

Project Manawa

SUBMISSIONS RECEIVED BETWEEN
13 NOVEMBER – 22 DECEMBER 2023





Respondent No: 1
Login: Registered

Responded At: Nov 13, 2023 16:40:24 pm
Last Seen: Nov 13, 2023 05:36:14 am

- Q1. **Name:** Ian Percy
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Wānaka
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
Do not do this project. In these times of ever increasing rates, please only spend on essential projects.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 2
Login: Registered

Responded At: Nov 13, 2023 18:06:15 pm
Last Seen: Nov 13, 2023 06:53:13 am

- Q1. **Name:** Sanna
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Luggate
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
- 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. Also due to the leaky houses in Queenstown our Luggate water treatment system has been delayed for another 7 - 8 years. So if there is money to spend why not upgrade our system ? Also a Playground in LUGGATE is most needed, our kids haven't had a playground to play on for 3 years. You also maybe want to spend money on a wastewater system in Longview in Hawea. So as a ratepayer I say No! Hopefully the QLDC council can prove they are not corrupt and say no to this project Manawa.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
- not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
- not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 3
Login: Registered

Responded At: Nov 13, 2023 18:13:13 pm
Last Seen: Nov 13, 2023 07:10:05 am

- Q1. **Name:** Edward Coad
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Wānaka
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
Cost? What is the cost for rate payers for this latest waste of time, effort, resources and money.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 4
Login: Registered

Responded At: Nov 13, 2023 18:50:13 pm
Last Seen: Nov 13, 2023 07:46:33 am

- Q1. **Name:** Chris L Scoles
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** [REDACTED]
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
No need to partake in a JV when council already has significant landholdings.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
Don't do it.
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
Give a Frankton location consideration.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 5
Login: Registered

Responded At: Nov 14, 2023 16:38:39 pm
Last Seen: Nov 14, 2023 04:59:29 am

- Q1. **Name:** Peter Coppens
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** [REDACTED]
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
- 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 the political and Executive levels..This has resulted in the Councils current precarious financial position. Which has to be currently and into the foreseeable future subsidised by the ever suffering ratepayers for no tenable outcomes. How any right minded person especially with the supposed nous of our current Mayor, councillors and it's supporting executive team could even consider expending much needed financial resources on the scoping of the development of the Town Hall project, let alone moving forward is beyond the pale. As is its choice of JV partner. Surely a Mayor and Council that decided those who do not pay or return a share of money earned back into the community must be aware that it's proposed JV partner is not required to pay tax on profits or capital gains. The question of long term potential rating and financial return that could be obtained by commercialism of the Stanley Street site ,instead of infilling the site with a externally high density,with no parking or room for expansion on one of the areas busiest streets. Has the Council considered how it's customers are supposed to be able to access services a council is supposed to provide in an area already chronically lacking in parking and public spaces. Consider those older or younger persons who wish to use the Proposed Library, Art gallery and Events Centre who need close and immediate access It is still not to late for Councillors to redeem themselves by considering alternative sites like the Lakeview ,which has considerable space and easy access and for which Council has already expended a waste full 100 to 150 million on. Or the Events centre site in Frankton, which has considerable benefits including room for expansion and current facilities that could be integrated into a true community hub. So I vote NO to consideration of the Stanley Street swaps or future use as a Council Edifice.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:

not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

Should not occur

Q13. Privacy statement: I understand that all submission will be treated as public information. I understand



Respondent No: 6
Login: Registered

Responded At: Nov 17, 2023 17:32:51 pm
Last Seen: Nov 17, 2023 06:01:12 am

- Q1. **Name:** Nick Page
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Wānaka
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Support

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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 knitting; getting an economical, practical solution to providing a simple and affordable council office. Council should avoid any involvement, JV or otherwise, in land exchanges for commercial development of any of the land.

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

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 developer, even by using the excuse of the experience of a potential JV partner. Council is not a property developer, should not be a property developer, does not have the required expertise in commercial property development and should not be involved in it. As a ratepayer I expect council to efficiently deliver its core services, not gamble on high risk commercial deals. Witness Lakeview, where as I understand it council completely failed to correctly identify the risks, apparently blinded by the allure of distant future returns. Stick to the knitting, limit any property expenditure to what is required for councils own purposes and let commercial developers take the risks and, if they do it well, reap the rewards, of developing commercial property.

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

not answered

Q13. Privacy statement: I understand that all submission will be treated as public information. I understand



Respondent No: 7
Login: Registered

Responded At: Nov 20, 2023 08:22:53 am
Last Seen: Nov 30, 2023 01:01:17 am

- Q1. **Name:** Dean Rankin
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Wānaka
- Q4. **Organisation:** Wanaka ratepayer
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
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.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
This isn't a project that should even be considered, as there is more pressing issues that need attention
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
Don't spend more money that the QLDC doesn't have.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 8
Login: Registered

Responded At: Nov 20, 2023 10:49:40 am
Last Seen: Nov 19, 2023 23:41:32 pm

- Q1. **Name:** Daniel Hamilton
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Hāwea
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
- 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 the vast majority of ratepayers in the QLDC, you the council will be only be solidifying the growing number of Wanaka Ratepayers to want to leave the QLDC. Kind regards Dan Hamilton
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
- not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
- not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 9
Login: Registered

Responded At: Nov 20, 2023 11:57:57 am
Last Seen: Nov 06, 2023 22:24:18 pm

Q1. **Name:** Janice Hughes

Q2. **Email address:**



Q3. **Location:** Wānaka

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** No

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered

Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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.

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

I would like to see this project shelved and council's resources refocused on upgrades to core services.

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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 allocated to install filters for that essential infrastructure then that suggests to me that there is something wrong with council's priorities.

Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 10
Login: Registered

Responded At: Nov 20, 2023 12:17:59 pm
Last Seen: Nov 20, 2023 01:08:40 am

Q1. **Name:** Michael Ross

Q2. **Email address:**



Q3. **Location:** Arrowtown

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** No

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered

Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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. Most of your customers are not in Queenstown, its for tourists not people living here. Dont waste valuable land on providing services.

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

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.

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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

Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 11
Login: Registered

Responded At: Nov 20, 2023 15:36:26 pm
Last Seen: Nov 20, 2023 04:32:08 am

Q1. Name:	Joan Kiernan
Q2. Email address:	[REDACTED]
Q3. Location:	Other (please specify) Closeburn
Q4. Organisation:	I am submitting as an individual
Q5. Do you wish to speak at a hearing?	No
Q6. If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:	not answered
Q7. Option 1 – land exchange (identified in statement of proposal as the preferred option)	Oppose
Q8. Option 2 – limited land exchange	Oppose
Q9. Do you have any further feedback on the proposed land exchange options? Please write it below.	
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.	
Q10. What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?	Oppose
Q11. Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:	
not answered	
Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:	
not answered	
Q13. Privacy statement: I understand that all submission will be treated as public information.	I understand



Respondent No: 12
Login: Registered

Responded At: Nov 20, 2023 21:41:19 pm
Last Seen: Nov 20, 2023 10:02:41 am

Q1. Name:	Catkin Bartlett
Q2. Email address:	[REDACTED]
Q3. Location:	Queenstown
Q4. Organisation:	not answered
Q5. Do you wish to speak at a hearing?	No
Q6. If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:	not answered
Q7. Option 1 – land exchange (identified in statement of proposal as the preferred option)	Neutral
Q8. Option 2 – limited land exchange	Neutral
Q9. Do you have any further feedback on the proposed land exchange options? Please write it below.	not answered
Q10. What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?	Neutral
Q11. Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:	<p>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 governance oversight is currently inadequate.</p>
Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:	<p>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, let alone the opportunity for QLDC staff to walk around the CBD and familiarise themselves with day-to-day life in town.</p>
Q13. Privacy statement: I understand that all submission will be treated as public information.	I understand



Respondent No: 13
Login: Registered

Responded At: Nov 20, 2023 21:16:29 pm
Last Seen: Nov 20, 2023 10:08:39 am

- Q1. **Name:** lan
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Wānaka
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
There are greater priorities for the region - housing - roading- this is a fairyland dream and waste of ratepayers money
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 14

Login: Registered

Responded At: Nov 21, 2023 03:27:02 am

Last Seen: Nov 20, 2023 16:22:55 pm

- Q1. **Name:** Wayne johnson
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Wānaka
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
No
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
I am tired of the ongoing waste of money
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 15
Login: Registered

Responded At: Nov 21, 2023 04:52:12 am
Last Seen: Nov 20, 2023 17:45:29 pm

- Q1. **Name:** Karina
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Wānaka
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** not answered
- Q8. **Option 2 – limited land exchange** Support
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 16
Login: Registered

Responded At: Nov 21, 2023 17:23:53 pm
Last Seen: Nov 21, 2023 06:09:29 am

- Q1. **Name:** Elisabeth
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
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.
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 17
Login: Registered

Responded At: Nov 21, 2023 18:09:12 pm
Last Seen: Nov 21, 2023 07:00:18 am

- Q1. **Name:** Arie
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
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 .
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
Why not use the lemon property bought at Ladies Mile by QLCD !
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
Always easy to spend other people's money / rates on prestige projects.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 18

Login: Registered

Responded At: Nov 22, 2023 09:37:40 am

Last Seen: Nov 21, 2023 22:12:06 pm

Q1. Name:	David D
Q2. Email address:	[REDACTED]
Q3. Location:	Albert Town
Q4. Organisation:	not answered
Q5. Do you wish to speak at a hearing?	No
Q6. If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:	not answered
Q7. Option 1 – land exchange (identified in statement of proposal as the preferred option)	Neutral
Q8. Option 2 – limited land exchange	Neutral
Q9. Do you have any further feedback on the proposed land exchange options? Please write it below.	not answered
Q10. What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?	Neutral
Q11. Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:	not answered
Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:	<p>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 represent when QLDC chooses to indulge in such a frivolent ego project. All of the services that the proposed project claims to provide are already adequately provided by a plethora of different facilities in and around Central Queenstown that already exist. The CBD of Queenstown has already had it's heart ripped out when the council fundamentally failed to support a raft of locally owned independent businesses that gave variety, diversity and life to Queenstown but simply could not survive in such a hostile business environment. The proposed Manawa (heart) centre in no way represents an effective heart transplant for the town and simply works to support the simmering public opinion of QLDC as utterly incompetent and unfit to govern. Do better.</p>

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 19
Login: Registered

Responded At: Dec 01, 2023 06:32:25 am
Last Seen: Nov 30, 2023 19:30:09 pm

- Q1. **Name:** Kristan Stalker
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Other (please specify)
Shotover Country
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** [REDACTED]
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
No issue with land exchange if it results in a more practical useable lot
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 20

Login: Registered

Responded At: Nov 23, 2023 06:36:43 am

Last Seen: Nov 22, 2023 19:34:54 pm

- Q1. **Name:** Steve Norton
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** Around the basin letd
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 21
Login: Registered

Responded At: Nov 23, 2023 09:51:42 am
Last Seen: Dec 05, 2023 04:23:44 am

- Q1. **Name:** Jim Ledgerwood
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Wānaka
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Support
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
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.
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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 , which now sits empty. Why not use that. We all accept Central Queenstown has major parking and traffic problems, why not locate these buildings elsewhere. Don't expect council to agree, this calling for submissions as always is just a " Ticking the boxes " excercise.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 22
Login: Registered

Responded At: Nov 23, 2023 15:50:03 pm
Last Seen: Nov 23, 2023 04:41:35 am

Q1. **Name:** Peter Sutherland

Q2. **Email address:**

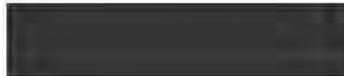


Q3. **Location:** Wānaka

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** Yes

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:**



Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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 Ngāi Tahu will see the QLDC taken advantage of once again. If more office space is required lease some at Frankton - removes any risk and need for capital investment.

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

Please see item 9

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

Please see item 9

Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 23
Login: Registered

Responded At: Nov 23, 2023 15:57:02 pm
Last Seen: Nov 23, 2023 04:52:27 am

- Q1. **Name:** Patricia Doherty
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Hāwea
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
No more spending in Queenstown there us no more money
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
If queenstown want to spend anymore money on that place let queenstown rate payers pay themselves
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 24

Login: Registered

Responded At: Nov 24, 2023 19:57:19 pm

Last Seen: Nov 24, 2023 08:47:37 am

- Q1. **Name:** Mike Cooper
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** Member of the public
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
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
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
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.
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
If threwh 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 this whole development. Absolute ignorance and madness. Par for the course for this council
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 25
Login: Registered

Responded At: Nov 27, 2023 09:23:22 am
Last Seen: Nov 26, 2023 22:19:05 pm

- Q1. **Name:** Sandra McAuley
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Hāwea
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
No objection to joint ventures with Ngāi 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
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 26
Login: Registered

Responded At: Nov 27, 2023 14:01:42 pm
Last Seen: Nov 27, 2023 02:57:34 am

- Q1. **Name:** shana
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 27

Login: Registered

Responded At: Nov 28, 2023 10:33:54 am

Last Seen: Nov 27, 2023 23:32:10 pm

- Q1. **Name:** Nadia
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 28
Login: Registered

Responded At: Nov 28, 2023 11:06:24 am
Last Seen: Nov 28, 2023 00:05:22 am

- Q1. **Name:** katie deans
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Frankton
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 29

Login: Registered

Responded At: Nov 29, 2023 08:34:01 am

Last Seen: Nov 28, 2023 21:26:18 pm

Q1. **Name:** Fraser

Q2. **Email address:**



Q3. **Location:** Queenstown

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** No

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered

Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** not answered

Q8. **Option 2 – limited land exchange** not answered

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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 CBD. The CBD is also very different to when initial consultation happened and has turned purely into a tourist town - something I appreciate was trying to be avoided at the outset of this process however the horse has bolted now. If the council are insistent on pushing ahead, it should be out in Frankton or somewhere. However regardless i don't think the project should be a isn't a priority at all, and many other things should be a higher priority for ratepayers money including safe drinking water and better road. Council are going to make themselves very unpopular in the district if this goes ahead.....

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

not answered

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

not answered

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 30

Login: Registered

Responded At: Nov 29, 2023 15:37:15 pm

Last Seen: Nov 29, 2023 04:34:34 am

- Q1. **Name:** Dean Carroll
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Wānaka
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
Council have no valid mandate for Project Manama and I oppose it proceeding- a vanity project the community does not need and cannot afford.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
There is no community mandate for this project and it should not proceed
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
There is no community mandate for this project and it should not proceed
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 31

Login: Registered

Responded At: Nov 30, 2023 09:38:38 am

Last Seen: Nov 29, 2023 22:05:04 pm

Q1. **Name:** Alastair Clifford

Q2. **Email address:**

[REDACTED]

Q3. **Location:** Queenstown

Q4. **Organisation:** Skyline Properties

Q5. **Do you wish to speak at a hearing?** Yes

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:**

[REDACTED]

Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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 develop the site and/or build a council facility to house its staff (noting the location of such facility is a separate discussion). Lastly, the land identified in the land swap Roberston Street is a key lakefront asset, and as such if sold could be replaced, unlike the CBD land.

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

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. There is an irony in developing a building to avoiding renting office space, and then enter a commercial arrangement to do just that.

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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 given to developing the new council facilities in this location. The argument that having the council offices in the town centre allows the community to better interact with the Council and its services is simply untrue, given the vast majority of the Lakes District do not live or work in the CBD. Additionally, the other facilities such as the town square and commercial buildings is simply not required or need to be provided by council, and the library could be located at any accessible location.

