-2025 Ten Year Plan. The business case also considered site options with the preferred site being situated on Stanley Street, in line with the Queenstown Town Centre Master Plan.

The value to the community of the building will be considerably greater than this cost because the Council intends building on Council-controlled land. While the plan has fully funded the new building, this does not preclude the Council from seeking an alternate funding arrangement, for example a joint venture. However the Council is required to show the true cost of the project in its accounts for transparency, therefore the level of debt shown in the draft plan remains the same. In terms of cost implications, councils are able to secure very favourable loan margins through the Local Government Funding Agency (current weighted average 4.28% per annum). Loan funding a Council building is therefore likely to be the most affordable way of Council owning a building that represents a key community asset in the long term.

CBD INTERIM LIBRARY

Project Connect will enable capacity for an 'interim' library space of approximately 600 square metres to be developed within the footprint of the proposed Council building whilst a dedicated library space in the CBD is identified and proposed. It will also enable the new building, which will include the Council Chamber, an Emergency Operations Centre, a dedicated 'one stop shop' customer service hub and a library to be accessible, vibrant and very much a community space.

COST INCLUDING SHORT TERM (5 YEARS) LIBRARY
Indicative costing \$42.3M
EFFECT ON RATES
Increase of 0.5% to 3.3% from 2022*
SAVINGS IN LEASE COST
\$600,000 per annum
ESTIMATED PARTIAL COST OFFSET THROUGH SALE OF 10 GORGE ROAD
\$9.2M
IMPACT ON DEBT
Increase of \$33.1M

* The indicative rates increases for a range of properties are included in the table on page 14.

Options

- 1 OPTION 1: Council-owned building on Council-controlled land (preferred option)**

The Council has decided to include funding for a Council-owned building on Council-controlled land in the draft plan; this is Council's preferred option. Note this option does not necessarily preclude Council from entering into an alternate funding arrangement (e.g. a joint venture, but the level of debt will remain in the draft plan).
- 2 OPTION 2: Lease one building**

The Council could revisit the funding decision and opt to pursue the lease of one building and include only lease costs in the draft plan. This would be a shift from Council owning a community asset and carries the risk of Council failing to find a suitable long-term solution in the CBD, as mandated.
- 3 OPTION 3: Continue in multiple leased buildings**

The Council could choose to continue to lease multiple spaces across town as staff grows. This option also carries the risk that Council may not be able to continue to find suitable long-term leasing solutions in the CBD.

11. APPENDIX TWO

11.1 Details from QLDC 27 June, 2019, agenda item 4, re the proposal

Points to note: NTP approached council, two fallacious claims of consultation under 2018 LTP, long-term leases of 99-125 years rather than freeholding reserves.

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

- 1 The purpose of this report is to consider entering into a partnering agreement with Ngāi Tahu Property Limited to establish a community precinct on the Stanley Street site.

EXECUTIVE SUMMARY | WHAKARĀPOPOTOTANGA MATUA

- 2 QLDC wishes to develop community assets, including a civic administration building, public spaces and, subject to consultation, a performing and visual arts centre and permanent library on the Stanley Street site in Queenstown.
- 3 Ngāi Tahu Property Limited approached QLDC with a proposal to act together in respect of the various land interests held by QLDC and Ngāi Tahu Property Limited comprising the Stanley Street site, with a view to agreeing a development plan for the site to deliver an integrated development of community assets and commercial buildings.
- 4 Under a Memorandum of Understanding the parties have developed a proposed Partnering Agreement which, if the Council decides to proceed with the option to partner with Ngāi Tahu Property Limited, would enable the parties to work together to develop the Stanley Street site for mutual benefit and the benefit of the Queenstown Lakes District, its communities, and its position as New Zealand's premier domestic and international tourism destination.

Continuing as:

10 The existing Queenstown Town Centre Masterplan and CAB business cases consider and present viable delivery options for the partial development of the Site, which have been consulted on with the community as part of the 2018-2028 Ten Year Plan (TYP).

11 If the Council wishes to develop additional community buildings (potentially including a performing/visual arts centre and permanent library), this will require further public consultation and funding approval(s).

12 The Council will need to consider if it can best achieve its wishes for development of the whole of the Site under the proposed partnering agreement, compared with a third party developer (other than NTP) or by acting alone.

And as:

22 The current Site - showing the various interests held by QLDC and NTP - is shown coloured on the plan (below) as Figure 1 and comprises:

- a. **Red:** QLDC-owned freehold land;
- b. **Yellow:** Land held and administered by QLDC as Local Purpose Reserve under the Reserves Act 1977, and which is subject to Ngāi Tahu 's RFR; and
- c. **Green:** Ministry of Education-owned land, in respect of which both QLDC and Ngāi Tahu have certain rights.

Figure 1: Indicative Site Plan



And ...

- d. That the parties will work together to realise the full value of the land and determine the appropriate land strategies to do that, including (subject to agreeing terms) NTP's waiver of its RFR for the term of the proposed Partnering Agreement. QLDC and NTP will take valuation advice in this regard;
- e. That the Site will be developed under one or more long term leases (between 99 and 125 years, depending on the nature of the land title) granted pursuant to the Development Agreements which will provide for:
 - i. The return of the land and assets to QLDC on the expiry of the lease;
 - ii. A rent pre-payment by NTP based on an agreed freehold land value;

And ...

Other Third Party Developer

- 36 The primary advantage of selecting a third party developer (other than NTP) would be an ability to 'test the market' through a competitive procurement process.
- 37 Any ground lease over reserve land would however need to be limited to less than 50 years based on potential application of Ngāi Tahu RFR interests. This will impact the capital value back to QLDC and investment return for a developer over time.
- 38 If the Council would like to pursue this option, further feasibility work and an assessment of transaction options will be necessary.

And ..

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

- 50 The primary matter for decision, which is whether to enter into the proposed Partnering Agreement, is not considered a significant decision by itself as determined by reference to the Council's Significance and Engagement Policy. This is because entering the Partnering Agreement does not commit QLDC to any specific project.
- 51 In addition QLDC consulted with the community as part of the TYP on the possibility of entering into an alternative funding arrangement, such as a joint venture, to deliver the CAB and associated community buildings. Therefore the possibility of a partnering approach to that development has already been the subject of community consultation. It was also considered when QLDC decided to enter into the MoU with NTP.

11.2 Council agenda, item 3, 31 August 2023,

This agenda item again states the TCMP identifies the site and co-location as preferred, as if that gives credibility to consultation claims. Note pt 25, the only mention of Robertson St and possible NTP land exchange – zero detail, options, discussion.

Agenda item signed by Paul Speedy and Meaghan Miller

Context | Horopaki

1. The Queenstown Lakes District community and QLDC recognise the importance of land known as the Stanley Street site (the Site) to Queenstown's development and growth as a township and community.
2. The Queenstown town centre masterplan identifies that the Site, partly QLDC administered Crown reserve land and QLDC owned freehold land, and partly land held by the Ministry of Education, is the preferred location for a community heart including arts and cultural facilities. The masterplan has identified that co-locating these facilities with the civic administration building (CAB) and library will create a vibrant cultural centre in the central business district.
3. The Ministry of Education has advised that the underlying designation of the land held for educational purposes will change to local purpose reserve this year, once the buildings are vacated after relocation of the playcentre to the Queenstown Primary School grounds.

9. Planning and decision making on Project Manawa is guided by Vision Beyond 2050, the community-developed vision for the district which the Council committed to in March 2019. It is also guided by the Queenstown town centre masterplan which was endorsed by the Council in 2018 following extensive community engagement.

17. The PA anticipated that the CAB would be developed, by way of JV with NTP, on local purpose land on a leasehold basis from QLDC to the JV. The local purpose reserve land is administered by QLDC on behalf of the Crown (the owner of the land) under the Reserves Act with restrictions on use. This adds transaction and development complexity particularly in respect to determining a value of the asset on termination of the lease.

18. After interrogation of the feasibility model, it became clear commercially that the benefits for QLDC from leasehold tenure were more than offset by the associated transaction/development complexity. There would also be an implied cost (in the form of rent) that QLDC would need to pay to the JV to facilitate the development. Furthermore, leasehold tenure was considered less desirable by NTP, noting (generally) iwi's connection to whenua.

19. As a consequence, the structure of the feasibility model pivoted to the JV creating a freehold title on land for the CAB to be owned by QLDC and NTP on a 50/50 basis. Although QLDC would no longer have sole control of the underlying land, this is offset by the advantages of higher up-front

value for the land. As a JV partner, QLDC would continue to participate in the benefits associated with freehold land tenure on a 50/50 basis.

The feasibility model memo, including outline (as a basis for consultation) of proposed key commercial terms for the CAB, other community assets, commercial assets and public space is provided as **Attachment B**.

24. It is proposed that part of Ballarat Street (between the new arterial road and Stanley Street) is stopped to form part of a larger public square or plaza. If this part of Ballarat Street is stopped, the underlying land would become freehold land held by QLDC. This freehold land could then be exchanged for a piece of reserve land within the Site. The result would be the Ballarat Street land would become reserve land and create a contiguous block of reserve land forming a core of reserve land for the community buildings and facilities, and the reserve land on the site (for which the Ballarat Street freehold was exchanged) would become freehold land and be part of the freehold land surrounding the core of reserve land and become available for future development or for the CAB.
25. A second stage would see QLDC and NTP exchanging freehold land from another location, with the reserve land on the Site. This will change the existing status of that land from Local Purpose Reserve to freehold, thereby enabling possible future development opportunities to create revenue to help deliver community assets on the site. QLDC has identified freehold land at 9 Robertson Street, Frankton as potentially suitable for the exchange. This stage would change the status of the exchanged part of the land at 9 Robertson Street to local purpose reserve, for the benefit of the community. The land and terms for the proposed NTP exchange is to be confirmed.

