## The Rocks Limited -

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:** All crossed out

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

Have this development started immediately.

## Richard (no surname provided)

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Hendies Hole

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Murray Jenkinson Family Trust -

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Get the development started ASAP.

## Young Family -

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Thomson Rosemarie, Mark, Woodwalton Trustees (Family Trust) -

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Mollard Holdings Ltd -

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Queenstown Lakes Community Housing Trust -

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

1. The Queenstown Lakes Connmunity Housing Trust was settled by Council in 2008. The Trust is independent of Council but the two groups work closely together to deliver on the aims of the HOPE strategy, guided by a Memorandum of Understanding.

2. The Trust has created innovative housing solutions to assist eligible households to gain their own first home or secure rental. Currently, the Trust has assisted more than 70 families into modern warm dwellings.

3. Council recently identified the Tust as one group to be invited to participate in the formation of options for the redevelopment of part of the Lakeview Site. The trust understood that this was a different part of the Lakeview land from that proposed for the convention centre.

4. as part of the Convention Centre Consultation, the Trust has completed the formal enquiry form, but there is a further issue that we wish to hightlight to Council.

5. The discussion document and questionnaire refer to a possible association of affordable houseing with the Convention Centre development. The Trust acknowledges that affordable housing will form no part of the Convention Centre complex but it emphasises that both construction and operation of the convention centre will require a considerable staffing resource.

6. The Trust would therefcore see its involvement to produce worker and affordable housing on a part of the Lakeview area as fully synergistic with the convention centre development. It would be eminently sensible to have well designed, modern, warm dwellings in reasonable proximity to the centre and to the centre of town.

7. The trust looks forward to working further with council to develop the Lakeview site to provide multiple benefits to the Queenstown Community.

## Auckland Airport -

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Dear Councillors

1. Auckland Airport wishes to make a submission in support of the Queenstown Convention Centre (QCC) on which the Queenstown Lakes District Council is consulting.

2. Auckland Airport is New Zealand's gateway and one of the country's largest listed companies. Over 70% of visitors enter or leave New Zealand via Auckland Airport and we handle over 14 million passengers a year. More than 20 international airlines serve Auckland Airport, making us Australasia's second busiest international airport, after Sydney.

3. Auckland Airport owns 24.99% of Queenstown Airport and we are focused on increasing its passenger volumes by growing New Zealand as a tourism destination. We continually share our knowledge and resources with Queenstown Airport to improve its performance and service delivery and are focused on growing Queenstown's international and domestic air services connections to drive growth in the tourism industry.

4. Queenstown does not currently have a conference centre of sufficient scale to attract big conferences. As a result it loses many opportunities each year to Auckland, Wellington, Melbourne and Brisbane. The result of this is Queenstown misses hundreds of additional visitors and hundreds of thousands of dollars in economic benefit each time a major conference is lost. This has been the case for far too long and, as Queenstown becomes increasingly connected to the rapidly growing economies of Asia, the potential economic benefit of an international scale convention centre will only increase.

5. We believe that construction of the QCC is in the long term interests of Queenstown and New Zealand, and will provide significant benefits to the tourism industry.

6. Tourism in Queenstown and New Zealand suffers from very marked seasonality. The QCC will play an important role in attracting new overseas visitors during the shoulder and low seasons, thereby lifting the overall performance and productivity of the industry. The additional value to the economies of Queenstown and New Zealand from increased patronage in the shoulder and low seasons should not be underestimated.

7. The QCC will also be essential for Queenstown and New Zealand to continue to attract high value visitors who spend significantly more than the average overseas tourist. The benefits of this additional spend will be felt by a wide range of businesses and ultimately in the rates revenue collected by the Council.

8. The QCC will provide significant support to the tourism industry in delivering benefit from the Government's recently announced $158 million investment in tourism.

9. In addition to the above tourism benefits, we note that construction and ongoing operational requirements of the QCC will deliver substantial employment and economic benefits to Queenstown and New Zealand. In particular, we note that the completed QCC is anticipated to create an average of $30.9 million into the Queenstown economy and $23.5 million into the New Zealand economy.