Q13. Privacy statement: I understand that all submission will be treated as public information. I understand



Respondent No: 32

Login: Registered

Responded At: Nov 30, 2023 21:38:23 pm

Last Seen: Nov 30, 2023 10:34:56 am

- Q1. **Name:** Ant
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Frankton
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
Move council building to Frankton
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
Build council building in Frankton
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
Build council building in Frankton
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 33
Login: Registered

Responded At: Dec 01, 2023 16:35:33 pm
Last Seen: Dec 01, 2023 05:32:40 am

- Q1. **Name:** Fauve
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
This is not an effective use of prime CBD land.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
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.
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
Absolutely opposed to this as rate payers will incur yet again more rate hikes due to QLDCs financial decisions.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 34

Login: Registered

Responded At: Dec 02, 2023 08:43:32 am

Last Seen: Dec 01, 2023 21:16:04 pm

- Q1. **Name:** Mark Orr
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** Personal Feedback
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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 or state capital funding, land sales, or the rate payer to fulfil its shareholding? I may be mistaken, but I could find no reference to financing or costing in the Statement of Proposal for Project Manawa - which seems like a major omission?
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 35
Login: Registered

Responded At: Dec 02, 2023 13:12:14 pm
Last Seen: Dec 02, 2023 02:08:56 am

- Q1. **Name:** Cieldleone Blomf
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Support
- Q8. **Option 2 – limited land exchange** Support
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Support
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 36

Login: Registered

Responded At: Dec 06, 2023 05:32:07 am

Last Seen: Dec 05, 2023 18:26:39 pm

- Q1. **Name:** Robyn Wilson
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
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!
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
We cant afford this.
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
We can't afford this.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 37

Login: Registered

Responded At: Dec 06, 2023 06:39:09 am

Last Seen: Dec 05, 2023 19:36:23 pm

- Q1. **Name:** Phil Jones
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
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
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
The ratepayers are not in a position to take on yet more debt, and this project needs to be mothballed or cancelled
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
The ratepayers are not in a position to take on yet more debt, and this project needs to be mothballed or cancelled
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 38

Login: Registered

Responded At: Dec 07, 2023 09:33:08 am

Last Seen: Dec 06, 2023 22:31:58 pm

- Q1. **Name:** Shane
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
Move the council offices to frankton
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 39
Login: Registered

Responded At: Dec 08, 2023 07:49:11 am
Last Seen: Dec 08, 2023 01:29:55 am

- Q1. **Name:** Natacha Murphy
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Arrowtown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Support
- Q8. **Option 2 – limited land exchange** Support
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Support
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 40

Login: Registered

Responded At: Dec 08, 2023 11:37:20 am

Last Seen: Dec 07, 2023 23:17:02 pm

Q1. **Name:** Marion Franks

Q2. **Email address:** [REDACTED]

Q3. **Location:** Wānaka

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** Yes

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** [REDACTED]

Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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 council is sincere in its desire to provide a service centre that is accessible to all of its ratepayers - having it in the heart of a heavily trafficked tourist zone (which has limited parking) does not achieve that. So, the current concept of these purportedly accessible "community facilities and spaces" is totally flawed given the geographic area served by QLDC. To then add to this project: a string of land exchanges, all with slightly different ownership and therefore legal requirements to effect the exchanges, as well as: a yet to be agreed joint venture (which may include the establishment of a new CCO - with its own legislated approval process); makes for an incredibly complex chain of action points many of which could become stumbling blocks or even failure points. This necessarily adds significant risk (and potential additional cost) to a major project for which there is, as yet, no indicative budget or business case. Nor does there appear to be any significant clamour for this project from the ratepayers. Rather ratepayers would prefer that the Council turn its focus from what appear to be expensive "vanity" projects and meet its core obligations - like safe and reliable water services for one!

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

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 caught in contractual positions that had not been contemplated or at the least being in a very difficult negotiating position

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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.

Q13. Privacy statement: I understand that all **I understand**
submission will be treated as public
information.



Respondent No: 41

Login: Registered

Responded At: Dec 09, 2023 09:03:25 am

Last Seen: Dec 08, 2023 22:00:06 pm

- Q1. **Name:** Anna Burroughs
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
Use the land we already own
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 42
Login: Registered

Responded At: Dec 09, 2023 11:35:48 am
Last Seen: Dec 09, 2023 00:32:44 am

- Q1. **Name:** Paul Carroll
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Wānaka
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
Council have not consulted the community. I am opposed to any plan in the CBD.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
Council have not consulted the community. I am opposed to any plan in the CBD.
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
Council have not consulted the community. I am opposed to any plan in the CBD.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 43

Login: Registered

Responded At: Dec 09, 2023 13:19:34 pm

Last Seen: Dec 09, 2023 02:16:02 am

- Q1. **Name:** Grant
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
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.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** not answered
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 44

Login: Registered

Responded At: Dec 10, 2023 09:21:12 am

Last Seen: Dec 09, 2023 22:11:46 pm

- Q1. **Name:** james gibson
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** not answered
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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 the "Heart of Queenstown"
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 45

Login: Registered

Responded At: Dec 11, 2023 13:22:29 pm

Last Seen: Dec 11, 2023 02:19:22 am

Q1. **Name:** Ryan Daniel

Q2. **Email address:**



Q3. **Location:** Queenstown

Q4. **Organisation:** resident

Q5. **Do you wish to speak at a hearing?** No

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered

Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

QLDC need to get out of Queesntown and move to the land they have at ladies mile. Leave the Ngī Tahu to sort out there own land issues, DO NOT GET INVOLVED WITH QLDC RATE PAYER MONEY!

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

DO NOT GET INVOLVED WITH NGAI TAHU,

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

QLDC need to move to ladies mile, get out of town, and do not get into business or other relationships with Ngai Tahu.

Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 46

Login: Registered

Responded At: Dec 11, 2023 14:33:40 pm

Last Seen: Dec 11, 2023 03:30:04 am

- Q1. **Name:** Cam Pyke
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
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.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Support
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 47
Login: Registered

Responded At: Dec 11, 2023 14:40:57 pm
Last Seen: Dec 11, 2023 03:37:11 am

- Q1. **Name:** Jim Farquharson
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** Rate Payers
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** [REDACTED]
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
Yes we already have issues in Christchurch with the rental reviews between Nga Tahu and the CCC
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 48

Login: Registered

Responded At: Dec 11, 2023 18:59:39 pm

Last Seen: Dec 11, 2023 07:55:46 am

- Q1. **Name:** Ling
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 49

Login: Registered

Responded At: Dec 11, 2023 19:44:45 pm

Last Seen: Dec 11, 2023 08:43:39 am

- Q1. **Name:** Tim Niven
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** **Other (please specify)**
Jacks Point
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Support
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Support
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 50

Login: Registered

Responded At: Dec 11, 2023 20:09:01 pm

Last Seen: Dec 11, 2023 08:58:56 am

Q1. **Name:** C Pringle

Q2. **Email address:**



Q3. **Location:** Queenstown

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** Yes

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:**



Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

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

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

not answered

Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 51
Login: Registered

Responded At: Dec 12, 2023 06:31:57 am
Last Seen: Dec 11, 2023 19:22:09 pm

Q1. **Name:** Jay Cassells

Q2. **Email address:**

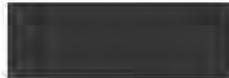


Q3. **Location:** Queenstown

Q4. **Organisation:** Self

Q5. **Do you wish to speak at a hearing?** Yes

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:**



Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

Opposition is general and based on lack of information in respect of the process and the limited nature of this consultation

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

Opposition is general and based on lack of information in respect of the process and the limited nature of this consultation

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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 see documentation of QLDC Cultural Study and Plan -namely a world class performing arts and cultural centre.I reserve the right to add to my submission when the ambit of the consultation is broadened .

Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 52

Login: Registered

Responded At: Dec 12, 2023 13:33:20 pm

Last Seen: Dec 12, 2023 02:20:26 am

Q1. Name: Jean Ocallaghan

Q2. Email address:



Q3. Location: Arrowtown

Q4. Organisation: not answered

Q5. Do you wish to speak at a hearing? No

Q6. If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements: not answered

Q7. Option 1 – land exchange (identified in statement of proposal as the preferred option) Oppose

Q8. Option 2 – limited land exchange Oppose

Q9. Do you have any further feedback on the proposed land exchange options? Please write it below.

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. I would be concerned that ratepayers could be hit for rental increases under land swap.

Q10. What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building? Oppose

Q11. Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:

I cant see the benefits for locals

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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 better uses for the land in the centre of town than expensive office space and a new library, arts etc. Please get real and focus on what community needs.

Q13. Privacy statement: I understand that all submission will be treated as public information. I understand



Respondent No: 53

Login: Registered

Responded At: Dec 17, 2023 15:09:24 pm

Last Seen: Dec 17, 2023 04:08:25 am

- Q1. **Name:** Protect Our Winters New Zealand Incorporated
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** Protect Our Winters NZ
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Support
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
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.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
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.
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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 transportation facilities, bike and ski racks, shelter, and trees in Project Manawa.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 54

Login: Registered

Responded At: Dec 12, 2023 18:24:51 pm

Last Seen: Dec 12, 2023 07:23:22 am

- Q1. **Name:** Peter Laurenson
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 55
Login: Registered

Responded At: Dec 12, 2023 18:46:10 pm
Last Seen: Dec 12, 2023 07:41:12 am

- Q1. **Name:** Johnny Franklin
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** **Other (please specify)**
Bob's Cove
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
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.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
I have no problem entering into a joint venture with Ngai Tahu, however it should not be at this location.
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 56
Login: Registered

Responded At: Dec 13, 2023 06:13:25 am
Last Seen: Dec 12, 2023 19:11:15 pm

- Q1. **Name:** Guy McIntyre
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** N/A
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 57

Login: Registered

Responded At: Dec 13, 2023 07:58:26 am

Last Seen: Dec 12, 2023 20:49:47 pm

- Q1. **Name:** Dave Brown
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Wānaka
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
- 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, parking (lack of mass transit options) and the monetisation of everything in Queenstown. I feel you need to take a cold hard look at what Queenstown is, can be and will be as it is on a steep slippery slope globally with the conscious visitor.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
- not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
- not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 58

Login: Registered

Responded At: Dec 14, 2023 07:27:06 am

Last Seen: Dec 13, 2023 20:05:31 pm

- Q1. **Name:** Sian Hazell
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** [REDACTED]
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered



Respondent No: 59

Login: Registered

Responded At: Dec 14, 2023 11:32:23 am

Last Seen: Dec 14, 2023 00:27:41 am

- Q1. **Name:** Philip Blakely
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Arrowtown
- Q4. **Organisation:** Myself
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** [REDACTED]
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Support
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Support
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 60
Login: Registered

Responded At: Dec 14, 2023 13:06:58 pm
Last Seen: Dec 14, 2023 02:00:56 am

- Q1. **Name:** noel Saxon
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
I have no faith in the council's ability to negotiate complex property joint ventures on behalf of me the rate payer
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 61

Login: Registered

Responded At: Dec 14, 2023 14:16:01 pm

Last Seen: Dec 14, 2023 03:12:16 am

- Q1. **Name:** Norman Dolamore
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
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
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 62

Login: Registered

Responded At: Dec 14, 2023 16:56:46 pm

Last Seen: Dec 14, 2023 05:30:01 am

- Q1. **Name:** Nicola Tompkins
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Arrowtown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
I don't understand the ramifications well enough to comment.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** not answered
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
I can see the financial - and skillbase - advantage of a joint venture with Ngāi Tahu, but it seems with potential loss of control for Council and disagreements that could scupper the whole project.
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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 ever seen a local in DVS Galleria? So where are the locals these days? Where are the everyday shops where locals can afford a pair of shoes, a dress and jacket, new spectacles, books and games, or an affordable bite to eat? Frankton's Five Mile, of course, and the now aptly-named Queenstown Central. Both of these are physically more accessible than Stanley Street, have better parking, are close to the Council's own Qtn Events Centre, the new wellbeing hub next to The Crown Pub - and about equi-distant from Hanley's Farm and Arrowtown. In closing, can I express astonishment that a handful of ex-mayors have posited Council's Ladies Mile property as their preferred option! Have they no need of driving along there at rush hour? Can they not imagine how much worse it's going to get when any of the consented developments east of the Shotover Bridge are populated?

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 63

Login: Registered

Responded At: Dec 14, 2023 17:51:32 pm

Last Seen: Dec 14, 2023 06:48:49 am

- Q1. **Name:** Amy Bradley
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
Should be in Frankton area
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
Unnecessary
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
Should not be down town
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 64
Login: Registered

Responded At: Dec 15, 2023 07:56:42 am
Last Seen: Dec 14, 2023 20:54:32 pm

- Q1. **Name:** Jimmy Sygrove
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Arrowtown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Support
- Q8. **Option 2 – limited land exchange** Support
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
Makes a lot of sense if it unlocks that wider land parcel. The current reserve is underutilised at present anyway.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
I'm supportive if the contract terms are agreeable for ratepayers
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 65

Login: Registered

Responded At: Dec 15, 2023 08:18:34 am

Last Seen: Dec 14, 2023 21:07:59 pm

- Q1. **Name:** Peter-john van Nugteren
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Hāwea
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
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.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
Fully oppose, look at cheaper options.
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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!
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 66

Login: Registered

Responded At: Dec 15, 2023 08:40:09 am

Last Seen: Dec 14, 2023 21:33:54 pm

Q1. **Name:** Tracey Henderson

Q2. **Email address:**



Q3. **Location:** Frankton

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** No

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered

Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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.

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

This is not a win win for QT rate payers. Just look at how chch city council are paying above market rates. 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 has ample parking.

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

Scale it down and put it on ladies mile

Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 67

Login: Registered

Responded At: Dec 15, 2023 10:27:32 am

Last Seen: Dec 14, 2023 22:09:47 pm

Q1. **Name:** Kevin Mahoney

Q2. **Email address:**



Q3. **Location:** Arrowtown

Q4. **Organisation:** na

Q5. **Do you wish to speak at a hearing?** No

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered

Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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.

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

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 ratepayers from risk. This is already demonstrated by the current multi million dollar debacle coupled with QLDC secrecy around the fate of the old camping ground does not give us any confidence.

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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 stand on it own two feet, procure land at Frankton, the accessible commercial centre of the Wakatipu and build and own a building on transparent commercial terms that ratepayers can understand. This ego flattering, ivory tower building, "heart of the town" high risk nonsense has got to stop. Queenstown Bay foreshore is clearly the heart of Queenstown and it will not be dragged a few hundred meters up the mall by another glass building. Also spare a thought for the ratepayers in Wanaka, Hawea etc who are funding this ego trip nonsense. I feel sorry for the councillors who are elected to look after the interests of ratepayers and oversee the effective delivery of council services. They are inundated with these grandiose, half baked schemes such as intensification, manawa, where they bare submerged in shiny sales data that does not quantify or address the actual needs and risk. The development of the centre of Queenstown can look after itself, QLDC does not need to be financially or physically involved, there is no need to have offices in the predominantly tourist services area. Most interactions with council are now electronic and Frankton is a far easier physical access point. Moving to Frankton would take six hundred+ cars out of the centre of Queenstown everyday and sufficient parking would be available. My main message is to focus on the services ratepayers require and stop wasting time and effort on these sort of schemes.