12. APPENDIX THREE

12.1 Land ownership – current, proposed and overall changes

(Calculations using QLDC's online property database)

16						
17	Current					
18	Status	Area (m2)	Cap Value (M)	Percent		
19	Council Freehold	1,928	13.64	13%		
20	Local Res (ex Min Ed)	2,580	22.05	17%	Already gazetted as Local Purpose Reserve	
21	Local Reserve	9,105	46.55	61%		
22	Ballarat Rd	1,410		9%		
23	Total Area	15,023		100%		
24						
25						
26	Proposed					
27	Status	Area (m2)		Percent		
28	Council Freehold	5868		39%		
29	Local Reserve	6859		46%		
30	Joint Venture	1885		13%		
31						
32	Lost to Arterial Route	-411		-2.7%		
33	Total Area	15,023		100%		
34						
35						
36	Changes	Current (m2)	Proposed (m2)	Difference	Percentage change	
37	Council Freehold	1,928	5,868	3,940	204%	
38	Local Reserve	11,685	6,859	-4,826	-41%	
39	Roads	1,410	411	-999	-71%	
40	Joint Venture	0	1,885	1,885		
41						

12.2 Swapping proposal

	City Centre Council Reserve	for	Suburban peripheral Freehold that's already owned by Council
Size (m2)	4,465	for	8,490
Rateable value (M)	\$38.16	for	\$1.13
\$ per m2	\$8,547	for	\$133

13. APPENDIX FOUR

SITE DEVELOPMENT REPORT SUMMARY, MAY 2023

1 Lower Civic Terrace	16 Shared space entrance
2 Terraces	17 Possible CAB secure entrance
3 Mid Terrace Urban Plaza	18 Service yard
4 Library Terraces	19 Active frontage access
5 Henry Street access	20 Vehicle entrance
6 CAB Civic entrance	21 Entrance Visual Arts Centre
7 PAC/Community entrance	22 Shared PAC /VAC entry atrium
8 Possible upper PAC entrance	23 Shared space VAC Service
9 Library northern entrance	24 PAC service
10 Library mid terrace entry	25 Active frontage
11 Mid terrace laneway	26 Courtyard
12 Mid terrace CAB entrance	27 Service yard
13 Carpark	28 Shared space entrance
14 Library service	29 Potential entry/exit
15 Accessible parking	30 Potential crossing Bus Hub



Submission ends.

Queenstown-Lakes District Chamber of Commerce & Industry
Level 3, Bradley Building, 19 Rees St
Queenstown

17 December 2023

Queenstown Lakes District Council (QLDC),

**Queenstown-Lakes District Chamber of Commerce & Industry
Submission – Project Manawa**

1. The Queenstown Business Chamber works on behalf of a membership of over 600 local businesses. For over 30 years, the Queenstown Business Chamber has served local businesses, providing support and advocacy, a range of training and events, and networking opportunities.
2. Queenstown Business Chamber is invested in the long-term success of businesses in the Queenstown central business district, acknowledging that approximately 50% of our member businesses are based in the CBD.
3. Queenstown Business Chamber has also long advocated for a conference centre and/or a shared community & event space in the CBD to drive locals, visitors, and business into town. This fits with our strategic vision of fostering a vibrant, thriving and innovative business community.
4. However, it is difficult to establish a position on Project Manawa without understanding the long-term costs, alternative options and the feasibility of all options; e.g., are there cost benefits to ratepayers for the proposed location? What alternative locations have been considered? If the Civic Administration offices are not included in the Manawa development, what does this mean for the site, public transport hub and proposed community / event facilities?
5. We are in a far different economic, technological and social environment since 2017 when Project Manawa was initially proposed. The ways in which businesses operate are also different in terms of remote working. Given the other issues our communities are facing, we don't feel like this project is a current priority.

6. Another key concern for Queenstown Business Chamber and our CBD membership is the lack of easy access to the town centre which is exacerbated by a lack of car parking or an effective public transport system. These are barriers to encouraging both visitation into the CBD and recruitment of staff.
7. Queenstown Business Chamber request further information on alternative options, a greater understanding on the long-term impact of this proposed development, including how it fits within wider community plans and a better understanding of the financial risk (and opportunity costs) before we can confidently agree a position.
8. In conclusion, the timing of this consultation a week before Christmas and the absence of transparent information means we are unable to support either the land transfer or Joint Venture on behalf of our members. CBD businesses have endured enough disruption through the upgrades to the CBD and arterial construction. There are far more pressing issues facing Queenstown businesses and ratepayers.

Yours sincerely,



Sharon Fifield
Chief Executive



Angela Spackman
Chair

This submission on Project Manawa is made by **Remarkables Park Limited**.

The current consultation process

- Consultation on the technical matters related to Project Manawa, such as the land status, the proposed land exchange, the ownership structure and a proposed joint venture is premature.
- The subsidiary matters that Council has sought views on should not be debated until Council has consulted with the community on the real issue of which other locations may be more suitable for the activities and buildings that are contemplated for the Stanley Street site.
- In relation to the current consultation, there is insufficient detail about the proposed CCO and joint venture to allow the community to assess whether these would be good options in this instance. The Queenstown Lakes community has previously expressed significant concern about QLDC's inability to manage or influence its CCOs. No explanation has been offered to demonstrate how this CCO would be managed and why it would be the most efficient method to manage ownership of an office building. Surely QLDC currently manages its existing Gorge Road offices and its leased office spaces without the need for a CCO?
- Recent media reports indicate that Christchurch City Council, which occupies its office building through a similar structure (a council owned company and a joint venture with Ngai Tahu), has been paying well above commercial rentals for its office accommodation. The QLD community (and this submitter) cannot support QLDC entering an as yet undefined joint venture that could put QLDC ratepayers at such a risk.
- Cultural and community facilities, including a library, could be constructed on the Stanley Street site without the need to change the reserve status of the land or to undertake an unnecessarily complicated land exchange. Deferring a decision on the land exchange would not affect the viability or timing of such facilities.
- No assessment has been provided of possible alternative uses of the Robertson Street land that is identified as being part of the land exchange. Why has this well-situated freehold land not been considered for community housing or development by the Queenstown Lakes Community Housing trust? After all, an immediately adjoining area of 2,925m² was acquired from QLDC in the mid-2000's and developed into the highly regarded Abbeyfield retirement housing facility. After excluding the kindergarten site, QLDC owns over a hectare of freehold land in this location that could be developed by the Trust for community housing (or a mix of community housing and reserve). If the status of this freehold land was to be changed to reserve, as proposed by Council, that would no longer be an option.
- No explanation has been offered as to why Council proposes to get the Minister of Lands to stop part of Ballarat St using the Public Works Act when the normal practice for a council is to use the road stopping procedure under the Local Government Act, which includes a process for public notification. Why is proper process being avoided?

The benefits of locating council offices outside the Queenstown Town Centre (QTC) have not been adequately identified or assessed:

- Access: The Queenstown Lakes community and Council's visitors could more readily access council services without the current parking and congestion issues associated with travel to the Queenstown Town Centre.
- Disaster resilience: In the event of a disaster (such as an AF8 event that generated slips on Frankton Road and cut off access to the downtown area) the great majority of the community

would still have access to disaster services and other services operated by council and more council staff would be able to get access to their offices.

- Ease of construction: Lower construction costs, lesser disruption impacts during construction, lower land values and no Reserves Act limitations at alternative sites.
- Diversification: New office facilities and cultural /community facilities built outside the QTC are likely to strengthen other commercial areas in the district.
- The benefit of reduced traffic on Frankton Road - particularly during busy commuting periods at the start and end of each day. The following excerpt is from QLDC's own Parking Strategy dated October 2023.

"In recent years, traffic volumes on the State Highway network in and around Queenstown have increased at a faster rate than anywhere else in the country. In 2019, traffic demand on SH6A exceeded the practical capacity of the corridor on 140 days of the year, resulting in significant delays and congestion. Based on the current mode share, modelling found the transport network and Queenstown's parking supply is unable to accommodate further growth in traffic".

- The benefits of freeing up more Town Centre parking for visitors: A single Queenstown Town Centre parking space occupied by an office worker from 8:15am to 5:45pm could instead be turned over throughout the day and used by three or more separate groups of tourists, who would each contribute more to the vitality and economy of the Town Centre (through spending on retail, F&B and tourist activities) than an office-bound worker buying a coffee, sandwich or take-out lunch.