10. We believe that the Council's financial contribution to any development should be by way of a general rate on the community and a targeted rate on the business community. We do not support a bed tax due to the negative impact it would have on the local tourism industry.

Yours sincerely

Charles Spillane

## Wanaka Residents Association -

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

OUR SUBMISSIONS ARE IN RESPECT OF : Due Process We are concerned that the consultation that is taking place in relation to the proposed Convention Centre does not align well with the requirement for responsible decision-making by the Council, given that it is clearly a “Significant Decision”. A Feasibility Study was first provided to Council back in March 2012. Given this time frame, why did the proposal only warrant a passing mention in the Long Term Plan (p19) consultation process last year? Why didn't it make it into the LTP in order that the community have the “certainty and transparency” it is promised in the LTP process. Given that the council has now chosen to use a Special Consultation Process, it is still required to highlight any consequential

amendment to the LTP that are likely to arise out of the proposal. This does not appear to have been done. The proposal in it's current form provides no real data about likely usage or about wider community impacts. Ecomomic benefit to the community in general, as required by the Local Government Act, has not been demonstrated. Affordability We are concerned about the long-term financial impact on ratepayers through-out the whole district. This is going to be significant, yet it is hard to see how there will be any direct (or even indirect ) benefit to Wanaka ratepayers. There is lots of talk about the "economic benefits to Queenstown, Queenstown Lakes, the district, the Lakes District". It is clear however that the economic benefits will foremost go to Queenstown's accommodation and hospitality industry and very little will flow to the Wanaka area. There are significant uncertainties with respect to costings, given that so little is known about potential usage. The centre as proposed appears to be a single purpose facility, not a multi-purpose facility. This is a matter for concern as this limitation predisposes the facility to the "white elephant" factor as witnessed by Dunedin's experience with the Forsyth Barr stadium. Community Impacts Little or no consideration appears to have been given to wider community and social impacts. These cannot fail to be significant given the size of the project. They may be able to be mitigated but the proposal contains no suggestion about how this will happen. There will be substantial impacts with respect to traffic movements, congestion and parking, which have not been quantified. The report identifies the likely addition of 450 jobs as a benefit of the project. We struggle to see how adding 450 low-paid workers to a community which has no affordable housing can be a positive situation! Signed Sally Battson (Secretary)

## Tourism Industry Association -

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Please see full submission for details

# Submission to the

# Queenstown Lakes District Council
# on the

# Queenstown Convention Centre Proposal

## 31 August 2013

## EXECUTIVE SUMMARY

1. TIA supports the Queenstown Lakes District Council (QLDC) proposal to lead the development of a convention centre.

2. At a national level convention centres are widely acknowledged to:

    - increase numbers of high value international and domestic visitors
    - increase tourism expenditure with convention visitors typically being higher than average spenders
    - help address seasonality, one of the tourism industry's major strategic challenges
    - provide stability of jobs within regions with a greater spread of business throughout the year
    - provide flow-on economic benefits to a range of non-core tourism business sectors, including retail, hospitality and transport.

3. TIA accepts that there are risks associated in developing a convention centre and urges QLDC to take all steps necessary to mitigate these risks for themselves and their ratepayers. And that any apportioning of cost to fund this initiative will be done fairly taking into account all parties who stand to benefit from the convention centre development now and in the future.

4. The current proposal and submission process provides an open and transparent platform for proper consideration of these risks and balancing these against the above-mentioned benefits flowing from the creation of a purpose built convention centre.

## RECOMMENDATION

5. TIA recommends that QLDC proceeds with the initiative to lead the development of a convention centre. This is done on the basis that this will provide lasting long term economic benefits for Queenstown and any issues around public exposure and financial risk to QLDC, and ultimately the rate payer, are mitigated.

6. TIA suggests that the size of the convention centre should not be limited to 750 people and the design of the convention centre must have room to expand to 1000-1200 people in the future.