Q13. Privacy statement: I understand that all submission will be treated as public information. I understand



Respondent No: 68

Login: Registered

Responded At: Dec 15, 2023 15:48:43 pm

Last Seen: Dec 15, 2023 04:42:54 am

- Q1. **Name:** JENI HUGHES
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** **Other (please specify)**
Kelvin Heights
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
Consultation is needed regarding location
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
Need public consultation, need community spaces at Frankton Flats
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 69

Login: Registered

Responded At: Dec 15, 2023 16:31:50 pm

Last Seen: Dec 15, 2023 05:24:21 am

- Q1. **Name:** Michael Morgan
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Arrowtown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
This seems the wrong location to locate a district wide centre. The ideal location would be in the Frankton/ Shotover Country area
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
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 affordable levels.
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 70

Login: Registered

Responded At: Dec 16, 2023 08:26:40 am

Last Seen: Dec 15, 2023 21:18:07 pm

Q1. **Name:** Jane Turner

Q2. **Email address:**

[REDACTED]

Q3. **Location:** Arrowtown

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** No

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered

Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

not answered

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

not answered

Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 71

Login: Registered

Responded At: Dec 16, 2023 09:43:13 am

Last Seen: Dec 15, 2023 22:41:39 pm

- Q1. **Name:** Roberts Krastins
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
Strongly oppose
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 72
Login: Registered

Responded At: Dec 16, 2023 16:32:54 pm
Last Seen: Dec 16, 2023 05:28:23 am

- Q1. **Name:** John Glover
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Frankton
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** [REDACTED]
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
Not necessary
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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' to this area and there is no evidence to support the assumption. In fact all the evidence indicates residents are seeking new places to meet outside of the downtown area.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 73
Login: Registered

Responded At: Dec 16, 2023 17:34:58 pm
Last Seen: Dec 16, 2023 06:29:54 am

- Q1. **Name:** Michael Hanna
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Arrowtown
- Q4. **Organisation:** Rate payer
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
Do not proceed with this building
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
Stupid idea
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 74

Login: Registered

Responded At: Dec 17, 2023 07:12:18 am

Last Seen: Dec 16, 2023 18:39:46 pm

Q1. **Name:** John Boyd

Q2. **Email address:**



Q3. **Location:** Queenstown

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** Yes

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:**



Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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.

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

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 properties. There is not much green area on the site D & E should be green areas. I see it being too complicated & its long term commitment it should definitely go to referendum of rate payers. Councils focus should be on infrastructure projects water, roading etc. not commercial projects. I do not agree this is the right place for a community centre or the council offices. The majority of rate paying permanent residents & council employees are not residing in Queenstown proper, the site needs to be where rate payers can access easily by public transport & by car & have sufficient car parking. Yes with parking as not every area has public transport, has to cater for outlying areas with no public transport.

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

Scrap this proposal, have stand alone proposal. Partnership proposal put to referendum of ratepayers. Public Notification is insufficient for this project.

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 75
Login: Registered

Responded At: Dec 17, 2023 08:01:53 am
Last Seen: Dec 16, 2023 20:50:14 pm

Q1. **Name:** Lance Cunningham

Q2. **Email address:** [REDACTED]

Q3. **Location:** Frankton

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** Yes

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** [REDACTED]

Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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.

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

If Ngai Tahu is the preferred partner why not exchange some land with them in a more accessible place

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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

Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 76
Login: Registered

Responded At: Dec 17, 2023 09:53:53 am
Last Seen: Dec 16, 2023 22:45:47 pm

- Q1. **Name:** Matthew Paterson
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Arrowtown
- Q4. **Organisation:** tīan trust
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Support
- Q8. **Option 2 – limited land exchange** Support
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
- 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
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Support
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
- It's has to be in the best interests of the rate payer and not a lollie scramble like in the past
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
- 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
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 77

Login: Registered

Responded At: Dec 17, 2023 13:54:10 pm

Last Seen: Dec 17, 2023 02:49:16 am

- Q1. **Name:** Richard
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Support
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Support
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 78
Login: Registered

Responded At: Dec 17, 2023 14:55:51 pm
Last Seen: Dec 17, 2023 03:22:55 am

- Q1. **Name:** Pamela Rees HAWORTH
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
Queenstown is the WRONG location for this monstrosity. It should be centrally located in Frankton Flats and half the size.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
Either way it is taxpayers money so the point is mute.

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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 going into Queenstown. Despite your best efforts to get us into buses and onto bikes it is simply not practical in an alpine town. You already have a cultural centre and library in Frankton why duplicate? The only people who use a library are locals from the community. The community is already out in Frankton. The only people that frequent the library in Queenstown are young backpackers looking for somewhere to keep warm until the hostels re-open. Yes, get all the staff of QLDC under one roof but not in that huge over-commercialised monstrosity in Queenstown where it is already congested and stretching our roads to the limits. Site a much scaled down purpose built building on the Frankton Flats where there's plenty of parking for staff and the "community to better interact with Council and its services." We the tax payers/rate payers don't need 2 commercial buildings. That is for the commercial sector to deal with. We already have an arts centre which you could expand rather than duplicate. We already have a library which you could expand rather than duplicate. Put them in the area where they will get maximum use - Frankton. That leaves the Civic Administration Building. You already have Council owned land in Frankton, use and build the admin building there. Straightaway I've just saved the Council millions - which is actually my money, the rate payer. It's always easy to spend other people money.

Q13. Privacy statement: I understand that all submission will be treated as public information. I understand



Respondent No: 79
Login: Registered

Responded At: Dec 17, 2023 14:32:54 pm
Last Seen: Dec 17, 2023 03:26:30 am

- Q1. **Name:** Owen
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Other (please specify)
Fernhill
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
Wrong time, Wrong thinking, Wrong place. This does not suit the majority of your ratepayers.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
Qldc needs to maintain full control of the land. Represent the ratepayers not the big businesses
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 80

Login: Registered

Responded At: Dec 17, 2023 15:08:42 pm

Last Seen: Dec 17, 2023 03:50:53 am

Q1. **Name:** Clive Geddes

Q2. **Email address:**



Q3. **Location:** Queenstown

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** No

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered

Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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 administration use also need to be re tested given design is not until 2026 and construction until 2028. That is 12 years after the site decision.

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

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.

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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 desirability of this site.

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 81
Login: Registered

Responded At: Dec 17, 2023 17:13:18 pm
Last Seen: Dec 17, 2023 05:17:09 am

Q1. **Name:** Gillian Macleod

Q2. **Email address:**

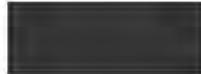


Q3. **Location:** Queenstown

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** Yes

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:**



Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral

Q8. **Option 2 – limited land exchange** Neutral

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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.

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

It seems that Ngāi 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 compared with a new build model elsewhere. (ie Ladies Mile)

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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 the migration of facilities to Frankton and probably the only chance of success is with a jv such as this.

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 82

Login: Registered

Responded At: Dec 17, 2023 16:47:18 pm

Last Seen: Dec 17, 2023 05:45:28 am

- Q1. **Name:** Roz Devlin
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Frankton
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
Could the land at Robertson Street, Frankton, please be gazetted as Recreation Reserve, and not Local Purpose Reserve.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
Could the land at Robertson Street, Frankton, please be gazetted as Recreation Reserve, and not Local Purpose Reserve.
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
Could the land at Robertson Street, Frankton, please be gazetted as Recreation Reserve, and not Local Purpose Reserve.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 83

Login: Registered

Responded At: Dec 17, 2023 17:43:46 pm

Last Seen: Dec 17, 2023 06:35:18 am

- Q1. **Name:** Dianne Smith
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** Save Queenstown Town Centre
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** [REDACTED]
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
Stop everything. Think again... Listen to the locals...Learn from your mistakes. Focus on clean water, tidy streets, sewerage, footpaths.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
Focus on the infrastructure. Stop wasting money.
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 84

Login: Registered

Responded At: Dec 17, 2023 20:45:04 pm

Last Seen: Dec 17, 2023 08:50:28 am

Q1. **Name:** Nancy Latham

Q2. **Email address:** [REDACTED]

Q3. **Location:** Wānaka

Q4. **Organisation:** Personal

Q5. **Do you wish to speak at a hearing?** Yes

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** [REDACTED]

Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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.

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

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 not being transparent around commercial decision making where so many decisions are being made in public excluded committee meetings, and thus the nuances of either party commitment can not be assessed by the ratepayers.

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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 protect our sensitive environment and community well being - these alternative options are increasing important with our current growth in residents and tourism. Consultation on This land swap proposal is suggesting a step in committing the community to investing in a major financial project where if this step is approved, where the scope of questions is limited to a partial approach, then the concept of sunk costs will be a significant determinant going forward - and this could be to the detriment of taking a holistic approach at this stage to the benefit of our community and environment. Selling the land assets within this proposal may yield greater community benefits. Wider community priorities, which are being stifled as being limited by QLDC's financial base, are not being considered in this call for submissions. Is it a high priority for the whole ratepayer base to have QLDC invest in a new headquarters? Would another location, closer the wider ratepayer base be more feasible, such as the QLDC property on Ladies Mile; does central Queenstown have the infrastructure to support such a huge proposed development?? Would implicated CAPEX investment be better invested in other infrastructure in our district?

Q13. Privacy statement: I understand that all **I understand**
submission will be treated as public
information.



Respondent No: 85

Login: Registered

Responded At: Dec 17, 2023 21:18:41 pm

Last Seen: Dec 17, 2023 10:07:09 am

- Q1. **Name:** John hayes
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** [REDACTED]
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** not answered
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
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
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 86
Login: Registered

Responded At: Dec 18, 2023 04:01:02 am
Last Seen: Dec 17, 2023 16:41:35 pm

Q1. **Name:** John Leslie Thompson and Macfarlane Investments Limited

Q2. **Email address:**



Q3. **Location:** Queenstown

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** Yes

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:**



Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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.

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

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 Queenstown township.

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

I wish to make further submissions at the public hearing.

Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 87

Login: Registered

Responded At: Dec 18, 2023 07:31:20 am

Last Seen: Dec 17, 2023 20:27:03 pm

- Q1. **Name:** Tim Buckley
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** -
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
The land needs to remain in the ownership of the local community. It's not Council's land to trade away.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
Lake View is not a good example of value for money for money from this relationship
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 88

Login: Registered

Responded At: Dec 18, 2023 13:36:13 pm

Last Seen: Dec 18, 2023 02:30:50 am

Q1. **Name:** Ben Rotto

Q2. **Email address:**

[REDACTED]

Q3. **Location:** Queenstown

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** No

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered

Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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 pay down debt or /fund the building of the new offices / fund other more urgent council projects.

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

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).

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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. Ratepayers are sick of the exorbitant spends on vanity projects.

Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 89

Login: Anonymous

Responded At: Dec 19, 2023 06:59:06 am

Last Seen: Dec 19, 2023 06:59:06 am

- Q1. **Name:** Amy O'Reilly
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** [REDACTED]
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Support
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Support
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 90

Login: Anonymous

Responded At: Dec 19, 2023 08:33:15 am

Last Seen: Dec 19, 2023 08:33:15 am

- Q1. **Name:** Bob Berry
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Arrowtown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
lack of knowledge
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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. The Manawa site should be the home of the proposed performing arts and cultural centre. Surplus land could be sold to help finance the project. In summary this prime site should be the home of a world class performing arts and cultural centre, council offices should be located at Frankton.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 91

Login: Anonymous

Responded At: Dec 19, 2023 10:16:04 am

Last Seen: Dec 19, 2023 10:16:04 am

Q1. **Name:** Dean Rankin

Q2. **Email address:**



Q3. **Location:** Wānaka

Q4. **Organisation:** Ratepayer

Q5. **Do you wish to speak at a hearing?** No

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered

Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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!

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

Its backfired on them in Christchurch, it will do the same here.

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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.

Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 92
Login: Anonymous

Responded At: Dec 19, 2023 10:19:37 am
Last Seen: Dec 19, 2023 10:19:37 am

- Q1. **Name:** Jack Williams
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
What are the objections to using the Ladies Mile land for Council Offices?
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
Seems complicated, expensive and unnecessary
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 93

Login: Anonymous

Responded At: Dec 19, 2023 11:17:53 am

Last Seen: Dec 19, 2023 11:17:53 am

Q1. **Name:** Jon Mitchell

Q2. **Email address:**



Q3. **Location:** Kingston

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** Yes

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:**



Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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: \$51.2 million for the community and performing arts centre; \$6.4 million for "open space", and: a whopping \$56 million for a 4,500 m2 council administration building - \$12,444/m2. Given QLDC's track record on project budgeting, we should at least double the \$113 million estimate, and it doesn't even include the public transport hub. Although it is understandable that the council is eager to solve its current inefficient staff office arrangements and find permanent solutions to the lack of community and performing arts facilities, but the cost of the proposed project is simply unaffordable when the council is on the verge of insolvency already due to previous poor decisions. The proposed council-controlled entity model, which would rely on rentals funded through rates and fees, might take the massive debt off the council's books, but the cost and risk would remain with ratepayers. The consultation proposal and earlier documents, as with everything QLDC does these days, make no mention of the risks of the proposal to the council and ratepayers. The suggestion in the ten-year plan that the administration building would be entirely post-earthquake operational is overly optimistic, an unnecessary expense when only an emergency operations centre is required to meet that standard, and largely irrelevant when the downtown area and access to it following a major earthquake would mean the offices would be entirely cut off for a significant period. Locating the council offices and ideally a stand-alone multi-agency emergency operations centre on flat sites in the Frankton area would make much more resilience, response capability, and financial sense. As four previous mayors pointed out recently, there are much more affordable locations available for a new council office, with none of the drawbacks of downtown Queenstown and much closer to where most staff and residents, including those over the hill in the Upper Clutha, live. The Stanley Street site is too valuable to be developed for office space and facilities that would be much better located elsewhere.

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:

Given that the project concept is inadequately developed at this stage the rationale for a joint-venture entity cannot be made.

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

Please see my response to Question 9.

Q13. Privacy statement: I understand that all submission will be treated as public information. I understand



Respondent No: 94

Login: Admin

Responded At: Dec 19, 2023 11:50:49 am

Last Seen: Dec 19, 2023 00:24:36 am

- Q1. **Name:** Eden Sloss
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Frankton
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Support
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Support
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
- 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. As someone in their 20s, I and my friends thoroughly enjoy spending time in Queenstown, finding its atmosphere and liveliness unparalleled. Frankton, on the other hand, lacks the same appeal for us, and we believe that redirecting development efforts towards the town centre would be more aligned with the preferences of the young local community. Furthermore, the current state of the area in question requires redevelopment. If we have the means to do so, coupled with a forward-looking growth strategy for Queenstown, it only makes sense to invest in this epic project. The potential economic benefits, coupled with the prospect of drawing attention to Queenstown and fostering a more diverse range of shops, cafes, and businesses, are compelling reasons to support Project Manawa. And let's not overlook the library; their contributions to our community are invaluable. Given the large number of Queenstown community members who frequently utilise the library, a high-quality facility would be pretty cool!!

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 95
Login: Anonymous

Responded At: Dec 19, 2023 12:32:50 pm
Last Seen: Dec 19, 2023 12:32:50 pm

- Q1. **Name:** Kate
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Frankton
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Support
- Q8. **Option 2 – limited land exchange** not answered
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Support
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 96

Login: Anonymous

Responded At: Dec 19, 2023 12:33:59 pm

Last Seen: Dec 19, 2023 12:33:59 pm

- Q1. **Name:** Colin
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Frankton
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Support
- Q8. **Option 2 – limited land exchange** not answered
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Support
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 97

Login: Anonymous

Responded At: Dec 19, 2023 12:50:36 pm

Last Seen: Dec 19, 2023 12:50:36 pm

- Q1. **Name:** Maureen Kernick
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Hāwea
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
I don't think the new office should be in the CBD
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
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 it. When they do have to drive into the Queenstown CBD for other reasons they shouldn't have to deal with the traffic congestion which will be even worse than it is right now.
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 98

Login: Anonymous

Responded At: Dec 19, 2023 13:35:54 pm

Last Seen: Dec 19, 2023 13:35:54 pm

- Q1. **Name:** Ben Smith
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Wānaka
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
I feel this is a poor choice and will will lead to long term complications.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
I have never seen a long term successful joint venture.
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
\$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 done, be there.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 99
Login: Anonymous

Responded At: Dec 19, 2023 13:47:17 pm
Last Seen: Dec 19, 2023 13:47:17 pm

- Q1. **Name:** Patricia Doherty
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Hāwea
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
This project should not go ahead
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** not answered
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
No more waste ful spending in Queenstown when infrastructure projects have been deferred
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 100

Login: Anonymous

Responded At: Dec 19, 2023 15:47:58 pm

Last Seen: Dec 19, 2023 15:47:58 pm

- Q1. **Name:** Maria Cole
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Other (please specify)
Lake Hayes
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 101

Login: Anonymous

Responded At: Dec 19, 2023 17:07:56 pm

Last Seen: Dec 19, 2023 17:07:56 pm

Q1. Name: Simon Williams

Q2. Email address:



Q3. Location: Other (please specify)
Dalefield

Q4. Organisation: not answered

Q5. Do you wish to speak at a hearing? No

Q6. If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements: not answered

Q7. Option 1 – land exchange (identified in statement of proposal as the preferred option) Oppose

Q8. Option 2 – limited land exchange Oppose

Q9. Do you have any further feedback on the proposed land exchange options? Please write it below.