Reasons why council should not construct its proposed future office building in the Queenstown Town Centre

- Council staff have not re-set their thinking since 2016 when QLDC indicated a preference for a Queenstown Town Centre location for its offices. By way of just one example of the need to do so, the Colliers report that Council relied on in 2016 identified one of the benefits of a QTC location as: *"with extensive on street, and public car parking available"*. Council's own 2023 parking strategy (and everyone's personal experience) confirms that is no longer the case.
- QLDC staff numbers have more than doubled since 2016.
- The location of the council offices has not been assessed against QLDC's Climate and Biodiversity Plan. (The words "climate" and "carbon" do not appear even once in the August 2023 report to Council).
- A decision to construct an office building in the Queenstown Town Centre would not be aligned with the following commitments from QLDC's Vision Beyond 2050:
"Active travel is an integral part of an accessible and safe network for all of our people."
"From Makarora to Kingston, our district sets the standard for regenerative, low-impact living, working and travel."
- Locating council offices in the Queenstown Town Centre does not support Active Travel or any initiatives to reduce traffic on Frankton Road.
- Despite repeated requests, QLDC's own Workplace Travel Plan has not addressed how staff might travel to work if council's offices were to be located in Frankton and compared this to a Stanley St location.
- The Stanley St site is 14km from both Lake Hayes Estate and Hanleys Farm. So it is not surprising that council staff don't choose an active travel option to commute that distance on a regular basis. On the other hand, Frankton is central. It is within 7km cycling distance of the residential areas on the eastern and southern corridors and about the same from the town centre. 7km is a sweet spot for cycle commuting and could be a game changer for QLDC staff travel and promoting Active Travel in Queenstown.

- QLDC has only recently resolved that Frankton is the ideal location for a Community Services Hub. Why does the same rationale not apply when it comes to considering the right spot for QLDC staff to work and provide services to their community?
- Why encourage hundreds of unnecessary daily people movements on Frankton Road (and associated parking issues in the town centre) when there are better cheaper solutions?

Consideration of alternatives is mandatory

Council is legally required to consider alternatives. Please note section 77 of the Local Government Act 2002.

“77 Requirements in relation to decisions

(1) A local authority must, in the course of the decision-making process,—

(a) seek to identify all reasonably practicable options for the achievement of the objective of a decision; and

(b) assess the options in terms of their advantages and disadvantages;”

It is clear that the real objective of the current proposal is to construct a new council office building on the Stanley St site. The land ownership and reserve status changes and the Joint Venture and CCO are only required because of the office building component of the proposal. Before council can make a decision to construct a new office building it must identify and assess all reasonably practicable options – including alternative locations for its proposed office building. It is apparent that it has not done so.

Council cannot in good faith rely on a 2016 decision of the van Uden council, particularly when the Minutes of that meeting record that it was not a final decision and the meeting resolved to *“Confirm that any proposal would require: ...Consultation on the proposal detail and options...”*. In relation to the 2016 decision it is significant that former Mayor, Vanessa van Uden, while supporting the 2016 resolution at the time, has now joined other former Queenstown Mayors in calling for future council offices to be located outside the Queenstown Town Centre.

It is also relevant that the Colliers advice on which the 2016 resolution was based, commented in relation to a consideration of alternative Frankton sites: *“...a decision to shift to Frankton will be a lot clearer within 5 -10 years.”* It is now almost 8 years and a decision supporting a Frankton location is certainly becoming absolutely clear.

Consultation

- It is positive (but also problematic) that Council expects to consult further on the proposed cultural facilities. The recent establishment of the very successful Te Atamira community arts and cultural space in a central location at Frankton and the earlier (Dec 2018) establishment of the Frankton Library at Remarkables Park may well have altered the community’s views on the best location(s) for such facilities. It is, however, apparent that Council has no intention to undertake consultation on the office building component of Project Manawa (QLDC statement to Crux 20 November). This is alarming.
- Contrary to statements made at the August 2023 council meeting, Council has not undertaken consultation on alternative locations for a future council office building. This is in spite of its own resolution of February 2016 confirming *“that any proposal would require: ...Consultation on the proposal detail and options in the 2017/18 Annual Plan. ...”*

- The 2018/28 Ten Year Plan consulted on some details of the office building proposal that were related to ownership preferences: (“Council-owned building on Council-controlled land”; “Lease one building”; or “Continue in multiple buildings”). But it did not include any consultation on the options for alternative office building locations.
- The 2017 draft Queenstown Masterplan showed an office building (Project Connect) on the Stanley Street site but did not allow for any discussion of alternative sites. In fact it restricted consultation to asking submitters to suggest what other activities they would want to see on the site alongside the office building. This was consultation on the use of the Stanley St site but it cannot be claimed that it was consultation on the location of future council offices.
- As noted above, it is also problematic that the current proposal contemplates further consultation on the cultural facilities. It raises the possibility that the office building could proceed (based on the thinking in the current proposal) but later consultation could lead to a decision to locate the cultural facilities elsewhere. This would seem to defeat the whole argument that one of the prime reasons for locating the council offices at the Stanley St site would be that the nearby council staff would give life to, and sustain, the cultural facilities, which might otherwise appear under-utilised. It is confused thinking and demonstrates why the community needs to be involved in a discussion now about what facilities (civic, community and cultural) the community wants and where it would like to see them located.

Why is consultation important?

Consultation might draw out new ideas and benefits at alternative locations or new problems or benefits with the proposed site that have not been explored by Council’s advisors. It would demonstrate whether the community supported Council’s proposal to construct office buildings on the Stanley St site.

In this instance consultation is a requirement of Council’s own Significance and Engagement Policy (and hence required by legislation). An assessment against the S&E policy would indicate that the decision should be deemed to be of higher level significance under at least the three separate criteria set out in the tables below. The August Council report failed to assess the matter against any of these three criteria.

<p>Consistency with existing policy and strategy <i>The extent to which decisions are consistent with adopted policy and strategy, the likely impact of making decisions inconsistent with these, and consideration of matters that may make inconsistent decisions a preferred option.</i></p>	<p><i>Higher level significance would be a proposal <u>inconsistent with previously resolved decisions</u> or strategic direction, and/or contrary to existing adopted Council policies.</i></p>
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The February 2016 Full Council resolution resolved to “Confirm that any proposal would require: ...Consultation on the proposal detail and options in the 2017/18 Annual Plan. ...”

The resolution specifically requires consultation on options. Council has consulted on details of one scenario (a Stanley St location) but it has not consulted on the options. Its current action to resist consultation on the office component is inconsistent with the February 2016 resolution of the Full Council.

<p>Climate change <i>The extent to which the decision is aligned with the Council’s Climate Action Plan and consistent with Council’s keystone actions.</i></p>	<p><i>Higher impact decisions are <u>inconsistent with the adopted Climate Action Plan</u> or require significant investment or deviation from existing strategies and plans.</i></p>
--	---

The following relevant statements are from the Queenstown Lakes Climate and Biodiversity Plan:

- *“Council has a major role to play in leading the district-level response to the climate and ecological emergency. The way we work and invest matters. ... Not only are we one of the largest employers in the district, but we also invest a significant amount in public infrastructure. Our ambition is to be a leader and learner, embedding climate action into our organisational culture.”*
- *“The shape and form of our cities, towns and neighbourhoods influences how we live and get around, which can have a big impact on emissions and biodiversity .”*
- *“QLDC capex projects aimed at reducing greenhouse gas emissions.”*
- *“Our District’s Emissions. ... Transport is the highest emitting sector.”*
- *“Establish an Internal Climate Action Group with the purpose of supporting significant organisational culture change. Design and deliver a work program for the group to lead. Example projects include: Staff Travel (e.g. encouraging public transport, walking or cycling).”*

The proposal to construct council offices on the Stanley St site is not aligned with the Queenstown Lakes Climate and Biodiversity Plan.

<p>Importance to the Queenstown Lakes District The extent to which the matters impact on the people of the district, their social, economic, environmental and cultural wellbeing (e.g. significant capital projects and associated investment) and their <u>alignment with the goals of Vision Beyond 2050.</u></p>	<p>Higher impact decisions are inconsistent with the adopted Climate Action Plan or require significant investment or deviation from existing strategies and plans</p>
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Vision Beyond 2050 sets a goal of: *“Zero Carbon Communities – From Makarora to Kingston, our district sets the standard for regenerative, low impact working and travel.”*

The goal of low impact working and travel is much more likely to be achieved if Council’s offices were to be located more centrally to where its communities and staff live. The proposal to construct new offices on the Stanley St site is not aligned with the goals of Vision Beyond 2050.

Assessment under each of the three above criteria results in the office building proposal being of higher level significance and requiring consultation.

General

- Project Manawa does not need to be an all or nothing proposal. Consultation with the community might establish that the community would like to see a new library, a performing arts facility and perhaps other cultural facilities on the Stanley St site, alongside the proposed transport hub. Such buildings could be used for civic functions, such as citizenship ceremonies and important Council meetings, without the need for council’s administrative offices to be constructed alongside them.
- It is a conceit to suggest that it would be better for the district to have council staff working in this vicinity than to have the entrepreneurs, adventure tourism and hospitality operators, who are as much a part of the heart of Queenstown and just as “authentic” as council staff. Queenstown’s visitors are quick to utilise and add life to attractive public spaces such as the Village Green, Earnslaw Park, the Lakefront and the pedestrianised public streets and would not be slow to activate a well landscaped library precinct adjacent to the transport hub.
- The recent experience with Covid shut downs demonstrated the flaw in the argument that council staff would bolster the Queenstown Town Centre economy during tourism

downturns. The reality is that Council staff worked from home during the Covid shutdowns and beyond. It is also a little odd that Council should consider that some commercial areas in the district might warrant more support from council during a downturn than others. When was that principle agreed with the community?