7. TIA recommends that the primary focus for QLDC should be the development of the convention centre in the first instance and any other mixed use developments need to be constrained on the basis that this development should not be to the detriment or viability of the existing Queenstown CBD.

## INTRODUCTION

8. The Tourism Industry Association (TIA) is the lead association that represents the interests of about 1,500 tourism businesses in New Zealand with 132 members based in Queenstown. TIA represents a range of tourism-related activities including hospitality, accommodation, adventure and activities, attractions and retail as well as related tourism services.

9. Within this membership, TIA represents the interests of over 130 large scale hotels throughout New Zealand which, collectively, enjoyed almost 350,000 guest nights from conventions, meeting and event delegates in 2012. (resource: TIA Hotels Annual Operating Survey 2012)

10. The primary role of TIA is to be the voice of the tourism industry. This includes working for members on advocacy, policy, communication, events, membership and business services. The TIA team is based in Wellington and led by Chief Executive, Martin Snedden.

11. Any enquiries relating to this submission should in the first instance be referred to Rachael Shadbolt, TIA Hotels Sector Manager, at rachael.shadbolt@tianz.org.nz or by phone on 04 495 0814. The Association would appreciate the option of appearing at oral hearings in support of this submission.

## COMMENT

12. TIA's advocacy for world-class convention centre infrastructure is long-standing. In its 2008 general election manifesto, TIA highlighted the need to invest in vital infrastructure to grow visitation. As one of the key actions in the manifesto, the Association, with the support of industry, proposed the construction of an internationally competitive convention centre, along with upgraded cruise ship port facilities and the improvement of road and passenger transport networks. It continued this advocacy position for the 2011 general election.

13. Since 2008 an international cruise ship port has been developed and recently opened to widespread industry praise in Auckland. An International Convention Centre in Auckland will also very likely become reality. As demonstrated below, infrastructure like this in Auckland, as well as excellent supporting infrastructure throughout the country like the proposed convention centre in Queenstown, will provide a significant boost to the business tourism sector and also to the wider New Zealand economy.

By the numbers

14. Conference delegates are high net worth visitors, spending an average $318 a night compared to an international leisure visitor who spends around $208 a night.

15. As is the current pattern, many conference delegates are also likely to take a few days holiday either before or after their conference, while others will choose to return to New Zealand later to enjoy a holiday here with their family.

16. Beneficiaries of the economic benefits flowing from a convention centre are also much wider than core tourism businesses and will include retailers, hospitality providers, taxi drivers, supermarkets and petrol stations.

17. Additionally, the jobs created once the facility is fully operational represent an opportunity to bring young New Zealanders into the tourism industry and train them with the skills they need for a long-term career in the sector.

Economic Benefits case study: Hotels

18. TIA represents the interests of 22 hotels in the Queenstown region with individual properties also making their own submissions on this issue. Many are in support of the convention centre development. This equates to just over 3100 rooms or almost 1.1 million room nights per year.

19. In the year to 31 December 2012, Queenstown hotels operated at around 63% occupancy for the year or approximately 691,000 room nights sold. Of this, approximately 59,000 room nights were sold to convention, conference and event delegates, representing $8.3 million in accommodation revenue. In addition, Queenstown hotels earned another $1.2 million in on-site residential conference revenue such as room hire and from the provision of food and beverages.

20. On a national level, convention, conference and events business is currently worth around $47 million annually in accommodation revenue for hotels with on-site residential conference business making up $17 million in room hire revenue.

21. The scale of the proposed facility, with seating for 750 delegates plus exhibition space, is larger than anything currently available in Queenstown. The benefits of being able to host medium to large scale events would see accommodation bookings spread amongst Queenstown hotels, fill beds in the off-season and provide additional revenue opportunities with extra satellite meetings related to the larger event spreading out into the nearby hotels.