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?

Q10. What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building? Oppose

Q11. Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:

This isn't he 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 ttransport to get them into work on time and easily

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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

Q13. Privacy statement: I understand that all submission will be treated as public information. I understand



Respondent No: 102

Login: Anonymous

Responded At: Dec 19, 2023 18:44:16 pm

Last Seen: Dec 19, 2023 18:44:16 pm

- Q1. **Name:** Margaret O'Hanlon
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** Queenstown Performing Arts Centre Trust
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** [REDACTED]
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
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.
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
I am making a further submission to the email provided.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 103

Login: Anonymous

Responded At: Dec 20, 2023 09:36:49 am

Last Seen: Dec 20, 2023 09:36:49 am

- Q1. **Name:** Merrin
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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. It would be cool if the new spaces in Queenstown had filming things like a greenscreen room for peeps to make their projects (like Viva La Dirt League's permanent green screen in Auckland) - to help and continue to foster a culture of film creativity in Queenstown.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 104

Login: Anonymous

Responded At: Dec 20, 2023 13:13:18 pm

Last Seen: Dec 20, 2023 13:13:18 pm

- Q1. **Name:** Tony Strain
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** **Other (please specify)**
Lake Hayes
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
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.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
QLDC can't afford this project considering the state of the essential infrastructure and nether can the Rate payers.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 105

Login: Anonymous

Responded At: Dec 20, 2023 19:45:00 pm

Last Seen: Dec 20, 2023 19:45:00 pm

- Q1. **Name:** Zelia Horrell
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Frankton
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 106

Login: Anonymous

Responded At: Dec 20, 2023 20:00:40 pm

Last Seen: Dec 20, 2023 20:00:40 pm

- Q1. **Name:** neven Shannon
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Frankton
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 107

Login: Anonymous

Responded At: Dec 20, 2023 21:13:39 pm

Last Seen: Dec 20, 2023 21:13:39 pm

- Q1. **Name:** lan
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Support
- Q8. **Option 2 – limited land exchange** Support
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
- 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 greatly degrade its crucial role as a vibrant pedestrian oriented visitor destination. Contrary to what some commenters claim, having the Council building in Frankton or worse yet Ladies Mile, with next to no amenities around would not improve recruitment significantly.
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Support
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
- not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
- 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 greatly degrade its crucial role as a vibrant pedestrian oriented visitor destination. Contrary to what some commenters claim, having the Council building in Frankton or worse yet Ladies Mile, with next to no amenities around would not improve recruitment significantly.

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 108

Login: Anonymous

Responded At: Dec 21, 2023 07:33:46 am

Last Seen: Dec 21, 2023 07:33:46 am

- Q1. **Name:** Tracey Henderson
- Q2. **Email address:** 
- Q3. **Location:** Frankton
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
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????
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
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!
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 109
Login: Anonymous

Responded At: Dec 21, 2023 12:12:38 pm
Last Seen: Dec 21, 2023 12:12:38 pm

Q1. **Name:** Andrew Blackford

Q2. **Email address:**



Q3. **Location:** Queenstown

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** No

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered

Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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 the Reserves Act, provide opportunity to build community facilities on them. Free holding land at the western end of the site makes sense for potential future commercial opportunities (read sale of land?), but it's not clear why Ngāi Tahu Property need to become an owner of this land or the benefits of them doing so. What are the "interests" that Kai Tahu have on the former playcentre site owned by the MOE land that is to be transferred to QLDC ownership - why would they be in a position to block wider development of the site?

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

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? Plenty of other local councils are in various stages of delivering projects of equal scale and complexity and have not entered into high risk, complex joint ventures - CODC & the Cromwell Town Hall and Invercargill City Council and Project 1225 are relevant examples where the local TA is developing projects, employing with and engaging experts as required to help them with this process. It is not difficult for local authorities to do this, and is in fact done successfully all the time.

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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.

Q13. Privacy statement: I understand that all submission will be treated as public information. I understand



Respondent No: 110

Login: Anonymous

Responded At: Dec 22, 2023 07:40:17 am

Last Seen: Dec 22, 2023 07:40:17 am

- Q1. **Name:** Rick Pettit
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Other (please specify)
Wakatipu Rural - Morven Ferry
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
I dont 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
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
Wrong location
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 111

Login: Anonymous

Responded At: Dec 22, 2023 12:16:16 pm

Last Seen: Dec 22, 2023 12:16:16 pm

- Q1. **Name:** Rainer Heidtke
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Frankton
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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 to the decision of having the community heart in future in Queenstown downtown, rather than for example Five Mile or Remarkables. The community needs to be consulted about this fundamental question first, before being consulted first, before any further consultation can take place.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 112

Login: Registered

Responded At: Dec 22, 2023 12:47:47 pm

Last Seen: Dec 22, 2023 06:39:12 am

Q1. **Name:** Duncan Dea

Q2. **Email address:**



Q3. **Location:** Queenstown

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** No

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered

Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

I oppose the current proposal . The town need scar 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 roptions outside of the central town to ease pressure. Stop Manawa

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

see earlier comments plus , we do not need NT to JV, we need top keep control of our land and destiny

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

see earlier comments

Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 113

Login: Registered

Responded At: Dec 22, 2023 14:03:05 pm

Last Seen: Dec 22, 2023 02:59:43 am

- Q1. **Name:** Warren Cooper
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** [REDACTED]
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
not answered
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 114

Login: Anonymous

Responded At: Dec 22, 2023 14:34:02 pm

Last Seen: Dec 22, 2023 14:34:02 pm

Q1. **Name:** John Davies

Q2. **Email address:**



Q3. **Location:** Queenstown

Q4. **Organisation:** not answered

Q5. **Do you wish to speak at a hearing?** Yes

Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:**



Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose

Q8. **Option 2 – limited land exchange** Oppose

Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**

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 move towards a sale of the land, shows that the majority of Councillors have a lack of fundamental financial knowledge. As a substantial ratepayer, I see this proposal ranking, with the sale of Lakeview, as the worst two Council decisions over the past 50 years

Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose

Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**

I am not racist. there should be no joint venture with anyone to put the ownership of the land at risk

Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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 people are interested where you offices are, but they are interested in parking and green spaces, like the village green

Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 115

Login: Admin

Responded At: Jan 18, 2024 08:47:58 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Aaron Cowie
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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. Aaron Cowie Fernhill Queenstown
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 116
Login: Admin

Responded At: Jan 18, 2024 08:51:12 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Alan Townsend
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
- Project Manawa should not proceed in its present form. 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 population centre, the locals shopping precincts, the sporting centre (eg the sports grounds and the Events Centre), Transportation hubs, community activities (e.g. the Saturday market) are all located in the Frankton flats area. QLDC should recognise that central Queenstown is now a tourist focused area, and locals do not see this area as being the town centre. Most have no reason to visit. Better to recognise this and develop community facilities in the Frankton area while land is still available. Irrespective of where the town centre community facilities are located, a new civic administration building is not required. Modern business practice with remote working and local "drop in centres" for customer facing activities eliminates the need for a central civic administration building. Back office functions can better be located in rented office facilities.

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 117

Login: Admin

Responded At: Jan 18, 2024 08:52:51 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Allan Huntington
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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

Q13. Privacy statement: I understand that all submission will be treated as public information. I understand



Respondent No: 118

Login: Admin

Responded At: Jan 18, 2024 08:54:39 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Amanda Robinson
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
amanda@lightfoot.org.nz
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 119

Login: Admin

Responded At: Jan 18, 2024 08:55:57 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Arie Kleinjan
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
Never go ahead with Manama project as long as 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!
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 120

Login: Admin

Responded At: Jan 18, 2024 08:57:19 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** G.Austin
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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. For far too long Queenstown ratepayers have had to pick up the bill for poor planning and abysmal project management and this needs to stop. I was hoping the incumbent mayor would make a difference but unfortunately he's been absolutely useless. It's time for the council to listen to its ratepayers.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 121
Login: Admin

Responded At: Jan 18, 2024 08:58:29 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Bart Nicol
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Wānaka
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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. I object to the frivolous spending in Queenstown on Streetscapes, 5 million on a footpath to Arthur's point when the wide aggregate path is suffice ... people can still walk on gravel and it's called a 'mountain bike' for a reason! You ride on unpaved surfaces. I'm sure there are better ways to spend 51 million than a glorified office. How about drainage projects in Wanaka, Luggate, Hawea? How about developing the old poo ponds on Ballantyne Rd? If you need new offices the build just that on the site QLDC already own and be bloody grateful for that. Stop dealing with Ngai Tahu and being slapped with rents and leases.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 122

Login: Admin

Responded At: Jan 18, 2024 09:00:14 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Cal Smith
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

My submission surrounding this is NO. I do not agree. 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 growth. It will also reduce the amount of daily journeys into CBD by your staff alone plus any meetings you hold with the public 400 journeys will be going against the normal flow of the commuters thereby reducing congestion in the two peak hour traffic times. The ladies Mile land is owned by QLDC and therefore no rent will ever be on charged via the rates billing system to the ratepayers Civic administration does not link in with arts and other community buildings. Your staff are already in the CBD and are not demonstrably part of the melee of town life We as a community do not use the civic building therefore it does not need to be on prime CBD land as a central building of the CBD. The community needs buildings it will use, Not look at Your staff will make use of the town square in their lunch breaks rendering it unusable to the public. Another waste of money You have not been transparent about the true cost of the development, currently only providing costs on part of the 'hub'. You can't even publish correctly whether QLDC currently operates over four or five sites. You claim the public is confused about which QLDC site meetings are being held at. You organize and control the meetings, so is your lack of communication on their location deliberate or incompetence? You claim to need to work with NTP as you do not have the time or necessary skills surrounding construction - how do you manage to approve planning applications? Any construction skills needed will be provided by the architect and builder not by NTP or yourselves Community buildings should be solely owned and operated by council. Not a joint enterprise with unelected officials There should be no plan to build to pay rent. Use land already owned. Costs need to be controlled both in the build and the future. Ratepayers cannot afford this project or the obvious overruns that will follow. Plus the never ending rent increases that you can't walk away from without gifting the building to NTP You were advised by KPMG that this was a bad idea but still you are pressing on. So we paid for a professional opinion that you sought in order for you not to share it with us and to ignore it because you don't like the findings and you don't want us to read a professional opinion. Why do you continue to waste money. Now you are seeking our opinion so you can ignore that as well This is not governance in accordance with NZ Law. The submission process is not a box ticking exercise. Any land swaps should only be done to produce a rent free environment for community buildings NOT with the intention of paying rent or co-ownership Council spending and wasting of public money is far too excessive. This project will be the same. By being more transparent the public could identify problems that you are not, or choosing not to. We currently have more pressing needs for infrastructure work throughout the lakes community and this should be councils priority not this project. Yes I want the opportunity to be heard

Q13. Privacy statement: I understand that all submission will be treated as public information. I understand



Respondent No: 123
Login: Admin

Responded At: Jan 18, 2024 09:01:25 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Carolyn Cafe
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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-going situation. I agree with everything she says. Thank you
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 124
Login: Admin

Responded At: Jan 18, 2024 09:07:50 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Peter Newport
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** Crux
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** [REDACTED]
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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)
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 125
Login: Admin

Responded At: Jan 18, 2024 09:09:40 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Deborah Palmer
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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 large number of residents and businesses now are. The Queenstown Bay area is now catering for tourists with bars, restaurants, tourist shops. It's cold and shaded in winter and isn't the heart of our community. Transport into and out of the bay area is difficult and most of us stay away and leave it to the tourists. Lots of council employees work from home partly because of traffic and Transport issues, partly because the office is so crowded and noisy as well as in winter Queenstown Bay is so cold and shaded, and also because we're just not connected to that area anymore. We live and conduct our lives out here in the Wider Wakatipu Basin. Less issues , better site to build on and less expense doing land swops etc. Happier people. Just my opinion.....
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 126
Login: Admin

Responded At: Jan 18, 2024 09:10:59 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Diana Hubbard
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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. There is no community mandate for the location of the Council Administration and the Manawa Project in the CBD. It is clear that the centre of gravity for professional and retail service for permanent residents has moved to the Frankton Flats. That is where the Manawa project should be located.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 127

Login: Admin

Responded At: Jan 18, 2024 09:12:26 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Edwin Elliot
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** Elliot Family Trust
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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! We and I don't appreciate how the site for submissions on this Project cannot even be submitted by your useless QLDC website and its bloody registration process. FGS Mike! My Family and I have been trying over two weeks to get a submission through on this Project Manawa: OUR SUBMISSION AS A FAMILY TRUST SUBMISON IS AS FOLLOWS: 1. We do not agree with either Option 1 or 2: BALLARAT STREET SHOULD NOT BE CLOSED IN ANY CIRCUSTANCES. We note the Ballarat have been closed already but that was with community consultation and under illegal Shovel Ready processes. I and our family trust wish to be heard one the illegal closing of the Ballarat street historic axis road and the profound effect the closure of Ballarat street is having on our lives and we in no way agree for this important axis street becoming Local Purpose Reserve Land at all. It is remain as a public street as it also has done. 2. The Lands dedicated as for education purposes are to remain only for education purposes on option 1. The Reserve land which was old high school land shown under option 1 is not to become freehold land. The land of the old two high school blocks both option 1 and option 2 is not to become freehold. Certain parts of land here was designated as common ground and for the use of the community such must remain as such. 3. The invitation for public submission have been made in a very confusing manner, purposely, so one doesn't understand what they are submitting one? 4. The QLDC website on submissions is fatally flawed so it is very hard for a member of general public to submit! 5. My family trust don't agree with any joint partnership with Ngai Tahu or any other developer. This no criticism of Ngai Tahu but as they are respected. But the joint partnerships of QLDC with Alliance (Re Shoal Ready) and the developers of Lake View arranged by Theelan CEO have been totally managed in incompetent fashion and cost any ratepayers too much money! Qldc have been shown to be totally incompetent at these joint ventures. Please no more! 6. Qldc should not remove the memorial hall under any circumstances. 7. Any ongoing concept for the Manawa sites and the future of Ballarat needs discussed in an open fashion with the residents of Queenstown. The QLDC and Theelan have failed to engage with community all! 8. I/ We insist on be heard on this submission On Project Manawa I and our family are devastated at the extremely poor nature this project presented and its extremely poor or non-existent form of being able to submit. Mike this is still a democracy. Its not all Champagne Socialism as you appear convey! Please someone acknowledge receipt of this formal submission I don't expect Mike will! Regards

Q13. Privacy statement: I understand that all submission will be treated as public information.