- Looking at the history of the office building proposal, it is interesting to observe that the 2016 Colliers report refers to the Queenstown Town Centre as the “CBD” in 52 places and the 2016 staff report to Council refers to the “Queenstown CBD” six times. The August 2023 report to Council and the proposal documentation has dropped the CBD terminology entirely but it has crept back in via recent responses that Council staff have provided to the media.

The reality is that the historic Queenstown Bay Town Centre is no longer a CBD. It is not central and it is no longer the largest centre of business activity. The QTC is now primarily a visitor precinct with excellent hospitality venues and higher-end shopping premises. This is not a negative thing. The Queenstown Town Centre remains an essential part of the QLD economy and a precinct that the QLD community can use and enjoy and take pride in. But perhaps it is time to focus on the QTC being a Premier Visitor Precinct. Making more space for visitor purposes alongside the transport hub may well be a better use of the relatively scarce land in the geographically constrained QTC than spending ratepayer funds on trying to artificially create a “business feel”. The Queenstown is unique and we are entitled to question whether the QTC needs to have the same business vibe and civic functions as a traditional (less vibrant) town. Where are the international examples of successful tourist precincts whose success is reliant on their also accommodating civic admin functions? Closer to home, do Wanaka and Arrowtown not thrive without a large contingent of civic workers? If Council wants to push against the move to more central locations, that the business and residential communities have already made, and to use community resources to fund new offices for council staff in the premier visitor precinct, it should first consult with its communities as to whether they consider that to be the best use of their resources.

- The QLD community is entitled to expect consultation on an important matter like the best location for the biggest vertical infrastructure ever to be undertaken by QLDC. Council is wasting resources* by developing plans, producing glossy imagery and making changes to the ownership and reserve status of the site to accommodate an office building, when the more fundamental question as to whether this is the preferred site for an office building has not been consulted on with the community. (*An official information request was made to establish how much Council has already spent on the proposal to develop the Stanley Street site for its offices. As at the time of writing, that information has not been received).
- It should be a matter of concern to Council’s communications staff that LWB, Mountain Scene and particularly Crux have done more to discuss options and elicit community views on the council office building proposal in the last few weeks than council has done in the last seven years.
- Please do not take any further steps that would facilitate development of office buildings on the Stanley St site until Council has consulted with the community on the options for alternative locations for some or all of the proposed facilities.

RPL requests the opportunity to be heard at any hearing to consider submissions.

Remarkables Park Limited
14 December 2023

Attachment B: Schedule of Submitters Speaking

Time	Name	Submission reference
10.00am	Louise Kiely – Stuart McLean will speak for her	#147
10.05am	Brian Fitzpatrick (Remarkables Park Limited)	#164 and pp 75-80
10.10am	Guy Hughes Advised on 14/02/2024 that now unavailable	#131
10.15am	Gillian MacLeod	#82
10.25am	Cal Smith	#122
10.30am		
10.35am	Cath Gilmour	#174 and pp 47-72
10.40am	John Hilhorst	#139
10.45am	Peter Newport	#124
10.50am	Edwin Elliot	#127
10.55am	Roselle O'Brien Advised 14/02/2024 that now unavailable Vanessa van Uden	168 #178 and #179
11.00am		
11.05am	Sue Ross	#171
11.10am	Jay Cassells	#51
11.15am	Joyce Barry	#140
11.20am	Mat Woods (Destination Queenstown)	#175 and pp 44-46
11.25am	Olivia Egerton (Te Atamira)	#159
11.30am		
11.35am	Jim Farquharson	#47
11.40am	Kristan Stalker	#32
11.45am	C Pringle	#50
11.50am	Philip Blakely Advised 15/02/2024 that now unavailable	#58
11.55am	Lance Cunningham	#74
12.00pm		
12.05pm	John Glover	#71
12.10pm	Dianne Smith	#83
12.15pm	Nancy Latham Advised on 13/02/2024 that not speaking	#84
12.20pm	John Hayes	#85
12.25pm	Sian Hazell*	#57
12.30pm	Lunch	
12.35pm	Lunch	
12.40pm	Lunch	
12.45pm	Lunch	
12.50pm	Lunch	
12.55pm	Lunch	
1.00pm	Margaret O'Hanlon	#102 and #149
1.05pm	Jon Mitchell	#93
1.10pm	Vanessa van Uden – Speaking earlier	178 and 179
1.15pm	Warren Cooper	#113
1.20pm	John Davies	#114
1.25pm		
1.30pm	John Leslie Thompson (Macfarlane Investments Ltd)	#86
1.35pm	Alastair Clifford	#30
1.40pm	Marion Franks	#40
1.45pm	Joanne Conroy	#135
1.50pm	Justine Byfield	#141
1.55pm	Sharon Fifield (Queenstown Chamber of Commerce)	#162 and pp 73-74
2.00pm		

*This person cannot attend but has provided text that governance staff will read.

Project Manawa

STATEMENT OF PROPOSAL

A vision for community and cultural facilities in the heart of Tāhuna Queenstown.
Look inside to find out how you can get involved in these first steps towards creating something special for our district.



Have your say at
letstalk.qldc.govt.nz by TBC.



STATEMENT OF PROPOSAL

This document is a statement of proposal for the purposes of section 83(1)(a)(i) of the Local Government Act 2002.

- > The proposals (LGA2002 S82A(2)(a)) are outlined on **pages 12 - 22**
- > The reasons for the proposals (LGA2002 S82A(2)(a)) are outlined on **pages 3 - 9**
- > An analysis of the reasonably practicable options (LGA2002 S82A(2)(b)) is included on **pages 15 - 22**
- > Information about how people can make a submission is provided on **page 23**.

Foreword

In this document you will find out more about the proposed Project Manawa, which if fully realised could deliver a range of community, cultural, commercial and civic buildings in central Tāhuna Queenstown.

We share the history of the project and the various activities and engagements that have informed where we are today. You will also see images and ideas that paint a picture of how the site could look and be used one day.

At this stage of the process, Council is inviting submissions on proposals to help deliver the future vision of Project Manawa. This can be broken down into two consultation topics:

- > **TOPIC 1:** Proposed land exchanges: this would involve a number of different land exchanges to optimise the potential for the Manawa site; and
- > **TOPIC 2:** Proposed joint venture arrangements: this involves a potential governance structure for constructing and administering the new civic administration building at the Manawa site.

These are the foundational first steps toward creating Project Manawa and your submission will assist Council in its future decision making.

It is important to be aware that this consultation is not seeking any feedback on the proposed buildings or facilities themselves. The community facilities will be subject to further consultation at a later date, following the outcome of this current process.

We look forward to continuing this important community conversation.

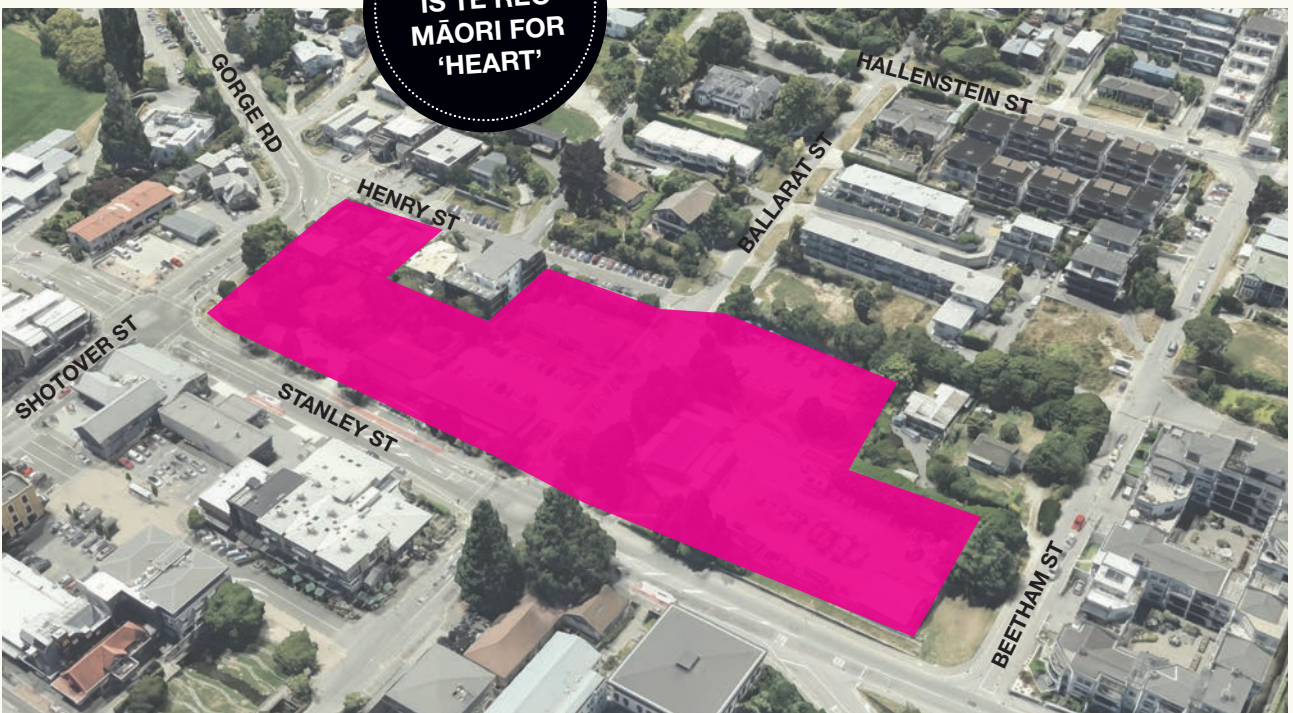
The vision and how it fits

Imagine a place in the heart of Tāhuna Queenstown that celebrates our district's culture, heritage and community.