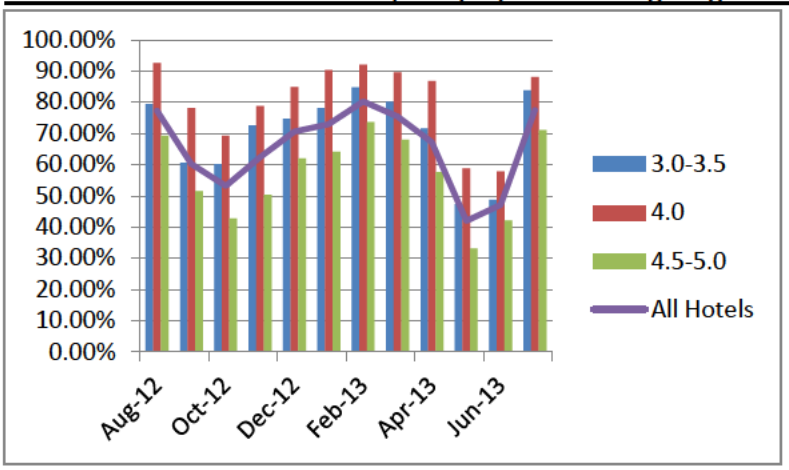
22. There has been concern raised that a convention centre would compete with hotels for existing convention space. For this reason it is important that the convention centre be built to a scale that enhances the Queenstown product offering rather than competes with existing infrastructure. For this reason the Council should not limit the scale of the facility to a capacity of 750 people which, to use a TIA example, would still not be big enough to accommodate the international tourism trade event TRENZ, or any of its key networking events.

Seasonality

23. TIA is currently leading the process which will result in the creation of a long-term strategic framework for our industry. One major challenge identified in this framework is the detrimental impact of seasonality. The need for our industry to take steps to address this challenge will receive high priority within that framework.

24. The construction of a Queenstown Convention Centre presents a valuable tool to tackle seasonality which is evidenced by the following graph from data gathered by the TIA Hotels Queenstown properties.

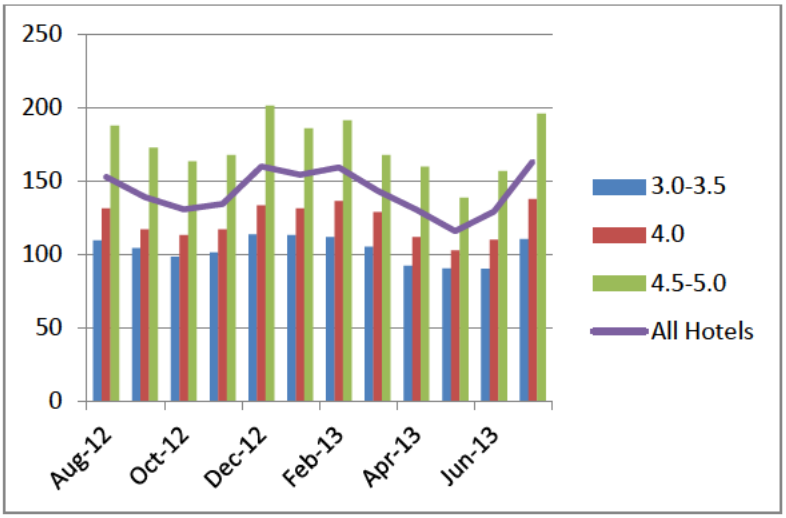
Queenstown TIA Hotels Occupancy by Star Rating Aug 2012 – July 2013




*TIA Hotels Monthly Data – Queenstown Aug 2012- July 2013*

Significant peaks and troughs are evident on the graph, particularly in the spring when the ski season has ended and the summer season has yet to ramp up. More severe however is the May-June period which is pre ski season and with little other drivers of visitation to Queenstown the town is very quiet during this period. This lack of demand is reflected in an annual occupancy of around 63% with significant peaks and troughs over the 12 month period and also through hotel room rates (see below).

Queenstown TIA Hotels Average Daily Rate by Star Rating Aug 2012 – July 2013




*TIA Hotels Monthly Data – Queenstown Aug 2012- July 2013*

25. Convention, conference and event business is not materially constrained by seasonality. Significant growth in this sector, such as that likely to be catalysed by the creation of this proposed facility, will have a helpful 'seasonality smoothing' impact during the shoulder and off-peak seasons.