I understand



Respondent No: 128
Login: Admin

Responded At: Jan 18, 2024 09:13:41 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Emma Wilson
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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 should it be?" not how funded or how the land is dealt with. I feel very strongly that the beating heart of Queenstown is now Frankton. The new library, Whakatipu Youth Trust, Te Atamira, Turn up the Music School, the High School, several dance schools, Lakes Theatre Arts, the Events Centre, Community Cats - probably several more organisations - are firmly rooted in Frankton and would not move back to the town centre. Traffic on Frankton Road makes travel into town almost impossible, certainly against time restraints (getting kids to activities). No parent is going to bring one child into town whilst siblings are at afterschool activities in Frankton. Nothing I have seen about Project Manawa explains HOW a community hub is going to be created. You need multiple rooms eg Te Atamira has 4 art creative / display spaces, 2 dance studios, a multipurpose small room, the theatre and a large teaching space, plus 12 small studio spaces and a recording studio and the foyer area - total 23 spaces. And this is but a drop in the ocean of creating a 'vibrant heart' for the community - you'd need to add in the other creative spaces across Frankton to really feel the sense of the size of a 'hub'. This would only be possible for Project Manawa to offer if the whole building were to be arts spaces! What exists in the proposal is not a community space - it's just a space which no-one will visit because there's no actual reason to go there. Everything in the modern world is aimed at online services. People need to go to a council building less and less often. Which negates the argument for making it 'central'. It should be where land is cheaper, allowing a better use of the town centre land for tourism purposes.

Q13. Privacy statement: I understand that all submission will be treated as public information. I understand



Respondent No: 129
Login: Admin

Responded At: Jan 18, 2024 09:16:25 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Ewen and Heather Rendel
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** [REDACTED]
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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. Ewen & Heather Rendel Submission: Project Manawa 2 of 2 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 reevaluate 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.

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 130
Login: Admin

Responded At: Jan 18, 2024 09:18:56 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Gretchen Markdear
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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 !
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 131
Login: Admin

Responded At: Jan 18, 2024 09:20:48 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Guy Hughes
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
- 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 they have massively more experience and understanding of what is best for our community than the current mayor (no disrespect intended here, this is based on collective years in the role). Also as a community we are massively in debt and I don't consider this to be a priority. Also I consider the location is wrong. It would force 1000s of daily vehicle movements down the congested Frankton Rd, with staff and contractors. Also Frankton is the geographic centre of the city of Queenstown. The old days are gone and with them the relevance and importance of the old CBD which is primarily a tourist hang out now. Also I don't consider the current council management has the expertise to negotiate a land for land deal or a long term lease deal such as is proposed. Also in days of old, the town hall had much more of a purpose than today when we pay and arrange things online. And I have a number of other concerns but that will do for now. I would like to retain the right to be heard should this proposal progress. Sincerely.

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 132

Login: Admin

Responded At: Jan 18, 2024 09:37:51 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Ian Moore
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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 followed QLDC projects closely, and has submitted on many of them previously, is that the focus of the current consultation is premature, and probably unnecessary. QLDC has failed to consult properly on whether PM should go ahead at all, what it should include, and where it should be. Those who state that consultation has taken place typically refer to requests for feedback on the Town Centre Masterplan (2017), LTP, as well as the KPMG report commissioned privately. Although the Masterplan was endorsed by councillors (in 2018, I believe) it did not have a specific focus on PM, and, following COVID, cost-of-living increases, rapidly rising council debt, and rapidly rising rates in recent years, can only be considered to be hopelessly out of date. Similar arguments can be used to dismiss feedback on the LTP, and the KPMG report clearly was not public consultation. Moreover, more recent decisions and changes, such as the opening of Te Atamira at Remarkables Park, and the pending move of the old Arts building to Country Lane, have changed the scope of PM. Therefore, my opinion is that proper process requires proper consultation on all aspects of PM, and on related projects such as the arterial road (stages 2 & 3) and other high-cost projects. These can't be considered in isolation because they are interdependent, both in terms of the work involved and the total cost. My personal opinion is that QLDC needs to stop all non-essential spending until it has its finances under control and has established a reasonable level of trust within the community. It's unfortunate that another failure to consult has led to the ongoing Lakeview and arterial road (stage 1) disasters, but there's no need to make this worse by carrying on regardless with stages 2 and 3 of the arterial road. Without these stages, the Memorial Centre and current QLDC offices can remain where they are. However, I do believe the QLDC offices should move to a more accessible location for the community. The obvious choice is Frankton, where it will be close to many other places frequented by the community. To move the office within the CBD, which is largely avoided by the community because of traffic congestion and excessive tourism, makes no sense whatsoever. Thank you for including my feedback in your decision-making process.

Q13. Privacy statement: I understand that all submission will be treated as public information. I understand



Respondent No: 133
Login: Admin

Responded At: Jan 18, 2024 09:39:56 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Jane Marsh
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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 assets that you own in Queenstown. You do not need to be in the CBD but rather in the cheapest part of town and perhaps lease a building that can be customized to your needs. People are hurting financially and leaving town due to the costs of living in Queenstown, you are only adding to that pain and stress. They are trying to survive - do you actually understand that!! This is something that you need to be selfless about and if you continue you will show yourselves for what you really are - I will leave you to answer that statement. Regards Concerned ratepayer (I am reluctant to leave my name to you)
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 134
Login: Admin

Responded At: Jan 18, 2024 09:42:02 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Joan Potts
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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 out our downtown traffic issues yet! Preposterous to suggest bringing more cars into central area...just for the basic build itself...what a joke imagining all those trades persons getting a park...let alone 500 plus ongoing staff. At minimum wait until your overspend bypass is completed and opened for a yearly to Guage usage during seasonal peaks! As said by locals..what's wrong with Lake Hayes site. Please no rate increases to cover this fanciful concept. I can add further reasoning if required. Yours faithfully
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 135
Login: Admin

Responded At: Jan 18, 2024 09:43:40 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Joanne Conroy
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** Joanne Conroy BBS (VPM) CSIJ JP Independent Director/Property Consultant [REDACTED]
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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 joint venture) when it has not consulted with the community on the best location for council offices. This has to be the first question asked.
- Claims by council staff invested in this project that the community has been consulted on whether the office should be in Frankton or the CBD have not been backed up by evidence thereof.
- Councillors have also never voted, at least not in a public meeting as is required, to build any new office that might be required on this CBD reserve site.
- The consultation document is confusing and vague, the consultation process poorly timed in terms of being rushed before Christmas. The only community consultation on Project Manawa is about two technical matters, rather than the fundamental questions of where this community heart should be and what it should comprise. Council could see this as a mechanism to retrospectively claim a mandate for using the Ballarat Street local purposes reserve for new offices, because people responded to associated questions.
- The ramifications of freeholding land – such as loss of community and council control over its use and spending of the funds gained – have not been made clear in this document or any community discussions. They should be, because the decisions made will have significantly different impacts on both fronts.
- Remember that QAC's lease of Wānaka Airport was overturned by the High Court because of council's inadequate consultation process. We don't want our community to have to go through that expensive and time-consuming process, when it could be avoided by doing things properly.
- The Local Government Act requires council staff advice to include full and frank coverage of all options. This is not evident either in the consultation document or in relevant council agenda items presented to councillors.
- For example, too little detail and clarity over cost and parameters of the proposed JV and CCO structure and again, too little discussion of other possible alternatives. Or practical examples of how it is working elsewhere (not smoothly in Christchurch, where they are in dispute over lease costs.)
- Lack of actual 'community heart' - just a sloping pedestrian axis with some terraces to sit on. The only "community space" in the 10 year plan is the council office building. 600 council staff do not make a beating community heart. Nor do they make it "authentic," as council documents repeatedly claim.
- Total disregard of major changes in Queenstown and world reality since the 'dual town centres' approach that decades ago led some council staff to push for a new Queenstown office on this site, to keep Queenstown relevant for locals. Banks, retail aimed at locals and professional services have already headed out to Frankton Flats. As have our community support groups (Salvation Army, Whakatipu Youth Trust, et cetera). The majority of our population now lives in Frankton, or settlements to the east and south - and this trend will only increase. Total chokehold of Frankton Road makes commuting in for 600-odd staff impractical, and where would they park anyway? All of which means Frankton Flats is now the physical heart of our community and should be the place for any "community heart" to be built.
- Building the council building through a joint venture – any JV – is just putting costs of building a "legacy" council admin building onto future generations. Sure, it keeps Capex debt off the ledger (already dangerously close to our debt ceiling) but is not good governance. And it's not fair.
- No land swaps should be made before the purpose of future use of the land to be sold is defined. This would keep control in community hands, but keep the potential open for freeholding should this be justified in terms of community cost/benefit in future.
- Funds gained from any such sale should be ring fenced for community heart building purposes, rather than just be subsumed by Council debt. There is no assurance of this.
- No consultation done on the suggested Frankton land swap. Much more appropriate that this Robertson Street land be used for elderly housing and/or early childhood education. Abbeyfield and Frankton kindergarten adjacent. These are much needed resources that keep our community heart beating.
- No community consultation or evidence of discussion with councillors as to other land swap options, and other possible uses of the Ballarat Street local purposes reserves. Obvious disparity in land value between CBD and Frankton's Robertson Street. Again, there is meant to be full and frank discussion of all options. There hasn't been.

Q13. Privacy statement: I understand that all submission will be treated as public information.

I understand



Respondent No: 136
Login: Admin

Responded At: Jan 18, 2024 09:44:56 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** John Borrell
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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. Increasingly locals have little reason to enter the over crowded CBD which is almost entirely dedicated to tourism. Costs are likely to be significantly less and negotiations with other parties not required. Do the CBD a favour and move Council Chambers to the current edge of town while you can. Yours faithfully, John Borrell
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 137

Login: Admin

Responded At: Jan 18, 2024 09:46:19 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** John Fitzgerald
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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. Please have a proper consultation on this project.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 138
Login: Admin

Responded At: Jan 18, 2024 09:48:16 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Kennedy McQuilkin
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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. There are other more cost effective option's and the entanglement of maori in the project (as in Christchurch) will only lead to more costs to ratepayers.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 139

Login: Admin

Responded At: Jan 18, 2024 09:50:05 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** John Hilhorst
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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 should be colocated with a council administration building. There has been no consultation on these two fundamental questions, just statements of council intent to colocate, on Stanley St. That does not equate to a community mandate, as would be required for an issue of this cost and importance to our community. The old 'twin centres' strategy, where keeping council in town was meant to maintain its relevance to locals, is outdated. Most locals now live east of/south of/in Frankton; banks and professional services and shops for locals have already moved out as a result. As have our social service hubs and schools. And why would you force 600 or so council staff (and locals who need to deal with council) into town five days a week, considering the lack of CBD parking and excess of traffic on SH6a. There's too little detail on the CCO/JV arrangement - parameters, costs, etc. Selling what is now community reserve to a JV, and putting council into a tenancy position, would be forcing costs for a legacy building onto future generations. There's too little detail on the rationale for the suggested land swaps - and zero analysis or discussion of better possible options, as is required under the LGA. And there's no discussion of the ramifications of premature selling of freeholded reserve land - losing community control of its use and design. This is exacerbated by the lack of transparency over relative values of the land swaps (and how this might be made equitable for our community) - and of any mechanism to ensure money raised is used for community heart purposes, not diverted to debt repayment or avoidance. There's been no consultation with the community over other possible uses for the Robertson St land. Off which elderly housing and early childhood are two obvious ones, considering the neighbours. If it weren't already 10pm on deadline night, I would furnish more details as to the manifold reasons for opposition to this. Fundamentally, it is dishonest to claim community mandate for Project Manawa through 2017 Town Centre Management Plan and 2018 Ten Year Plan consultation documents that didn't ask the community if they wanted what council is now trying to push through. The judicial review that overturned QLDC's illegal lease of Wanaka Airport to QAC should have served notice that inadequate consultation for significant community issues is not a wise move. This would be yet another unnecessary cost and stress on our community, for no good reason. Please stop this hearing going ahead, talk to your community, get some decent future-focussed and community-oriented thinking and discussion going and then hopefully we can all make some progress on this. Please note that I would like to speak at the hearing. Ngā mihi John Hilhorst

Q13. Privacy statement: I understand that all submission will be treated as public information.

I understand



Respondent No: 140
Login: Admin

Responded At: Jan 18, 2024 09:51:41 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Joyce Barry
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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. Yes – traffic is “dreadful” but it is hardly going to go away in the foreseeable future. We have sat at two public meetings where a former Mayor assured us “over my dead body will another development go ahead at our entrance without Waka Kotahi solving our traffic problems” - and yet Ladies Mile sits on the books, agitating, and the road and single bridge remains as ever. Downtown is TOURISM and our golden goose – and yet the Council takes away carparks, and tourists' cars and vans cruise and cruise until they just may find a spot. Welcome tourists. SERVICING and the majority of RESIDENTIAL housing is now in the Frankton basin – natural expansion. And yet you are going against the trend and planning a major servicing unit plonk in the middle of tourism territory where staff parking and access will be harder than ever. Will they use public transport with Frankton Road clogged? Invest in a 4 level carpark (2 levels underground) on the entire Manawa site – excellent access – covered bus linked - encase in clever ribbing and start collecting the assured revenue ourselves - well into the future – and limit the greed of the Wilson Brothers Dynasty and serve the tourists that you ‘value’ so much. The Memorial Hall can offer one continued facility into the foreseeable future and at least patrons can have accessible parking nearby. Establish the

Council complex wherever on the Frankton flats. It is ideally centrally suited then, to include the emergency response unit; compatible services close, with choices of access. Lessons are learnt the hard way. Our main bolthole is Hastings. Queenstown is far from the only area experiencing "exceptional growth" projections. Hawke's Bay has it from lifestyle attractiveness, tourism inc. extensive cycling trails, excellent weather, large immigrant intake, plenty of wealthy investors and the constant pressure from relocating Aucklanders. Weak Hawke's Bay Councils allowed the urban creep across the Heretaunga Plains – New Zealand's prize fertile horticultural land, that harbours one of the world's largest natural aquifers. Where tourism is Queenstown's bread and butter -horticulture is Hawke's Bay's. One brave Hastings District Council – around 15 years ago – had the guts to say "enough". A Heretaunga Accord was negotiated and signed by all (5) local Councils. Hastings and Napier Cities were ring-fenced – some suburbs 'squared up.' Future (limited) residential areas identified. Large format retail park established close to City centre. 3 x existing/ future industrial parks identified. City green spaces undertook extensive regeneration. Inner-suburban planning (in-fill/ height etc) established. Cycling/walking networks established. Multi-use sports park established on the edge where it links with the main highway. The old dump converted into a park and two local wetlands regenerated. The bird life is now exceptional. Outer villages – ¼, 1/2, 1 hr. away were identified for expansion. Happily, Queenstown has achieved several of these already. So, what happened in Hastings?: The urban spread stopped. Outer villages are flourishing. The same pressures remained but vistas were retained/ facilities improved/ clever suburban infill/ multi-apartment complexes etc arose. Heritage registered and celebrated. This process continues today and both Cities continue to attract, for every good reason, and nothing more is 'ruined'. When it comes to land use – developers know where their limits extend. They are forced to think creatively. The same approach was taken with 'water' – a lesson for us here. Weak Council deference had put off maintenance of an old bore – partly fed by a polluted Tuki Tuki River – where big poos are converted to little poos from the Central Hawke's Bay catchment that can't afford a proper treatment plant. A 3 Waters approach was being planned to fix this. 5000 Havelock North (Hastings suburb) residents were infected with campylobacter – 5 died and many have been left with lifelong complications. The Hastings District Council were exposed, embarrassed and forced to act. \$85 million later we have just opened a stunning water treatment and community water education centre. Chlorine and fluoride are being reintroduced and a separate unfluoridated water outlet is available 24/7 for the protestors. When it comes to emergencies, Hawke's Bay learnt the hard way again. Over the last century – Hawke's Bay experienced the 1931 Earthquake – and the Bola and Gabrielle Cyclones. All took lives – ruined infrastructure and livelihoods and stock. Local Esk Valley has recorded flooding in 1891, 1927 and 1948. Lives lost in all, and yet weak Councils allowed residential homes to be re-established. Surprise surprise – more lost lives and homes this year. Local veteran WW1 soldiers had the experience to achieve amazing evacuations and order after the 1931 earthquake. No airborne road or rail available then. The weather negated any helicopter help during the recent cyclones – most roads and bridges out. Would Queenstown be capable of meaningful response to any of these? The 5 main entry/exit Hastings roads were all compromised. Any of those are high risks here – Queenstown sits close to the Alpine Fault and see the Bob's Cove storm -bank to appreciate the ferocity of weather events. Increasing critics are expressing the same. You need centralised control and downtown and split facilities will hinder this when ONE main road gets gridlocked in the best of time. Please just wake up – see the reality of the challenges and make the hard calls. You would be remembered for it – for the right reasons. Thank you for the opportunity to contribute. Yours sincerely Joyce Barry

Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 141
Login: Admin

Responded At: Jan 18, 2024 09:53:47 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Justine Byfield
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
I oppose the Proposal for Project Manawa. 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 unknowns in this proposal. I feel it is reckless for the Council to contemplate spending money it hasn't got. The financial outlook has changed significantly from when this project was first suggested and it is a moving target. Ngai Tahu Property is well-heeled. Queenstown Lakes District Council is not. The JV with the Alliance on the arterial route was rushed and it isn't going well for Council. What lessons have been learnt? The Council would be better, in my opinion, concentrating on 'must haves' (drinkable water and operational sewerage facilities) at this time and not be distracted with 'nice to haves'. Council should park Project Manawa for now and keep powder dry. The value of the land will take care of itself. Justine Byfield
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 142
Login: Admin

Responded At: Jan 18, 2024 09:57:56 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Karen Boulay
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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. However my views on the Manawa Project. -The majority of the site is local purpose reserve land -The second larger area is educational purposes -Then there is a bit of freehold land Hence there is nothing in the reserve statuses that allows for a civic centre or associated retail outlets for example. Some consideration needs to be given to the meaning of Manawa = heart. This is land for our community, similar to the Gardens. We went to school there, our kids to Playcentre, we used the arts and pottery rooms. About 20 years ago the then Council proposed a similar project but it did not go ahead for the above reasons. There are still ratepayers living in Central Queenstown, Leave us with the ability to keep our community here, we don't go Frankton way if possible. We have the RSA, Senior Citizens , CAB etc but need to leave our options open for our future. Another puzzlement was why it seems preferable to deal with Ngai Tahu solely. Is there some political reason why Kai Tahu is not to b involved? To sum up, though I am in favour of retaining a Civic Centre in Central Queenstown, I oppose the development of the site as proposed for the reasons listed above. Regards Karen Boulay

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 143

Login: Admin

Responded At: Jan 18, 2024 09:59:21 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Kate & Mike Legge
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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 you are now consulting on are made. Regards Mike Legge
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 144
Login: Admin

Responded At: Jan 18, 2024 10:00:35 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Keith Milne
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** not answered
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
- 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 Frankton Flats. This is for several reasons. Firstly the Frankton Flats is a much more central location for the rate payers. Most banks and many businesses and support groups such as The Salvation Army have already moved out to this physical heart of the Whakatipu Basin. Calling this proposed location the heart of Queenstown is not correct as most rate payers don't live in Queenstown itself and many avoid going into Queenstown itself due to traffic congestion and parking issues. Also by having it there there would be no need to have up to 600 council workers commuting into central Queenstown which can lessen the traffic congestion on the Frankton Rd and decrease the pressure on parking. This present consultation proposal seems very rushed with a small window for public submissions at a very busy time of the year. There is very little information about long term costs. Other options need to be considered.

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 145

Login: Admin

Responded At: Jan 18, 2024 10:51:36 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Kim Wilkinson
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** not answered
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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 I supported Option 1 or Option 2 for any land exchanges. At this stage of consultation with the community I believe these are not the questions QLDC should be asking. I therefore oppose both land exchange options. Before any land exchanges occur the community first needs to have an opportunity to discuss with QLDC what developments should and should not be on this site. These land exchange options should only occur after that process has taken place. On page two of the Submission Form I was asked whether I supported a proposed JV with Ngai Tahu Property for constructing the civic administration building. Like many in our community I don't believe the civic administration building should be on this site. I support a civic building being built in the Queenstown CBD but believe this should be on another site and would suggest the Lakeview Development site would be more appropriate. I therefore don't support a JV with Ngai Tau Property for the purpose of developing a civic administration building on this site. It is obvious to all of us in our community we have a problem gaining access to the Queenstown CBD. This has been exacerbated by the loss of hundreds of carparks due to the arterial route project and the CBD upgrades. More carparks are going to be lost with future CBD upgrades in Athol St, Camp St, Earl St and Church St. I therefore submit that the only practical and available site for future carparking in the CBD is underground carparking on the Manawa site. Originally in the Queenstown Town Centre Masterplan (as discussed with DowntownQT) there was to be a 350 underground carpark on the Manawa site. This was later scrapped by QLDC in favour of carparking buildings on the periphery of the arterial route. These carparking building options have also since been scrapped by QLDC leaving the CBD devoid of appropriate carparking. (The Lakeview carpark site is too far away to be of value to the central CBD). While traffic congestion is a major problem on our roads the number of vehicles stopping (i.e. parking) in the CBD to access the town has dropped. In 2005, 27% of all vehicles going through and around the CBD would stop to access the CBD. This dropped to 15% in 2016 and it is estimated it has reduced further to less than 10% currently. My point here is that vehicles accessing the CBD are not the major cause of traffic congestion. This is why to maintain traffic flow around the CBD we will need to progress with stage 2 and 3 of the arterial route. However, along with continuing to improve public transport we also need to replace the hundreds of lost carparks to help the CBD function efficiently. Project Manawa has easy access and is ideally located close to the CBD. There is ample opportunity to provide suitable public carparking on this site to maintain the vitality of our world class town centre to both locals and visitors and to also enable easy access to the proposed Arts Centre, Library and Town Square. I am happy to share the knowledge I've gained over 39 years regarding traffic counts and parking statistics should you be interested. Kim Kim Wilkinson

Q13. Privacy statement: I understand that all submission will be treated as public information. I understand



Respondent No: 146
Login: Admin

Responded At: Jan 18, 2024 10:56:01 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Lindsay Jackson
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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 should now be in frankton. What about Remarkables Park? Empty buildings a lovely area great parking bike tracks. Te Atamira. Please re think Lindsay Jackson (ratepayer) PS When is that horrid 3 waters sign going to be removed? The election is over
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 147
Login: Admin

Responded At: Jan 18, 2024 10:58:43 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Louise Kiely
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Oppose
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
- Submission re Project Manawa 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 traffic injection 5 days per week. Currently these staff take all the free parking available in the CBD AND SURROUNDING, MOST do not shop or support the restaurants during their 5 day working week. How many actually live in downtown ? Downtown is now for visitors. I live in the CBD and have done for over 40 years, I miss the local flavour but that is life and progress. If the council and their idea of a trusted joint development partner want to do something for the community this council building is not the answer. I believe the community will be better served having the council offices on the Ladies Mile site, the ratepayers currently own. I am am very dubious being beholden to partners with a questionable track record with regards to rentals (ask Christchurch) I also reflect on the Lakeside development where we have been told a new town centres will be. How many town centres do we need with NO car parking. Ask the community, all except for the few who still live in downtown come into Queenstown CBD, you can not even drop of anywhere without getting a ticket. I am happy to speak regarding this matter. Sincerely, LOUISE KIELY

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 148

Login: Admin

Responded At: Jan 18, 2024 11:00:39 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Margaret Blanshard
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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 place Prior to this document being released. Our council should be first and foremost be looking at basic amenities such as water , sewage etc rather than an expensive office project to fund when we also have gross shortages of affordable housing too. Then the council does own the Ladies Miles property - a much cheaper option for the town. At this late date you still have time for u turn and reconsider the the cheaper option for all the Queenstown rate payers Respectively submitted
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 149
Login: Admin

Responded At: Jan 18, 2024 11:03:32 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Margaret O'Hanlon
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** Whirlwind Productions
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

This is my Submission to QLDC in regards to the proposed Project Manawa. 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 and back-up her statements. Nothing could be more thorough, so I will not bother to duplicate such an analysis. I ask that the record show that I agree at length with all Cath Gilmour's reasons for: a) Opposing the current proposed Project Manawa build project as the "heart" of Queenstown. b) Opposing the relocation of the existing Council offices to the Project Manawa site instead of Frankton c) Land swap option 1 d) Land swap option 2 2. I also oppose Project Manawa in its current proposed state. 3. Specifically I would like to call attention to the passage below: "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. This indicates to me that the proposed "spaces for visual and performing arts" may never happen, as they are subject to "budget" - which, as we know, is entirely arbitrary depending on what other 'needs' may be deemed more important. Certainly they are not a priority. Your proposal goes on to provide a

timeline indicating that Te Atamira has provided “a significantly improved space for a wide range of groups, including those who were tenants at the Stanley Street site”. Although this statement is correct, this facility is not a dedicated community hub, or an improved re-creation of the former arts facilities. Tenants of the Stanley Street sites were led to believe that they would enjoy all the same resources and creative freedoms that they had worked to build over 20 years. QAS have been left without a home and actual gallery space, and there is still no proper theatre space for dramatic performances. It is also my understanding that TeAtamira only occupy a 10 year lease on the space, so it can hardly be considered a solution for our community art groups. It makes me feel despondent and defeated to think that the Council do not see community arts as a priority in terms of long term plans.

4. Some history on my role in the consultation process: I attended the consultation processes in 2016, 2017 and 2018. I spoke at all. My message was always clear; you can leave the CBD to tourists and tourist related activity or you can try to retain a reason for our local community to come into town. I remember stating plainly (in 2016) that for most people the only reason they come into town at all was to drop their kids to music, drama and dance lessons, attend art and pottery classes, or meet up with the Quilting club. Traffic is debilitating and parking is expensive and penalising. Once community activities were removed from the CBD, there are less and less reasons to come into town. I remember saying “we are artists, we will go where the facilities are, and if the facilities go to Frankton, so will we, and our community will follow”. The Council were keen to get QPACT and QAS on board with a “Community Center” in Queenstown as they knew then what they seem to have forgotten with this new Project Manawa proposal; Community activity and facilities are the heart and soul of any town. I am not sure how terraced outdoor spaces, a transport “hub” and Council services (which close at 5pm) will spin an atmosphere of community, but those attributes seem to be the focus. It is clearly clearly obvious that a theatre, studios to develop the arts, ampi-theatre or gallery has not been fully explored or developed.

5. The virtual visuals offered show people relaxing, strolling and ‘hanging out’ on multilevelled areas. For what reason? Unlike dance lessons and drawing classes, Council related activities are not ‘long stay’ activities, so what is holding the people there when they could wander down to the lake instead. Unless they are all waiting for a bus?

6. Clearly the community has moved from the CBD and Council should move with it. If the Council are concerned with maintaining a community presence in the centre of town, then they should honour what brought people to that site initially; the arts. Plan a facility that would encompass the needs of the community while drawing on our tourist population such as: a) A library with services for travellers (a good example is Devonport which provides lockers, internet and showers) b) A theatre which would draw in our visitors and provide a long overdue needed performing arts space that is not a “community hall”. (A good example is the facility in Whangerei). This facility could cater to conferences and annual events (that currently take up the Events Centre). This facility does not have to be massive, just adequate and purpose-built (designed by an architect that designs theatres, not hotels please). c) A gallery that has open spaces to observe artists at work as well as purchase from gallery space. d) Outdoor areas for our Queenstown Creative Markets and Summerdaze, community dance performances, Christmas Carols and buskers. If you notice, all these points have the opportunity to provide revenue back to the Council.

In closing: 7. I would like to point out that the vibrancy that existed from 2000-2022 on the Stanley Street site is now lost. Where once you could wander by and see a hub of activity - now you see construction and no matter what Council decides - it will remain construction for a very long time. This means that in the time you take to build the “heart of Queenstown” will continue to move further and further away. To expect everyone to suddenly get excited about visiting a Council office or transport hub, or a library (when we already have others elsewhere) when it opens is a true leap of faith. Whereas facilities for the arts and culture will always draw people in no matter when or where they are presented.

8. The current ideas presented in your proposal were a result of the state of Queenstown leading up to 2019. Given the monumental changes to our world as a whole, and the latest crisis the Council has faced with contaminated water, dysfunctional sewage ponds, unregulated slash causing damage to our historical graveyard and surrounds, I cannot think of anything more fool-hardy than deciding to stick to an out-dated plan. Our community has changed, where and how we gather as a community has changed. I do believe a complete rethink is in order. Thank you for your time,

Q13. Privacy statement: I understand that all submission will be treated as public information.

I understand



Respondent No: 150
Login: Admin

Responded At: Jan 18, 2024 11:05:39 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Marie Claire
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
- 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 Ngāi Tahu. It looks like spending beyond our means and bearing the financial implications later. Pedestrian prioritisation: While the site itself may have spaces for pedestrians, it's not clear from this document that it will contribute to a pedestrian friendly town centre. In order to do that, pedestrian routes through the site should extend and enhance existing routes through town. The relationship between the site and the road to its North in particular, currently looks as if it may offer pedestrians fewer options than are currently available. Active edges: Having council offices claiming the ground level and street-frontages of a building in a location like this would be a very poor outcome for the town centre. The city council offices in Hamilton are a good example of this; a large part of the town square is deadened by the inactive edge created by the council offices which border it. Stacking offices above more active spaces which the public will interact with (ie. moving the proposed library or arts spaces or adding retail) would be a more successful approach. Regards, Marie-Claire Henderson Queenstown resident & Architect

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 151

Login: Admin

Responded At: Jan 18, 2024 11:07:01 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Marion Borrell
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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. Whatever was thought even just a few years ago is out-of-date with the way we live here now. For locals, the CBD is no longer the beating heart. 1. The proportion of people living in Frankton and beyond has grown markedly along with shopping, professional services, community services, cultural and leisure activities and tradespeople. As a result, many locals, including me, rarely go to Queenstown CBD. 2. The Council (i.e. ratepayers) now owns the large, flat site on Ladies Mile, providing a new option. 3. At Ladies Mile there is ample area for the necessary buildings, parking, bus hub, and space for other community and commercial facilities. 4. The site would not involve the complications and financial uncertainties of land exchanges and joint ownership. 5. It's a wonderful opportunity. Yours faithfully, Marion Borrell

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 152
Login: Admin

Responded At: Jan 18, 2024 11:09:21 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Mark Rose
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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 a number of years back but Queenstown is no longer "that place" - Our democratically elected council is evenly split down the middle as to the merits of this project. We need to pause and re-evaluate - If Project Manawa is such a great idea, why is this split Council rushing headlong into it without proper consultation? - The new Council building does not have to be in Queenstown central. Franfton or Ladies Mile need to be considered, with the obvious advantages of being more cost effective and easier to get to/park, for both staff and the general population - There is very little clarity over the costs nor over how the JV with Ngāi Tahu will work (very reminiscent of Lakeview - "trust me I know what I am doing") - The Local Govt act assumes that Councils will be transparent in their dealings and will listen to their communities - this is certainly not the case in this instance nor in Lakeview (and to be honest it feels like QLDC is being run by Glyn and Mike) - Four previous Mayors have come out against the project As with Lakeview I am not saying "don't do it" but I am saying we need transparency and we need all of the facts and please do not insult us with the usual "commercial sensitivity" bollocks. Kind regards Mark Rose

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 153
Login: Admin

Responded At: Jan 18, 2024 11:10:36 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Miranda Spary
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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 community. Choosing the date for closing submissions to be right before Christmas seems to be yet another effort to reduce the number of objections. QLDC are playing loose and wild with ratepayers' money and it is time for some better governance and decision making. Miranda Spary
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 154
Login: Admin