A place that has people, creativity and connection at its core, supports a step change in public transport and provides easy access to the rest of town and the lakefront.

Project Manawa is an opportunity to achieve this vision. It proposes cultural and community facilities such as community and arts spaces, a purpose-built library, a performance and visual arts centre, a town square, commercial buildings, as well as a civic administration building which is key to keeping the centre alive with enterprise and community. All on a central and easily accessible site located at Stanley Street, Queenstown.

MANAWA IS TE REO MĀORI FOR 'HEART'



Planning and decision making on Project Manawa is guided by **Vision Beyond 2050**, the community-developed vision for our district which QLDC committed to in March 2019.¹ We aspire to be a community that holds true to the values that collectively define what is unique about Queenstown Lakes District – our home. These vision statements underpin everything we do.



Thriving people
| **Whakapuāwai Hapori**

Ours is a community with a strong heart and whānau roots that run deep.



Living Te Ao Māori
| **Whakatinana i te ao Māori**

Ours is a district that realises Te Tiriti o Waitangi and champions equity for all our people, now and into the future.



Opportunities for all
| **He ōhaka taurikura**

Our district is a place of social, environmental and technological enterprise.



Breathtaking creativity
| **Whakaohoho Auahataka**

Surrounded by the endless inspiration of our landscapes, ours is a place that nurtures the arts, culture and the spirit of invention.



Deafening dawn chorus
| **Waraki**

Our ecosystems flourish and are predator-free under our guardianship.



Zero carbon communities
| **Parakore hapori**

From Makarora to Kingston, our district sets the standard for regenerative, low-impact living, working and travel.



Disaster-defying resilience
| **He Hapori Aumangea**

Queenstown Lakes is a place that is ready and prepared for every emergency.



Pride in sharing our places
| **Kia noho tahi tātou katoa**

Our district is a place where our quality of life is enhanced by growth through innovation and thoughtful management.

It is also guided by the **Queenstown Town Centre Masterplan** which was endorsed by Council in 2018 following extensive community engagement.²

The aim of the Masterplan is to shape a thriving heart to Queenstown, now and into the future. It provides a spatial framework guiding how the town centre can develop over time to create an authentic, safe and accessible experience for locals and visitors. The Masterplan has the following goals:



Improved access to the town centre.



Increased commercial activity without negative impacts on the environment or local enjoyment.



A liveable, thriving and authentically Aotearoa New Zealand Town Centre.



People enjoy spending time in town because the built environment complements the natural environment, referencing local history and culture.

The Stanley Street site was identified as the preferred location for a community heart and the bookend of a civic axis, providing a high quality pedestrian connection from community facilities and a public transport hub, through town to Lake Whakatipu.

OVER THE
PAST TWO YEARS
WE HAVE STARTED TO
SEE GOALS OF THE
MASTERPLAN COME
TO LIFE THROUGH
THE STREET UPGRADE
PROGRAMME

¹ Find out more about the Vision Beyond 2050: <https://www.qldc.govt.nz/your-council/our-vision-mission>

² Find out more about the Queenstown Town Centre Masterplan: <https://www.qldc.govt.nz/services/transport-and-parking/way-to-go/frankton-to-queenstown-queenstown-town-centre-masterplan>

The opportunity

A decision to explore a partnership with Ngāi Tahu Property was made by Council in 2019 (see timeline on pages 10-11). We have an opportunity to continue to build on the partnership to realise the potential of the site and support our goals to create an authentic and accessible experience for locals and visitors.

Taking a partnership approach with Ngāi Tahu Property helps to unlock the full potential of the land, brings development expertise and efficiencies, allowing us to deliver these facilities in a more timely and affordable way.

Imagery is artist's impression only and should only be used to visualise what's possible. Details and designs of proposed facilities will be subject to future community and stakeholder consultation.

**READ MORE
ABOUT OUR
PROPOSAL TO
WORK WITH NGĀI
TAHU PROPERTY
ON PAGE 20**

Project Manawa is a long-term vision. Over time it could include:

COMMUNITY FACILITIES

A range of community facilities form part of the vision including a new purpose-built modern library, a central community meeting place for civic gatherings, a space for markets or cultural festivals, spaces for visual and performing arts, and shared public workspaces. All proposed facilities are subject to available budget, would need to be staged over some time and reflect the needs and aspirations of the community.

AN INTEGRATED TRANSPORT HUB

The Town Centre Arterial Road³ is a key enabling project for the Queenstown Town Centre.

Stage 1 is due to be complete towards the end of 2024 and will link Melbourne and Henry Streets. This will remove general traffic from Stanley Street, creating space for pedestrian friendly shared streets, an improved public transport system and access to the town centre.

It will also unlock other investments that will vastly improve the town centre experience for locals and visitors, including a proposed public transport hub on Stanley Street. The hub would provide a new 'on street' facility for local and regional services - connecting directly to the Manawa site and wider town centre.



³ Find out more about the Queenstown Town Centre Arterial Road: <https://www.qldc.govt.nz/your-council/major-projects/queenstown-town-centre-arterial>

A MIXED-USE PRECINCT

This is a large site in a key location, so there is an opportunity to obtain private investment for a range of commercial, retail and hospitality functions which could enhance the site for the community. Income from this could be used to provide additional funding to help deliver a range of community and civic facilities.

MORE OPPORTUNITIES TO TELL LOCAL STORIES

Tāhuna Queenstown has a rich history and is a place of significance for Kāi Tahu Whānui. Project Manawa provides an opportunity to provide more cultural presence in the town centre, building on design elements and story-telling we're already starting to see come to life.

NEW SPACES AND PLACES

The site topography offers opportunities for a range of open spaces and terraces in and around the new community and civic facilities.

Central to this is a proposed new urban plaza, or town square, as a point of arrival/departure and a venue for gathering, connection, events and performance.

It is proposed to take a coordinated approach to indoor and outdoor spaces to ensure our facilities and spaces meet the needs of all abilities and remain accessible to everyone.



| A new civic heart

Project Manawa will include Council's new civic administration building, meaning Whakatipu-based staff can be housed under one roof rather than the five current town centre locations and the community can

better interact with Council. This was confirmed as the preferred location by Council in February 2016, and funding approved through the 2018-2028 Long Term Plan⁴ community consultation process.

The building will offer an opportunity to enhance participation in community and democratic functions.



⁴ Find out more about the 2018-2021 Long Term Plan: <https://www.qldc.govt.nz/your-council/council-documents/ten-year-plan-ltp>

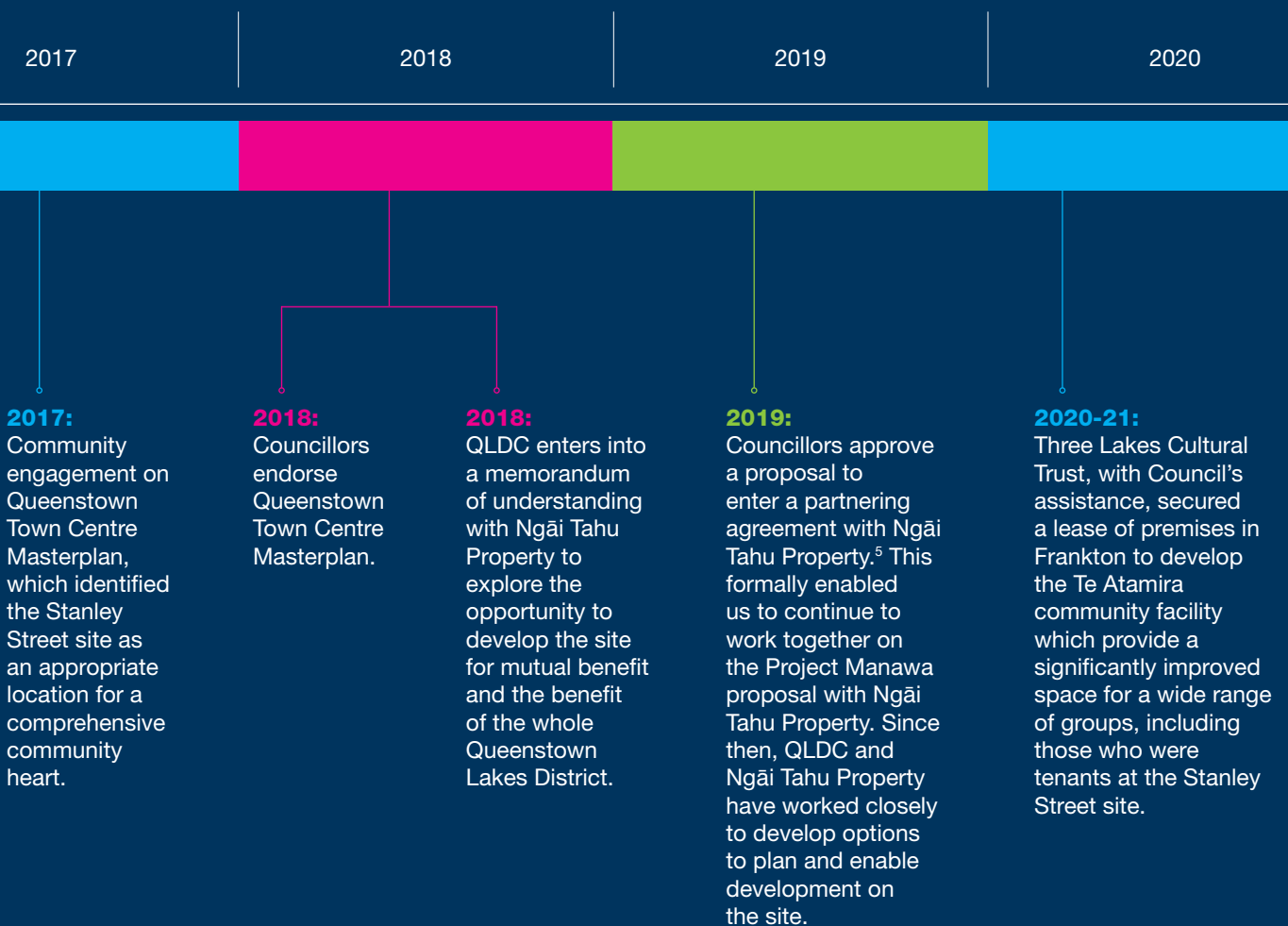
BENEFITS INCLUDE:

- > streamlined access to Council services for the community
- > alignment with Council's aim to ensure the town centre remains vibrant and authentic
- > a thriving civic presence will support a stronger sense of local community and place for public activities
- > indirect support for a range of other centrally-operated businesses and professionals
- > improved efficiencies between Council departments who are currently based across five locations in Tāhuna Queenstown.

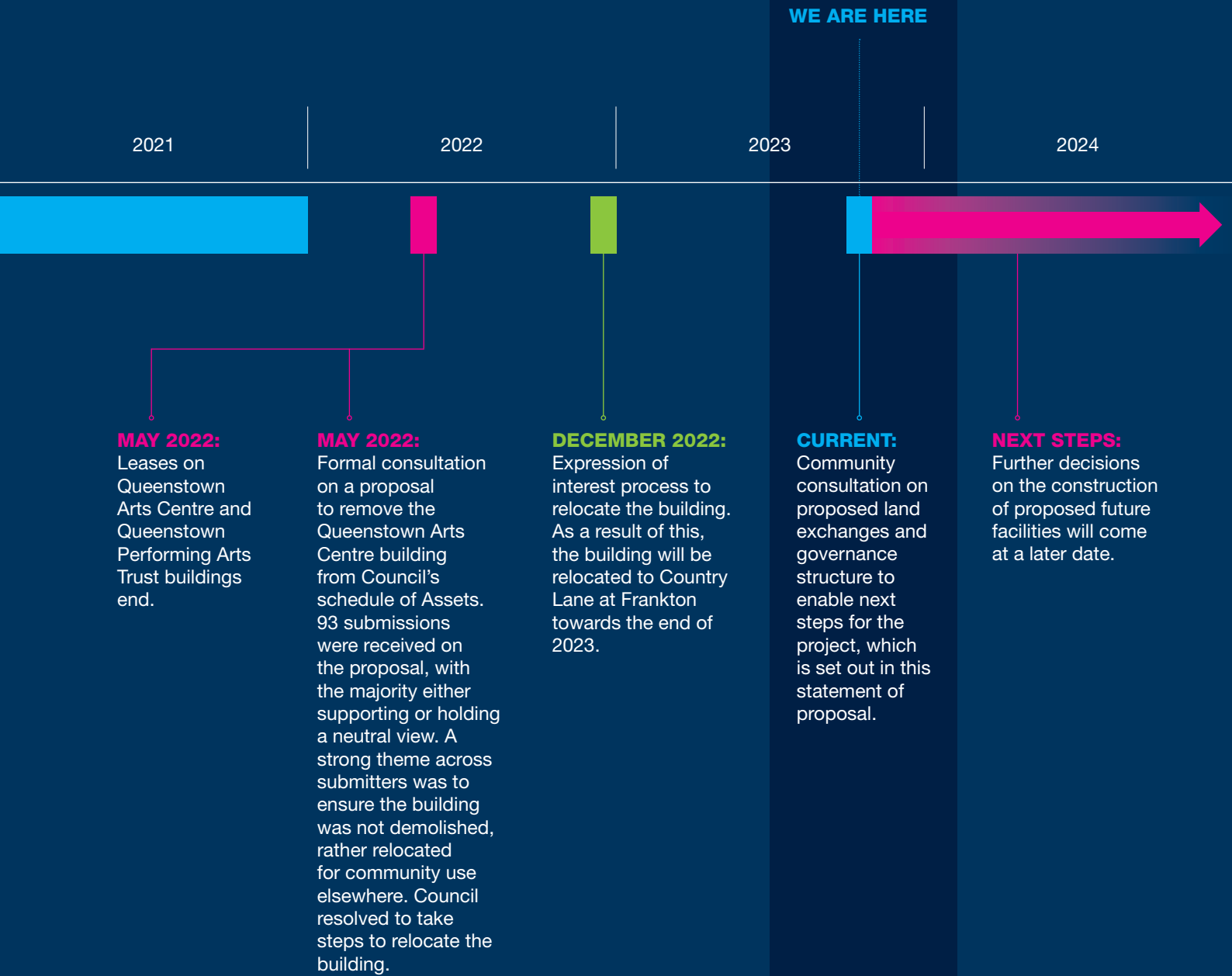


Progress so far

The Stanley Street site has long been a topic of conversation in our community. While we're still in the very early stages of this long-term project, here's a rundown of what's happened so far:



⁵ <https://www.qldc.govt.nz/your-council/major-projects/project-manawa#partnership>



Options for realising future development potential of the site

To deliver Project Manawa, a land strategy needs to be developed which enables the various community and civic facilities to be delivered in the most beneficial way for the community. This is because the current legal designation or defined purpose of the land parcels making up the site will not allow the best outcome for the community.

Making changes to the status of the land will:

- > enable community assets to be located on reserve land and commercial opportunities can be explored for freehold land on the site
- > enable and facilitate private/public partnerships to help deliver key community assets
- > enable funding for community facilities through private investment in appropriate future development and commercial activities.

Council has been developing a strategy to create an arts and cultural precinct for community assets on reserve land at the heart of the Manawa site, with freehold land (including the civic administration building) surrounding it to enable future development opportunities and activate the site.

We have considered a number of different ways to achieve this, including (but not limited to) the following criteria:

- > how affordable an option is
- > does it deliver the desired outcome for the community
- > would it create a coherent whole-of-precinct development?

As part of this strategy, Council entered into a Partnering Agreement in June 2019 with Ngāi Tahu Property (see above timeline). Since that date the two parties have worked together to explore ways to unlock the potential of the site given their respective land interests in the site.

CONSULTATION TOPICS: TOPIC 1 – LAND EXCHANGES

Below we have set out a preferred option and an alternative strategy to achieve the above outcomes.

Glossary: Freehold land means outright ownership of land, which can be used in any way subject to the District Plan zoning rules. This provides greater flexibility in terms of use and commercial opportunities. A local purpose reserve is a piece of land protected under the Reserves Act 1977, intended for use such as roads, access, service lanes, esplanade or community facilities.

Disclaimer: Land boundaries shown on the following plans are indicative only.

The Manawa site:

The proposed Manawa site is currently made up of:

- > local purpose reserve land
- > land held for educational purposes
- > Council-owned freehold land
- > freehold land at 8 Henry Street owned by Ngāi Tahu Property.

Current make up of the site:



This land is currently reserve vested with the Ministry of Education. An historic decision by the Crown agreed to transfer this land to Council in exchange for the former secondary school site in Gorge Road, Queenstown (now Te Pā Tāhuna, developed by Ngāi Tahu Property). The current playcentre is being transferred to new buildings at Queenstown Primary School, Robins Road, Queenstown. This will finally enable this land to be transferred to Council.

What's proposed

We are inviting submissions on two options for the land exchange, which would simplify the site arrangement and provide the foundation to deliver Project Manawa for the community.

OPTION 1 - LAND EXCHANGE (PREFERRED OPTION)

OPTION 2 - ALTERNATIVE: LIMITED LAND EXCHANGE

OPTION 1

Option 1: Land exchange



The plan below shows the outcome of the preferred option following land exchanges, the stopping of part of Ballarat Street, and a joint venture arrangement with Ngāi Tahu Property for the civic administration building (shown in orange).



OPTION 1

Advantages:

- > Supports a whole-of-precinct development approach
- > Community assets that typically do not provide a financial return can be located on reserve land
- > It places reserve land at the heart of the site in one large connected block which provides flexibility for the development of integrated public spaces and community assets
- > It unlocks more freehold land surrounding the reserve land which makes the overall vision of a vibrant site more achievable
- > In unlocking more freehold land, it provides greater income for QLDC to offset the costs of the community assets or to apply elsewhere
- > It is understood to be the preferred option of Ngāi Tahu Property, and would allow QLDC to work together with Ngāi Tahu Property to unlock the potential of the site given the various land interests held by QLDC and Ngāi Tahu Property
- > Utilises Ngāi Tahu Property's development expertise
- > Shared development risk with Ngāi Tahu Property for the civic administration building.