26. Such smoothing results in better use of existing capital infrastructure, greater certainty for seasonal labour, the ability to drive yield, resulting in better return on investment, all of which helps lift tourism's productivity. It also helps to maintain existing infrastructure such as air connectivity. Maintaining profitable, sustainable air routes is critical to the region and must be protected. Creating year round demand through business events is one way to do this.

The competition

27. New Zealand's lack of a world class convention centre sees us ranked poorly compared to our competition. A 2012 report by the International Congress and Convention Association (ICCA) has New Zealand ranked 51st in the world rankings in terms of the number of meetings per country while Auckland ranked 125$^{th}$ in terms of number of meetings per city. We lag well behind our Australian competitors. Every year other countries enlarge, renovate and develop new exhibition and conference centres. The Sydney Convention Centre is currently undergoing a multi-million dollar upgrade which is scheduled for completion in 2017. This in turn is causing displacement throughout Australia and a natural alternative option should be New Zealand, currently we are not.

28. Anecdotal comment from one large chain property is that Queenstown has turned away as many as 40 medium-scale conferences in the past 12-18 months. This has not been due to unsuccessful bidding but through the inability to be able to offer a facility large enough for the core conference business. High quality hotel accommodation, and world class activities and attractions have not been the issue as they are all readily available in Queenstown but appropriately sized convention centre infrastructure is currently lacking.

29. New Zealand is competing not only with Australia but also globally for conventions and events. This is no different to the current challenges New Zealand faces in remaining front of mind as a visitor destination. To remain competitive, we must have key tourism infrastructure in place to allow us to compete with confidence and credibility.

Financial Contribution

30. TIA thanks QLDC for the opportunity to comment on the convention centre proposal and acknowledges that there is still much to be done with regard to finalising funding for the project and ultimately who pays. TIA urges QLDC to proceed cautiously and mitigate any risk to the Council and ultimately the rate payer. These issues must be fully disclosed before any development is confirmed.

31. At a national level, the tourism industry has a shared interest in what happens in Queenstown because of the region's status as one of New Zealand's premier international visitor destinations.

**BACKGROUND**

32. Tourism for New Zealand is big business as the country's second largest export sector. It is a major contributor to the New Zealand economy. Tourism takes the lead in promoting New Zealand to the world. The brand positioning built by a vibrant tourism industry has become an important source of national confidence and identity and a front window for "Brand New Zealand". Indeed, the clean, green, pure offer that is synonymous with New Zealand tourism has been widely adopted and used to promote New Zealand exports in a range of other industries as well.

33. Tourism in New Zealand is a $64 million per day and $23.4 billion a year industry.

34. The tourism industry directly and indirectly supports more than 185,000 full-time jobs, or about one in ten people in the workforce

35. Domestic tourism contributes $37 million in economic activity every day or $13 billion per annum

36. International tourism contributes $27 million in economic activity every day or $10 billion per annum and represents 8.6% of GDP as New Zealand's second largest export industry

END

## Porter Group Limited -

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:** Private enterprise alternatives eg. Remarkables Park

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Please see full submission for details

julia.chalmers@qldc.govt.nz

**31 August 2013**

# Porter Group Limited Submission regarding QLDC Convention Centre Proposal.

## 1.0 QLDC Proposal

Council's initial work investigating the benefits to Queenstown Lakes District to establish a larger scale convention centre in the Queenstown area are commendable.

## 2.0 Assessing Public News

Whether Council should provide the site for the conference centre and/or commit the community to underwriting some or all of the operation costs of a conference centre are key questions and one's the current community questionnaire seeks to investigate. While a lot of useful information has been provided in support of the preferred option, Lakeview, some additional information, better phrasing of some questions, plus some additional questions would be of further assistance in accurately assessing public views.

## 3.0 This submission refers to the following matters:

- CBD Performance.
- Council Sites.
- Economic Development.
- Funding.
- Questionnaire Survey.
- Conclusion.