Responded At: Jan 18, 2024 11:12:13 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Murray Grace
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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. If the new council offices were located in the Frankton area it would reduce the traffic on Frankton Road and save 200/300 parking spaces in the town centre. I don't think that the option of building at Ladies Mile has any merit as the Shotover bridge is already a choke point. Project Manawa would be better to incorporate a large car parking building and maybe a small council office to attend to the needs of the central business area. This project was mooted 5 years ago and has not considered the major changes as the town develops into the wider Queenstown basin. I request that the QLDC has a SERIOUS RETHINK on this issue and listens to ratepayers that will be paying for this in the future. Regards, Murray Grace.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 155
Login: Admin

Responded At: Jan 18, 2024 11:13:23 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Neville Andrew
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** not answered
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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 the council is almost broke. Kind regards Neville Andrews
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 156

Login: Admin

Responded At: Jan 18, 2024 11:14:31 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Nick Brown
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Wānaka
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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 access Council services in person. Thank you.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 157

Login: Admin

Responded At: Jan 18, 2024 11:15:48 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Nick Jobling
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Wānaka
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 158
Login: Admin

Responded At: Jan 18, 2024 11:17:05 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Nick Verlaan
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** not answered
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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 proposed. Nick Verlaan.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 159

Login: Admin

Responded At: Jan 18, 2024 11:19:17 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Olivia Edgerton
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Frankton
- Q4. **Organisation:** Te Atamira
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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 vision is to be a platform for creativity to flourish for everyone, every day. We have a curated programme and 22 fit-for-purpose and accessible spaces including dance, performance, visual art, music studios, a pottery workshop, a podcast recording studio, a curated art gallery, a project space, a classroom workshop and a youth space. We now receive more than 2,300 visits each week with wide community engagement in an accessible, safe, inclusive location. Consultation It should be noted that in the establishment of Te Atamira it was agreed that it could be a prototype that would gather insights and learnings that may be used to inform future arts and culture infrastructure. For example – how the building is used from practical facilities such as loading docks, to partnerships with local, regional, national and international artistic groups and organisations, and furthermore how facilities could be sustainable for our relatively small population base. To date this information has not been requested. Council has not undertaken consultation on alternative locations for a future council office building, contrary to the claims made in the Council chamber in the August 2023 meeting. 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 views being sought on land swap and Council Controlled Organisation seem premature as the real issue is which other locations may be suitable for the activities and buildings that are contemplated for the Stanley Street site. Location: Within the last few years the establishment of the Frankton Library and Te Atamira in the geographical centre of the basin, in Frankton, have made fit-forpurpose cultural facilities more accessible to the community. Therefore, it is concerning to read in local media that there will be no consultation on the office location and subsequent cultural facilities. It is unclear if there has been an assessment of possible alternative uses of the Robertson Street land. For example, there are increasing demands for childcare and aged care like the adjacent Abbeyfield retirement housing facility, and if this site was made a reserve these types of use would no longer be an option. If the council offices were located in the Queenstown Town Centre it means further congestion predominantly on Frankton Road with the shift of population to the Frankton Flats, Jacks Point, Hanley's Farm and additional developments, Lakes Hayes, Shotover Farm and the proposed developments of Ladies Mile. This is a road that has already been identified by QLDC as unable to carry more capacity. The benefits of an alternative more geographically central site would be freeing up more Town Centre parking for visitors i.e. 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, food and beverage and tourist activities) than an office-bound worker buying a coffee, sandwich or take-out lunch. 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 its land at Frankton is an ideal location for a Community Services Hub. Why is Frankton not also the right spot for QLDC staff to work and relate to their community? Has there been consideration that infrastructure of the scale described in the document will require significant ongoing operational funding that is unsustainable through local sources? The retail proposed would need to be of a significantly larger scale to be able to support civic facilities outlined in the proposal. We urge the Council to review the location with the lens of the best outcome for our future community, allowing for growth, access to breath-taking, inspirational views and proximity to current fit-for-purpose facilities. Kind regards, Olivia OLIVIA EGERTON (she/her) Director

Q13. Privacy statement: I understand that all submission will be treated as public information.

I understand



Respondent No: 160
Login: Admin

Responded At: Jan 18, 2024 11:21:12 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Pauline Ponton
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** not answered
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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 working space. People work now from home on numerous days of the week and "hot desking" or whatever its called these days could be the going forward plan. The QLDC is carrying a huge debt that needs to addressed before committing to further spending. The new bypass road going nowhere is a prime example of a huge overspend which the council seem to do so well. Can you sort the water problem out for the people that live in the community. At least you heard what the public wanted over the Frankton Track, perhaps you need to listen more to the rate payers. Regards Pauline Ponton
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 161

Login: Admin

Responded At: Jan 18, 2024 11:22:54 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Pearl Sidwell
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Frankton
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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 community heart and council administration building in Project Manawa in downtown Queenstown. The current consultation process has not adequately addressed the need (or even the opportunity) to situate the civic buildings in Frankton, which is now the physical heart of the community due to significant changes in population distribution and the impracticality of commuting to the town center. This oversight must be rectified before any further decisions are made. My Main points: 1. The proposed location for the community heart council administration building has not taken into account the significant shift in the population centre, with the majority of the QT population now residing in Frankton or settlements to the east and south. Commuting to the town centre, which daily faces limited road access and parking, is impractical for the 600 approximate staff. Frankton is a more suitable location for the "community heart" of the district. 2. The consultation process has not adequately addressed the need to locate the civic buildings in Frankton, which is now the physical heart of the community. The consultation document is vague, and the consultation process being rushed before Christmas is poor timing if community consultation is genuinely being sought. The only community consultation on Project Manawa is about two technical matters, rather than the fundamental questions of where this community heart should be and what it should comprise. 3. The proposed location for the community heart and council administration building does not align with the current reality of the district, where major changes have led to a shift in the physical heart of the community to Frankton. The consultation and decision-making process should reflect this shift and ensure that the community's input is thoroughly examined before making any decisions on the location for the community heart and council administration building. Forcing 600 staff and multiple members of the public to drive to QT, find free or reasonably priced parking is not sensible. The Stanley St local purposes reserve space will be better utilised as public spaces not office space, which may well often be under-occupied, as council staff are out and about during the day. I hope that you will give due consideration to the need to situate the civic buildings in Frankton, which is now the physical heart of our community, before making any decisions on the location for the community heart/council administration building. Thank you for your genuine attention to this matter. Pearl Sidwell Lower Shotover

Q13. Privacy statement: I understand that all submission will be treated as public information.

I understand



Respondent No: 162
Login: Admin

Responded At: Jan 18, 2024 11:28:31 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Sharon Fifield
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** Queenstown Business - Chamber of Commerce
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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. Queenstown Business Chamber of Commerce 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 & Angela Spackman Chief Executive Chair

Q13. Privacy statement: I understand that all submission will be treated as public information.

I understand



Respondent No: 163
Login: Admin

Responded At: Jan 18, 2024 11:29:34 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Reid Mossman
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** not answered
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
 not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
 not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
- Hello 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 Queenstown there isn't a bottomless pit of money to spend with disregard and unaccountability and give control to a second or third party without public meetings and full and open consultation & reporting. There is already a traffic issue with a single entry point into Queenstown center with Franklin road and a parking issue. If events , cultural center and staff were to be accommodated this would increase the issue in an already heavily transport reliant position. This proposal needs to be parked, until Queenstown Council can substantially lower its un controlled Debt ceiling & be more transparent with ratepayers full consultation and community involvement with full open public meetings. The proposed location is unsuitable and land at ladies mile owned by council from ratepayers funding is a far more practicable location on so many fronts. With more land area with council (ratepayers) outright owning the land. This ladies mile location would suit Parking, events , Staff and expansion as community hub and center, with good arterial access from the greater area. I don't wish to speak at a hearing and I am happy for my submission to be used for public record, Reid Mossman

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 164
Login: Admin

Responded At: Jan 18, 2024 11:32:18 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Brian Fitzgerald
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Frankton
- Q4. **Organisation:** Remarkables Park
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** [REDACTED]
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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, lowimpact 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. 3 • 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. ...” 4 • 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. Consistency with existing policy and strategy 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. Higher level significance would be a proposal inconsistent with previously resolved decisions or strategic direction, and/or contrary to existing adopted Council policies. 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. Climate change The extent to which the decision is aligned with the Council’s Climate Action Plan and consistent with Council’s keystone actions. Higher impact decisions are inconsistent with the adopted Climate Action Plan or require significant investment or deviation from existing strategies and plans. The following relevant statements are from the Queenstown Lakes Climate and

Biodiversity Plan: 5 • “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. 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 alignment with the goals of Vision Beyond 2050. Higher impact decisions are inconsistent with the adopted Climate Action Plan or require significant investment or deviation from existing strategies and plans 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 6 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

Q13. **Privacy statement: I understand that all** I understand
submission will be treated as public
information.



Respondent No: 165

Login: Admin

Responded At: Jan 18, 2024 11:35:24 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Nick Lambert
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** Remarkables Park Town Centre
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

Project Manawa Submission – Remarkables Park Town Centre – December 15th, 2023 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. · Council has no mandate from its ratepayers to consult on land swaps and joint ventures when it has not consulted with the community. · Claims by council staff working on this project that the community has been consulted on whether the office should be in Frankton or the CBD have not been backed up by any evidence. · Councillors have also never voted in a public meeting as is required, to build any new office that might be required on this CBD reserve site. · The consultation process is poorly timed in terms of being rushed before Christmas. The only community consultation on Project Manawa is about two technical matters, rather than the fundamental questions of where this community heart should be and what it should comprise. · This land opposite the Speights Ale House & the Citizens Advice Bureau is the gateway to Queenstown and was originally proposed as a Conference/Convention Centre. This would attract a market mix to our tourism businesses that stay longer, and spend more in Food & Beverage, Retail and Activities. This building could also house a Performing Arts Centre and library. · The ramifications of freeholding land have not been made clear in this document or any community discussions. · The proposed JV and CCO structure needs more consultation otherwise we could find ourselves in a situation similar to Christchurch City Council, where they are in dispute over lease costs, because the rent being charged is higher than the current “Market Commercial rent”. · Freeholding any land needs to be justified with a cost/benefit analysis. · Over the last 10 years retail aimed at locals, banks and professional services have already moved out to Frankton Flats, as have our community support groups (Salvation Army, Whakatipu Youth Trust, et cetera). Much of our population now lives in Frankton, or settlements to the east and south - and this trend will only increase. In the last 12 months Te Atamira at the Remarkables Park Town Centre has seen over 150,00 pax through their doors. · Building the council building through a joint venture will burden future generations for years to come when the council are already close to their debt ceiling. · No land swaps should be made before the purpose of future use of the land to be sold is defined. This would keep control in community hands. · No consultation done yet on the Frankton land swap. The Robertson Street land be used for elderly housing and/or early childhood education should this be justified in terms of community cost/benefit in future. · This submission isn't about having a Community Heart/Civic building specifically located in Remarkables Park, but about ensuring that the ratepayers are properly consulted on where they want this facility built, how much it will cost and how it will be funded.

Q13. Privacy statement: I understand that all submission will be treated as public information. I understand



Respondent No: 166
Login: Admin

Responded At: Jan 18, 2024 11:36:32 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Roberts Krastins
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 167
Login: Admin

Responded At: Jan 18, 2024 11:37:48 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Roger Slow
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
- 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 submit. I feel there is a great opportunity to reduce daily traffic movements and parking issues in Queenstown by many hundred by simply not having the Civic Buildings located in there. I am sorry but those who are pushing this for various, I think flowery, reasons have their head in the sand. The reality is we have a narrow corridor of, at times very slow moving traffic and extremely limited parking on very valuable land once you get there. On one hand we have proposals like this one, encouraging people into town and on the other hand we are taking issue with traffic congestion on Frankton Road and the diabolical parking situation that meets you. I have lived here long enough to have witnessed the debate over whether the public pool should go in the gardens or out at Frankton. What a relief common sense eventually prevailed. It took a few years but we got there. This is similar. We have a chance to be sensible. I am in favour of having all the council workers in one building but I am not in favour of having that building in downtown Queenstown.

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 168
Login: Admin

Responded At: Jan 18, 2024 11:38:55 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Roselle O'Brien
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** not answered
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
- 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 CBD vs Frankton and or Ladies Mile, was done in too long ago. It's not your fault covid happened and the world changed but that doesn't take away your responsibilities. It's very unfortunate but that's the downside of being a Council / government body. You get given something to look after (citizens) that you didn't choose and who keeps changing and you don't have as much control as other asset owners would. But that doesn't detract from the reality that you do have a responsibility to your citizens and that the needs have changed since your consultation. To continue in this way without responding to how the world changes, and therefore your citizens, is absolutely and utterly irresponsible. We simply need to come back to the Local Government Act Purpose 3(c): promotes the accountability of local authorities to their communities. Taking these actions is NOT being accountable to your community. The community you consulted back then was different. You have a legal responsibility to the community as it is now. It's tough, times are tough. That doesn't mean you can't do the right thing. Ngā mihi nui, Roselle

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 169
Login: Admin

Responded At: Jan 18, 2024 11:41:11 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** S W Stockdale
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** not answered
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

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 that the community was consulted is a ruse. Even your website asking for submissions gives an undeliverable email address. (See screenshot below.) The cynic in me thinks perhaps it was by design. If a new building is necessary, which is highly debatable, then it should be located where there is easy access and parking for residents, tradesmen, and staff. That would logically be outside of the CBD. At this late date, I encourage you to accept the invitation of Ex-Mayors Sir John Davies, Warren Cooper, Clyde Geddes, and Vanessa can Uden to explore better alternatives than what you have planned.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 170

Login: Admin

Responded At: Jan 18, 2024 11:42:46 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Simon Hayes
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** not answered
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

Dear Sir/Madam, 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 so given since this was mailed out to the community. 2. Debate about where the QLDC headquarters should be in the future has been under discussion for decades. Back in the late 1990's, those who were advocating for a Frankton location, were in the minority. I don't that is the case a quarter of a century later. All planning modelling now shows the Frankton Flats as the growth centre. Why drag almost all the staff along Frankton Road to central Queenstown every day. Where do they park. QLDC has been reducing car parking spaces. Don't tell me they are all travelling by bus. 3. In my view a more detailed consultation process with the central Q'tn location offered as a site and considered alongside a Frankton Flats location north of the airport, would give the community a chance to express their preference. 4. The land swap options lack credible comparisons or valuation variations. The site off Robertson Street adjacent to Abbeyfield has been considered before for further elderly or social housing projects. I am the NZ Chairman of Abbeyfield New Zealand and a committee member of the local house. 5. I understand that the elected Councillors are evenly split in their support/opposition to this proposal, or is that fake news. More consultation may lead to more consensus. Thank you for considering my email. Simon Hayes QLDC Councillor 1995-2001

Q13. Privacy statement: I understand that all **I understand**
submission will be treated as public
information.