Disadvantages:

- > The exchanges can be staged but will take some time to deliver
- > Although a joint venture arrangement with Ngāi Tahu Property shares the development risk, it means there is less control for QLDC
- > Increases freehold land at the Manawa site, on the assumption that it is preferable for enabling future options, rather than leaving the land with reserve status.

STEPS REQUIRED TO ACHIEVE OPTION 1:

There are two steps required to achieve the preferred option:

STEP 1: A land exchange within the site as shown on the plan below.

This involves stopping part of Ballarat Street⁶ and exchanging⁷ the freehold land created by stopping that road, with the reserve land to the east of the site, to form:

- > Freehold land at the east of the site (shown blue); and
- > Reserve land for future community assets at the heart of the site.

This can be illustrated by the following plan:



- Freehold Land
- Local Purpose Reserve Land

⁶ The stopping of part of Ballarat Street is likely to take place under the prescribed process set out in the Public Works Act 1981 and will be subject to Ministerial approval.

⁷ The swapping of the land will likely take place under the prescribed process set out in the Reserves Act 1977 and is subject to Ministerial approval.

OPTION 1

STEP 2: A land exchange external to the site.

This would see QLDC and Ngāi Tahu Property exchanging freehold land from another location with the reserve land on the site (highlighted blue on the following plan).

This will change the existing status of that land from Local Purpose Reserve to freehold, thereby enabling possible future development opportunities to create revenue to help deliver community assets on the site. This can be shown as follows:

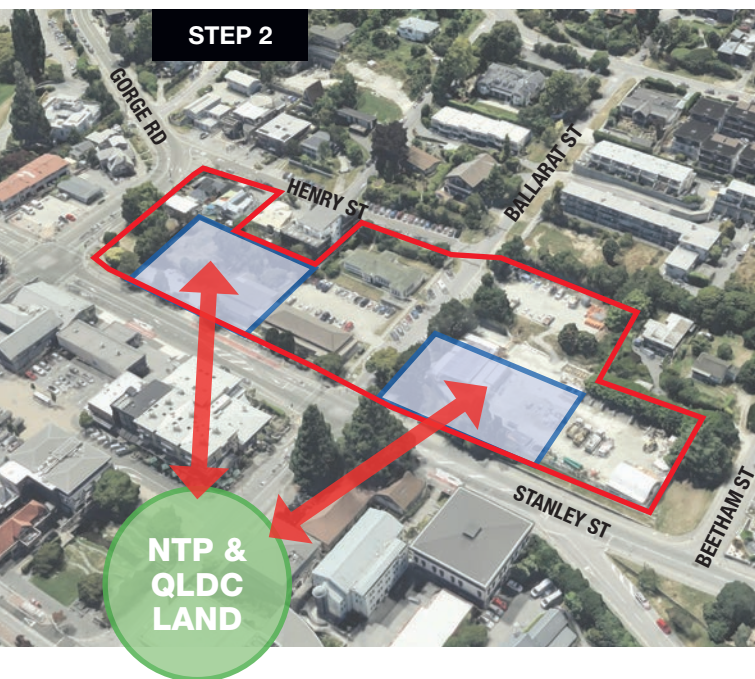
Council is proposing to achieve this land exchange in conjunction with Ngāi Tahu Property so the land is jointly owned by QLDC and Ngāi Tahu Property.

Council has identified freehold land at Robertson Street, Frankton as potentially suitable for the exchange.

This step would change the status of the exchanged part of the land at Robertson Street to Local Purpose Reserve, for the benefit of the community.

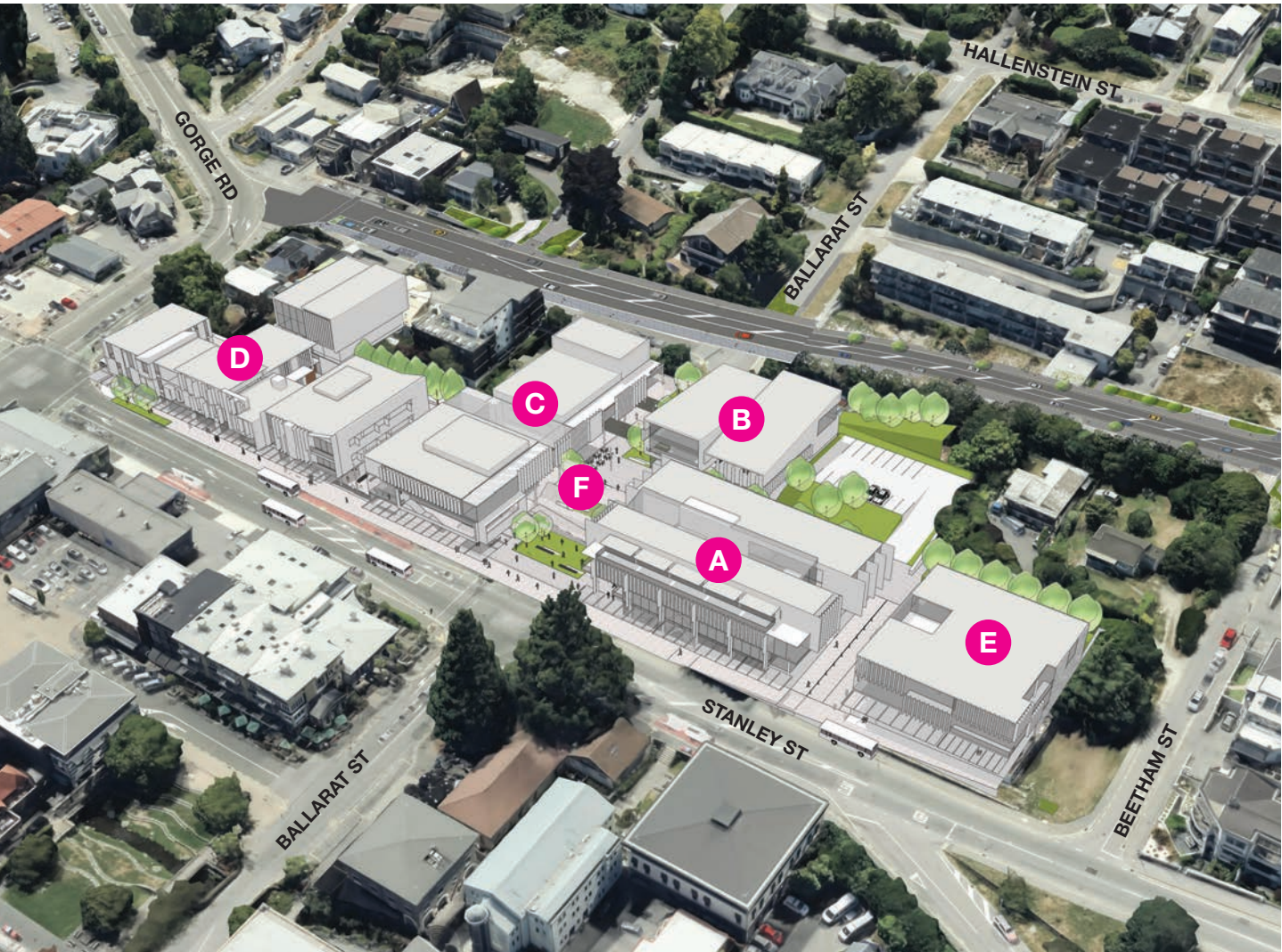
The land and terms for the proposed Ngāi Tahu Property exchange are to be confirmed. If terms are not agreed with Ngāi Tahu Property to jointly contribute land for the exchange then it is open to Council to explore the land exchange on its own by utilising the freehold land at Robertson Street, Frankton for the exchange. This would be subject to approval by the Minister of Conservation.

If the land exchange proceeded on that basis, the land identified (shown in blue) would be wholly owned by QLDC as opposed to jointly owned with Ngāi Tahu Property.



OPTION 1

This 3D model is an artist's impression illustrating the proposed built form of Project Manawa, as enabled by the preferred land strategy.



Key to proposed building purpose and location

- A** Proposed Civic Administration Building
- B** Proposed Library - indicative images page 6 (left hand image, interior), page 8 (exterior), and page 24 (interior)
- C** Proposed Performing and Visual Arts Centre - indicative image page 8 (exterior)
- D** Commercial - indicative images page 6 (right hand image, exterior), and page 7 (exterior)
- E** Commercial
- F** Town Square - indicative image on cover

OPTION 2

Option 2 – Alternative: Limited land exchange

This option is more limited and provides for the stopping of part of Ballarat Street and the exchange of the freehold land created by that process with the reserve land under the proposed civic administration building.

This creates freehold land under the civic administration building and adjacent reserve land in the centre of the site but no other freehold land is created.

Advantages:

- > Being a more limited proposal, it may enable QLDC to progress the civic administration building quicker and potentially realise the benefits of one building sooner
- > It creates adjacent reserve land for public spaces and community facilities in the future as budget allows and freehold land for the civic administration building
- > It utilises land within the site for the land exchange rather than outside the site.

Disadvantages:

- > Not a whole-of-precinct option, and reduces the opportunity to create an integrated development
- > Significantly less freehold land is created under this option and therefore limits future commercial opportunities
- > Less certain future ability to unlock other areas of the site (namely future commercial opportunities) which reduces certainty about income to potentially fund the civic administration building and other community assets
- > Defers opportunities to create other community and commercial assets, such as the Performing Arts Centre
- > Further discussion with Ngāi Tahu Property would be required if this option was explored to see if the proposed joint venture agreements could proceed.