## 4.0 CBD Performance:

Factors regarding the need for a conference centre that led to the Queenstown Chamber of Commerce and other groups lobbying the Council and central government to investigate whether a larger scale conference centre could be established in the Queenstown area included;

4.1 Queenstown CBD hotels and retail were struggling respectively with low occupancy rates and poor sales.

4.2 That a conference centre located in the CBD would improve the viability of the CBD, in particular hotel and retail business.

4.3 With respect to 4.1 and 4.2 matters, in 2013 (post the worst of the world GFC) Queenstown CBD hotels and retail are now (based on anecdotal reports) performing reasonably well. The CBD is an increasingly business, and at times, a very busy if not congested location

experiencing traffic and parking constraints. Given the above circumstances, whilst there are many arguments for locating a conference centre in the Queenstown area, it is no longer such a strong argument that it is essential that it be located in the CBD to maintain the viability of that location.

**5.0 Council Sites.**

Council advisers have recommended against two of the three sites being considered and have clearly favoured the Lakeview site. While the consultants have recommended the Lakeview site has various advantages consideration also needs to be given to the fact that depending on the scale of new hotels and retail that could be developed on this site in conjunction with the conference centre that there is a risk that these facilities could in fact potentially compete with the CBD hotels and retail, who are also being considered as a source of funds. If significant competition could eventuate it would not be reasonable to expect businesses to be co-funding significant competition by way of targeted rates.

Assessment of Effects. Until a full Resource Management Assessment of Environment Effects Report has been completed by experts, it is difficult for the public and Council to do more than speculate whether the effects on CBD and local amenity, traffic (including trucks/loading access), noise etc. will be more than minor. If Lakeview remains the preferred site, completion of this report as soon as possible is essential to enable the wider community to better assess this site.

**6.0 Economic Development**

Many of the economic benefits proposed in support of a conference centre are not exclusive to the Lakeview site, and in fact apply to sites other than those three sites owned and proposed by Council. Alternative private enterprise sites could also have the benefit of further de-risking a conference centre proposal. This could include the option of Council selling land, including any or all of the three sites it has proposed, for alternative economic development, and to utilise sale proceeds to provide capital funding for joint venture development with private enterprise on alternative sites.

**7.0 Funding.**

7.1 **Funding Clarification.** Further clarity relating to the following matters would assist public understanding of the proposal.

7.1.1 No information is provided as to how the Council calculated the proposal that a sum of up to $3.2million p.a. be required from public funds. This is a very substantial sum given and over a 50 year life would amount to $160 million plus compounding CPI every year.

7.1.2 If the operating costs exceed $3.2m how would the community be further protected from having to underwrite further losses, and if those losses are not funded would the proposed conference centre be allowed to go into liquidation?

7.2 **Funding Sources.** We submit that public funding should come from those who are likely to benefit most and decreasing amounts from those who will benefit proportionately less from a conference centre. Potential funding Sources include:

7.2.1 Central Government. There is a clear case that a conference centre in Queenstown will benefit the country and a reasonable contribution should be pursued from central government.

7.2.2 Regional Support. Similarly there is an argument that it would be appropriate to seek a measure of funding support from the surrounding regions.

7.2.3 Queenstown Lakes Business Community. The extent to which businesses may benefit from a publicly co funded conference centre and therefore should contribute to its funding, or not, will depend both on the type of business and its proximity to the conference centre. We submit a flat contribution across all businesses in the district would be inequitable. Any business contribution requirements needs to be assessed taking into account these two factors.

7.2.4 Bed Tax. Whilst the success of a bed tax in other resorts warrants further investigation for Queenstown, we submit that this should not be a sole source of funding for the conference centre.

7.2.5 Sale of Surplus Council Land. Warrants further investigation but is very difficult for the public to determine to support it, or not, until they know what land is being proposed to be sold. The proceeds of sale of land could be considered as a source of capital funding, or as a basis to set up a capital investment fund, the returns from which are committed to contributing the funding of a conference centre operational budget.