Respondent No: 171

Login: Admin

Responded At: Jan 18, 2024 11:43:44 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Sue Ross
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** not answered
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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. I believe QLDC should consult on: a) most appropriate location for the new council offices; b) the alleged 'land swap' for which Council have NO public mandate; c) the alleged 'joint venture' for which Council have NO public mandate; d) details of the outcome of any funds arising from any or all of the above including ringfencing provisions. As with so many of QLDC so-called consultations, I am greatly disturbed by the timing of this 'consultation' particularly being so close to Christmas when most people are busy with festivities and families, and the appearance by QLDC for rushing 'consultations' through without sufficient input from the public and without any mandate. Regards Sue Ross
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 172
Login: Admin

Responded At: Jan 18, 2024 11:45:07 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Tim Dennis
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Wānaka
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Oppose
- Q8. **Option 2 – limited land exchange** Oppose
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**

Good afternoon, Based on the information supplied in the online public consultation I am opposed to the project as detailed for the following reasons. 1. No indication of costs (\$51M noted in other places but this equates to \$14,000/m² which is ridiculous) and what risks Council faces from going it alone. If you own the land why would you not go alone? 2. No business case for a JV with a property developer given esp as the information suggests Council could exchange land at Robertson Road and complete the exchanges without a property developer being involved and retain full ownership and control. Refer CCC having a difficult time with the same property developer. Not a good way to end up. 3. The project is all predicated around a 'civic heart' even though the heart of QT for the ratepayer is no longer downtown QT. Its simply not where locals choose to go. So putting the 'heart' here is not in the interests of the residents or serving the residents. It's a glorified edifice to the decision makers (Mayor and CEO) 4. Neither Option 1 or Option 2 discuss if this is the right place for the new Council building. Its simply not the right place. I ask the elected members to say NO to this waste of ratepayers money

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 173
Login: Admin

Responded At: Jan 18, 2024 11:46:05 am
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Trisch Inder
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** not answered
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** No
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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 our community. Council currently has not presented sufficient evidence of consultation with the community on the ideal location for its Council offices ie CBD versus Frankton Flats or other alternative site. Due to lack of sufficient evidence of Council consultation with the community, it therefore has no mandate to consult on land swaps and the possibility of joint venture. As there has been a lack of true community consultation regarding the location of our community heart / Council administration building, this must be concluded prior to any of the decisions you are now consulting on are made. Patricia Inder
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 174

Login: Admin

Responded At: Jan 18, 2024 11:50:38 am

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Cath Gilmour
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** not answered
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
Additional document supporting this submission.
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 175

Login: Admin

Responded At: Jan 18, 2024 12:13:14 pm

Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Mat Woods
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** Queenstown
- Q4. **Organisation:** Destination Queenstown
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

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,

Q13. Privacy statement: I understand that all submission will be treated as public information. I understand



Respondent No: 176
Login: Admin

Responded At: Jan 18, 2024 12:15:52 pm
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Sue Ross
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** not answered
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
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. I believe QLDC should consult on: a) most appropriate location for the new council offices; b) the alleged 'land swop' for which Council have NO public mandate; c) the alleged 'joint venture' for which Council have NO public mandate; d) details of the outcome of any funds arising from any or all of the above including ringfencing provisions. As with so many of QLDC so-called consultations, I am greatly disturbed by the timing of this 'consultation' particularly being so close to Christmas when most people are busy with festivities and families, and the appearance by QLDC for rushing 'consultations' through without sufficient input from the public and without any mandate. Regards Sue Ross
- Q13. **Privacy statement: I understand that all submission will be treated as public information.** I understand



Respondent No: 177
Login: Admin

Responded At: Jan 18, 2024 12:18:57 pm
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Roselle O'Brien
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** not answered
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** Neutral
- Q8. **Option 2 – limited land exchange** Neutral
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** Neutral
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered
- Q12. **Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:**
- 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 CBD vs Frankton and or Ladies Mile, was done in too long ago. It's not your fault covid happened and the world changed but that doesn't take away your responsibilities. It's very unfortunate but that's the downside of being a Council / government body. You get given something to look after (citizens) that you didn't choose and who keeps changing and you don't have as much control as other asset owners would. But that doesn't detract from the reality that you do have a responsibility to your citizens and that the needs have changed since your consultation. To continue in this way without responding to how the world changes, and therefore your citizens, is absolutely and utterly irresponsible. We simply need to come back to the Local Government Act Purpose 3(c): promotes the accountability of local authorities to their communities. Taking these actions is NOT being accountable to your community. The community you consulted back then was different. You have a legal responsibility to the community as it is now. It's tough, times are tough. That doesn't mean you can't do the right thing. Ngā mihi nui, Roselle

Q13. **Privacy statement: I understand that all submission will be treated as public information.**

I understand



Respondent No: 178
Login: Admin

Responded At: Jan 18, 2024 13:02:50 pm
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Vanessa Van Uden
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** not answered
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** not answered
- Q8. **Option 2 – limited land exchange** not answered
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** not answered
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

I wish to submit as follows: 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 Council should not be changing the status of the land. From what I understand no decisions have been made about the location of buildings/activities on the site and it is, therefore, premature to be changing the status of the land. In addition: - other options for the land at Roberston St have not been adequately developed or communicated in the Statement of Proposal so that a fully informed decision can be made by the community and - other sites have not been adequately explored for the siting of Council offices outside of the CBD. I understand that this consultation is not about the location of the council offices. However, completing a land swap prior to that consultation taking place is premature. There has been no clear consultation about the proposed location of Council offices at any stage. I am disappointed to see that the small green space on the corner of Stanley and Gorge Road has been included within the proposed area for development. This is a great space in town for passive activity and it would be sad to see this covered by commercial buildings – not a wonderful example of community heart or a place that has people, creativity, or connection at its core. I do not support the proposed joint venture partnership with Ngai Tahu property or indeed any joint venture at all. All a joint venture does is keep the cost of the building off the Council's already debt laden balance sheet and pass the costs on to future generations. If we can not afford the build the Council offices now – we should not be building them. This land is a key community asset that future generations of the Queenstown Lakes community should benefit from and have the opportunity to make strategic decisions about. We have already lost that right with the Lakeview land for a potential undefined benefit in the future and it would be wrong to do this again with the Stanley Street site. I WOULD LIKE TO SPEAK TO MY SUBMISSION AT THE HEARING. Many thanks for your time Vanessa van Uden ONZM

Q13. Privacy statement: I understand that all submission will be treated as public information.

I understand



Respondent No: 179
Login: Admin

Responded At: Jan 18, 2024 13:26:52 pm
Last Seen: Mar 14, 2024 20:21:18 pm

- Q1. **Name:** Vanessa Van Uden
- Q2. **Email address:** [REDACTED]
- Q3. **Location:** not answered
- Q4. **Organisation:** not answered
- Q5. **Do you wish to speak at a hearing?** Yes
- Q6. **If you have chosen to speak at a submission hearing, please supply your phone number so we can contact you to make arrangements:** not answered
- Q7. **Option 1 – land exchange (identified in statement of proposal as the preferred option)** not answered
- Q8. **Option 2 – limited land exchange** not answered
- Q9. **Do you have any further feedback on the proposed land exchange options? Please write it below.**
not answered
- Q10. **What is your position on the proposed joint venture and governance model with Ngāi Tahu Property for the purposes of constructing the civic administration building?** not answered
- Q11. **Do you have any further feedback on the proposal to enter a joint venture with Ngāi Tahu Property? Please write it below:**
not answered

Q12. Do you have any further comments on the options included in the Project Manawa Statement of Proposal? Please write them below:

I wish to submit as follows: 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 Council should not be changing the status of the land. From what I understand no decisions have been made about the location of buildings/activities on the site and it is, therefore, premature to be changing the status of the land. In addition: - other options for the land at Roberston St have not been adequately developed or communicated in the Statement of Proposal so that a fully informed decision can be made by the community and - other sites have not been adequately explored for the siting of Council offices outside of the CBD. I understand that this consultation is not about the location of the council offices. However, completing a land swap prior to that consultation taking place is premature. There has been no clear consultation about the proposed location of Council offices at any stage. I am disappointed to see that the small green space on the corner of Stanley and Gorge Road has been included within the proposed area for development. This is a great space in town for passive activity and it would be sad to see this covered by commercial buildings – not a wonderful example of community heart or a place that has people, creativity, or connection at its core. I do not support the proposed joint venture partnership with Ngai Tahu property or indeed any joint venture at all. All a joint venture does is keep the cost of the building off the Council's already debt laden balance sheet and pass the costs on to future generations. If we can not afford the build the Council offices now – we should not be building them. This land is a key community asset that future generations of the Queenstown Lakes community should benefit from and have the opportunity to make strategic decisions about. We have already lost that right with the Lakeview land for a potential undefined benefit in the future and it would be wrong to do this again with the Stanley Street site. I WOULD LIKE TO SPEAK TO MY SUBMISSION AT THE HEARING. Many thanks for your time

Q13. Privacy statement: I understand that all submission will be treated as public information.

I understand

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

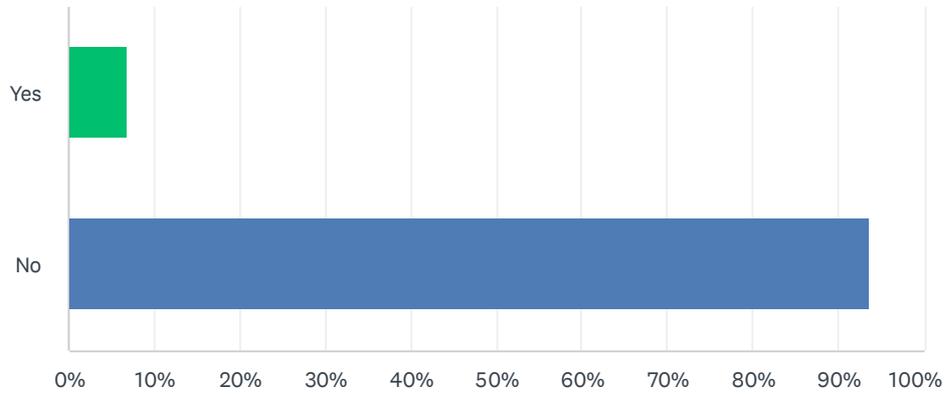
Holding on to the premise that a civic centre in Queenstown will create a local heart has long past. Queenstown is a hospitality centre and Frankton has developed as the residential centre for the Wakatipu basin.

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?

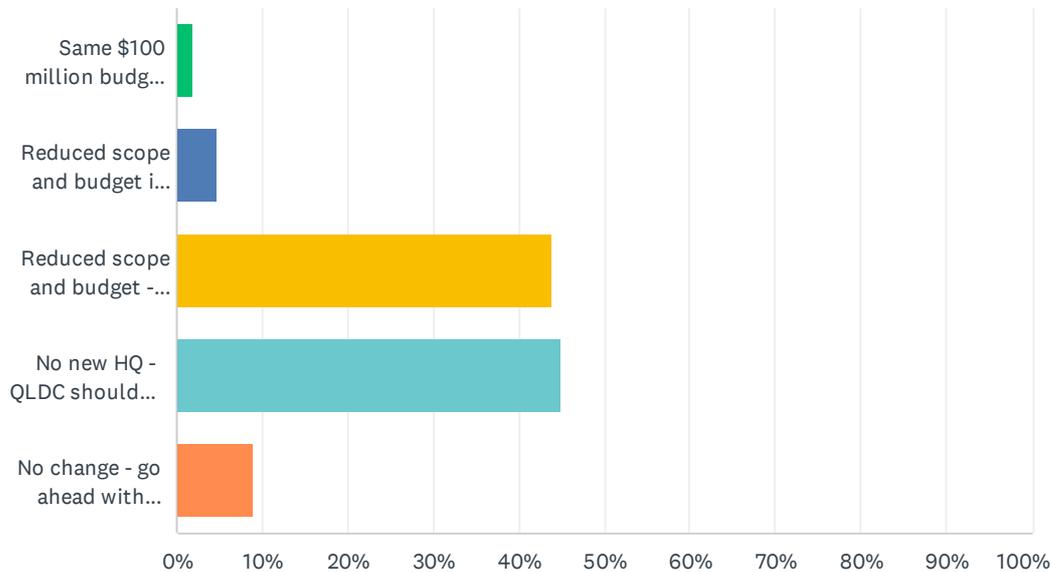
Answered: 600 Skipped: 4



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 - maybe 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 bugged 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 need an infrastructure upgrade (water and sewage) here in the upper Clutha we are 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 contemplating 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 don't 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 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. Popcorn 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 symptom 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

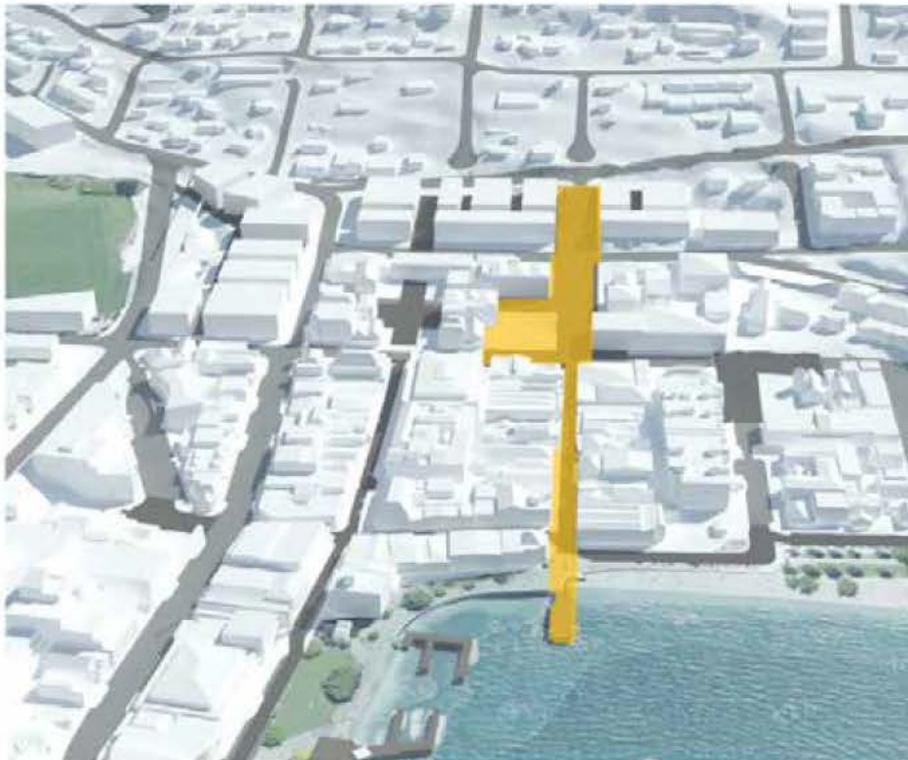
A Civic Axis could run from the proposed Community Heart, down Ballarat Street, through The Mall and to the waterfront. It could also allow for expansion of the open space provided at the Village Green.

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 (E.G. 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 | VISIBILITY 2018-2028 | CONSULTATION DOCUMENT

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?

[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 74.

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).

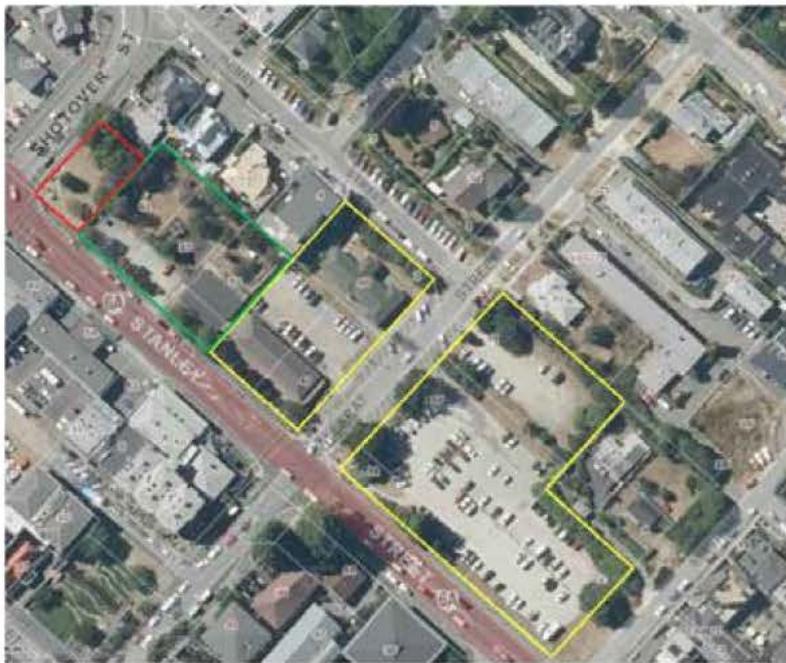
12 The Council will need to consider if it can best achieve its wishes for development of the whole of the Site under the proposed partnering agreement, compared with a third party developer (other than NTP) or by acting alone.

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	Balfarat 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>
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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