STEPS REQUIRED TO ACHIEVE ALTERNATIVE OPTION:

The process is limited to:

Stopping part of Ballarat Street and swapping the freehold land created through that process with the reserve land under the land proposed for the civic administration building, as shown on the plan.



Have your say on the two options for the land exchange. Go to letstalk.qldc.govt.nz to complete an online form.

Proposed joint venture partnership with Ngāi Tahu Property

The following pages outline a proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building only. This proposal, if it proceeds, unlocks opportunities on the site to develop other community assets, commercial assets and public space in an integrated way that would not be possible as a development led only by Council.

While we have already been working closely with Ngāi Tahu Property on early planning for Manawa under the partnering agreement, the next step involves further consideration of an opportunity to jointly develop the civic administration building.

We have considered other options including developing the site alone or with a third party (other than Ngāi Tahu Property). These options were not considered viable for the following reasons:

- > Going alone would require QLDC to take on all of the development risk, including a higher upfront financial commitment and less ability to realise the full potential of the site; and
- > Partnering with another third party would likely be restricted as Kāi Tahu has land interests in the site, meaning it could limit the opportunity to take a 'whole of precinct' approach to the future use of the land.

The terms of any joint venture arrangements have not been agreed. However both parties have been working on the basis that the civic administration building and land could be jointly owned and developed by QLDC and Ngāi Tahu Property on a 50/50 basis for QLDC to occupy as a tenant.

While the structure has not been agreed, under the Local Government Act 2002,⁸ joint ownership and joint decision making may require the creation of a Council Controlled Organisation (CCO). This consultation does not establish a CCO but is intended to present the concept to the community to seek submissions on this possible and preferred governance model.



⁸ Meaning of a council-controlled organisation and council organisation, Local Government Act 2002, section 6: <https://www.legislation.govt.nz/act/public/2002/0084/latest/whole.html>

CONSULTATION TOPICS: TOPIC 2 – PROPOSED JOINT VENTURE PARTNERSHIP

What's a CCO?

A CCO is an entity in which a local authority controls 50% or more of the voting rights and/or can appoint 50% or more of the members controlling the entity.

The structure is designed to provide an appropriate level of QLDC oversight and involvement and a strong basis for public accountability and control of the project.

Once established, a CCO would be subject to the governance, accountability and reporting requirements of the Local Government Act 2002. This includes preparing Statements of Intent and Expectations, performance monitoring, half-yearly and annual reports, audit and oversight by the Auditor-General.

What might this look like?

The structure for the development and ownership of the civic administration building has not been agreed with Ngāi Tahu Property and is subject to community consultation. However one potential structure is described below.

This option would see a project specific holding company created. It would be 100% owned and controlled by QLDC and responsible for overall governance of the development and ownership of the civic administration building.

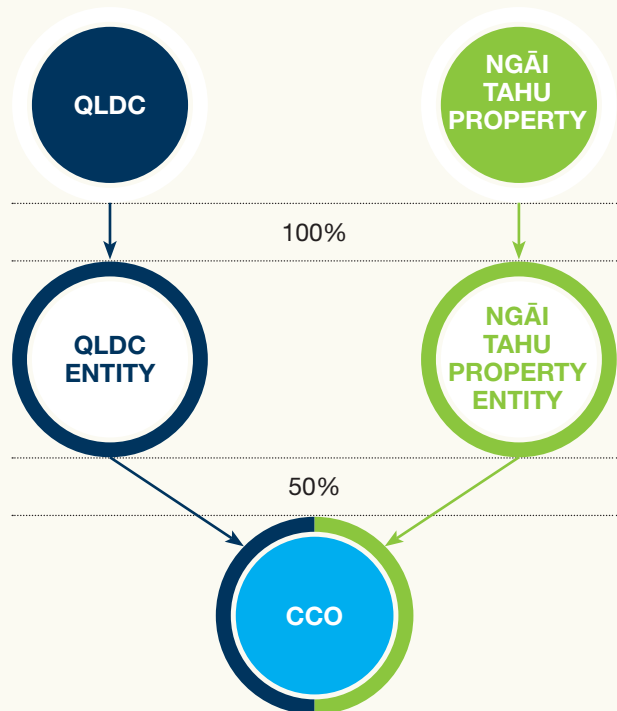
It would likely include councillors and other appointed expert members and allows for detailed oversight of the project. It will report to the full Council, publish a Statement of Intent and report on progress against programme and budget.

The holding company in turn could own a 50% interest in the joint venture development entity with Ngāi Tahu Property which would be the entity responsible for the day-to-day delivery of the project and the and running of the building.

This entity may be a subsidiary of the CCO holding company or may be an unincorporated joint venture.⁹ It is possible that this entity may also be deemed to be a CCO but the reporting requirements will be largely the same.

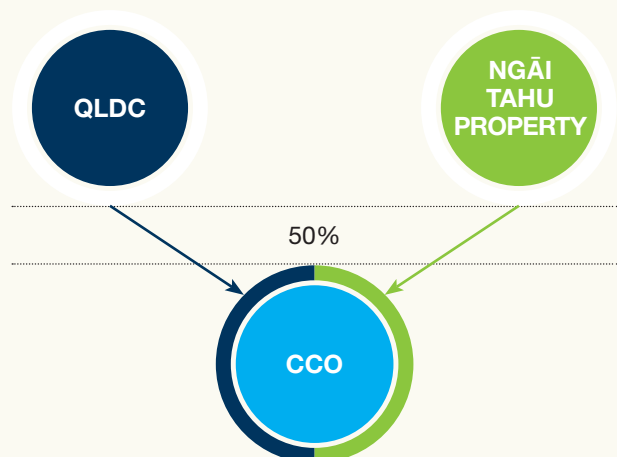
The proposed remit of the joint venture / CCO is limited only to the civic administration building and has no powers or responsibilities for the remainder of the Project Manawa development or otherwise.

It is important to note the proposal to form a CCO is subject to the outcomes of this consultation and could only be formed after commercial terms and a detailed development agreement for the building are agreed by Council and Ngāi Tahu Property. Council will also need to formally resolve to create a CCO. The preferred structure is illustrated below.



While this structure has been adopted by other Councils due to the advantages of having a dedicated holding company with relevant experts on the board to assist the nominated Councillors to oversee the development and running of the civic administration building, it may be that there is no holding company and Council owns the development entity directly. The final structure would be confirmed following this community consultation and further negotiations with Ngāi Tahu Property.

The alternative structure would look like this:



⁹ A type of partnership through a contractual arrangement without establishing a separate company.

CONSULTATION TOPICS:**TOPIC 2 – PROPOSED JOINT VENTURE PARTNERSHIP****Advantages of the preferred structure with dedicated holding company:**

The preferred structure sees a dedicated holding company created to oversee the development entity rather than the development entity being owned directly by Council. The advantages of a dedicated entity are:

- > A dedicated holding company can be solely focused on the development and is not distracted with other Council matters
- > It frees up the Council
- > The dedicated company will report to Council and seek decisions on key matters rather than Council having to make all the decisions that may be required
- > There can be a mix of selected Councillors and experts on the board of a holding company to make decisions rather than the full Council
- > Decisions can be made quicker rather than waiting for a Council meeting or calling for an emergency meeting as required
- > It has direct and current information on a day-to-day basis which is important on a construction site so matters such as Health and Safety can be dealt with quickly and efficiently
- > There is clear responsibility and accountability for a dedicated board that could be changed to meet Council's requirements
- > It is difficult for a third party to deal with Council on a day-to-day basis rather than a dedicated board.

Disadvantages of the preferred structure:

- > Full Council would have more direct control and influence of the construction and administration of the building with no holding company
- > There would be some additional costs and duplication in establishing a dedicated holding company.

By way of comparison:

Advantages of the alternative structure (no dedicated holding company):

- > Full Council would have more direct control and influence of the construction and administration of the building if it had direct control of the development entity
- > There would be some cost savings in having one fewer company to administer.

Disadvantages of the alternative structure (no dedicated holding company):

- > Council would need to take more time to focus on the development which consumes valuable Council time
- > Council would be required to make more decisions and possibly under urgency which may be difficult given Council's schedule
- > Council may not be across all the issues on a construction site such as Health and Safety matters which may need to be dealt with quickly
- > Council would need to separately engage experts to assist in the decision making
- > It is difficult for a third party to deal with a Council on a day to day basis rather than a dedicated entity.

Let us know your thoughts on the proposed joint venture with Ngāi Tahu Property. Go to letstalk.qldc.govt.nz and complete the survey.

Help create something special

Your submission will help us confirm an appropriate land strategy and take this next step towards achieving a cultural and community asset for our community.

Submissions close on TBC.

It will take time to work through the complexities of this project but we're confident these facilities will benefit our people and showcase the area's cultural heritage and future creativity to the visitors to the area and the world.

There are lots of ways to get involved:



Visit letstalk.qldc.govt.nz and make a submission



Send us an email at letstalk@qldc.govt.nz



Write us a letter and post to:
Project Manawa, Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348



There will also be a number of opportunities to talk to us in person – visit letstalk.qldc.govt.nz for details



Speak to your submission at a hearing. Let us know you want to do this when you make your submission and we'll advise of dates and times.

How to find out more

There's lots of supporting information and background reading at letstalk.qldc.govt.nz



Have your say at
letstalk.qldc.govt.nz by TBC.