7.2.6 Residential Contribution. The sale of Council land is in part a residential contribution. Any further residential contribution needs to recognise that local residential benefit will be limited to local community events and local conferences. Furthermore, the residential benefits will also diminish with distance. We submit any residential targeted rate, if any ,needs to take these factors into account and that in the above circumstance there should either be no residential rate or any residential rate contribution should be minor.

## 8.0 QLDC Conference Centre Questionnaire.

The Questionnaire information will provide some answers but answers to questions dealing with some of the issues raised in this submission would further assist assessment of the proposal including issues relating to the Questionnaire. For example:

Question a) No alternative is given to QLDC leading the development. This could lead parties to think if they want a conference centre they have no option but to support this option.

Question b) Only the Council's three sites are listed. None of the sites submitted by private enterprise early in 2013 have been disclosed so submitters are largely unaware of these options. So it will not be possible to assess whether the public would have supported any of those proposals.

Question c) The answers to this question could vary depending on whether the site proposed is Lakeview or some other site.

Question d) It is difficult to know how to answer this question. If you circle 5 are you saying you support a contribution in excess of $3.2m p.a. or are you saying no contribution?

Question e) This is a leading question of course as a result most will answer option 1. The question would have been better structured to enable more meaningful answers to be given.

Question f) Subsection c) is very dependent on what land Council proposes to sell.

**9.0 Conclusion.**

The information provided by this public consultation is welcomed but it does raise significant other questions. We submit these questions, and no doubt others that will be raised by other submitters, be the subject of further public consultation before Council commits the community to large capital or operational funding and commercial risks associated with developing a conference centre.

In these circumstances, we consider the current Councillors should do no more than strongly recommend that incoming Councillors continue to pursue the potential development of a conference centre for Queenstown with urgency and to the greatest extent possible, in combination with private enterprise, to mitigate the Queenstown Lakes District communities, funding risks.

We would like to speak at the hearing.

Contact information: Porter Group Limited, P O Box 1075, Queenstown ap@porter.co.nz

(Commercial rate payer via subsidiary companies).

Telephone 03 442 3084

## Jamie Abel

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

The addition of a large central Convention Centre is vital to the economic growth of Queenstown .

## Ronald Adam

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Irene Adamson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I strongly oppose every aspect related to the proposal and submit that a ratepayer's referendum be held to test public thinking on the matter. There are numerous multi millionaires living in the district who don't appear to be offering some of their millions toward the building and maintenance of the proposal which they no doubt would do if they considered it was likely to be financially rewarding.

## Pauline & Warren Aitken

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Albatross QT Ltd Alistair Coster

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

The Council has no right to demand ratepayers capital to fund commercial projects which if they were economic would be provided by the private sector. The reports completely ignore the opportunity cost to the ratepayer along with the benefits thereof of no longer having this capital which will be taken from them by coercion.

## Lynda Allan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Gorge Road

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## David Allard

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

A Convention Centre is not core business for the QLDC. Leave it to private enterprise. They will do proper business analysis before proceeding. Spend your energy on reducing costs of existing services.

## peter Allen

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:**
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly support

**Comments:**

## Ed and Inge Amsler

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Toni Anderson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Janne Anderson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Mark Anderson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Being a kingston ratepayer, the convention centre is of absolutely no use to me at all. Council should stick to its core activites. It will end up like the councils swimming pool centre and stuff running at at loss.

## R Anderson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I think that the $50M would be better spent on building a hospital with all facilities for the 29,000 residents of Queenstown, plus all the number of visitors. The Council financial contribution to any development should be by way of a: (f) Other (please state) - HOSPITAL

## james anderson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

I am very strongly opposed to any involvement of GLDC in a Convention centre. If a Convention Centre is a viable proposition then private enterprise will fund it. Also Councils should (and have been instructed by Central government) stick to their core business of providing services for its rate payers. Not providing facilities to overseas business people. The vast majority of ratepayers will not benefit from a Convention centre. The people that will benefit will be a few Hotel, retail and restaurant owners. These people represent a very small portion of the Queenstown society. Please don't fund any part of a Convention Centre. Hamilton city spent $30 million on a street race that "will benefit the community" No one benefitted and the Council was left with a $30 million debt

that the Rate payers are lumbered with. Remember please a council is paid for by the people and is there to provide services for the people. Not to be involved in costly transactions for non residents, thanks, james d anderson

## Jane Anderson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

In order for this to succeed there is a need for transport to be an integral part of this plan. Regular buses from 6-11pm daily linking with all parts of teh greater Queenstown area.

## David Anderson

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Diane Anderson

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

The Lakeview site is ideal. It is a prime available site and ripe for development. Let's get on with it.

## R G Anderson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Recreational Facilities - squash courts,fives courts, eg using little space for much exercise. A general rate should only be considered for Queenstown. Lake Hawea, Makarora only benefit marginally. any rate on the business community should be small. Wnaaka will not benefit/accrue profits directly.

## Don Andrew

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:** Not in central Queenstown (Frankton)?

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

This is yet another example of local bodies getting to far from their core activities. Leave it to private enterprise, if it stacks up somebody else will do it. It is (NOT Local Govt Business). The following facilities should be considered as part of any wider development for a convention centre project: - N/A Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC. - If you must The Council financial contribution to any development should be by way of a: (f) Other (please state) - Should be a private commercial business.

## Desmond Andrews

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## spiro arkadianos

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:** Gorge road

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Neutral

**Comments:**

I think the location should be more central than the lake side location. The central queeenstown location should become open space the gorge road location will provide a non crammed atmosphere with an outlook over the oval and the lake. It provides a nice walk into town and the creek setting adds to the natural outlook. This location is close to town, close to existing hotels, close to the gondola, enroute to coronet peak, tandem parachuting views and will provide better vistas that has been shown on the plans as these photos are taken at ground level. The lakeview site is in the middle of a suburban area and quite a distance from town and many hotels are too far for accommodation. If at the lakeview site the hotel that has exclusive access to this convention centre

should contribute to the cost. At other sites the whole business community benefits. I will be in queenstown on 4th September and happy to discuss this if needed but Im not specificallyrequesting to talk about my submission.

## Roderick Atkins

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Pleas let the airport open late so we can get the skiers from Australia in so they can come over on Friday night and enjoy the whole weekend and in Queenstown and make it worth their while.

## Ngai Tahu Tourism Attn: David Kennedy

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:** Stanley St

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

Ngai Tahu Tourism is a major provider of iconic tourism activities in Queenstown, including Shotover Jet, Dart River Jet Safaris and Hollyford Track Guided Walks. All three businesses rely heavily on the Conference, Incentive (C&I) and Events sector to provide a significant number of visitors to the businesses. Our experience is that the C&I sector is predisposed to travelling to Queenstown in the Spring and Autumn shoulder seasons. Ngai Tahu Tourism support the initiative of the QLDC to lead the development of a Convention Centre facility, which we believe will be transformational to the economy of Queenstown, the Lakes District and New Zealand. The holy grail of tourism is the high spending, long staying visitor which in recent years have been difficult to find. The shift in markets

from traditional Western to emerging Eastern has created challenges in this regard. The C&I segment is in the sweet spot of the high value visitor, and any destination in the world serious about tourism has invested in infrastructure to attract these most coveted of visitors. The fact that many large conferences will be attracted to Queenstown in the shoulder seasons will have a beneficial effect on the seasonality of staffing, enabling employers to guarantee more work on a year round basis, which should have a stabilising effect on the community and the local economy. In addition to domestic and international conference, incentive and event visitors, a Convention Centre and its associated spaces will become a prized community facility.

## Joe Bagrie

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

Think positive, be positive, just get on and do it!

## Michelle Baillie (SkyCity Queenstown)

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

SKYCITY Queenstown welcomes the opportunity to make this submission on the proposed Queenstown Convention Centre. SKYCITY Queenstown supports a convention centre in Queenstown. SKYCITY believes that a modern, purpose-built convention centre will be a valuable addition to Queenstown's economic and tourism infrastructure. It will generate jobs and economic development for the region and attract additional high-value visitors. It will also have the potential to act as a catalyst for further tourism growth in the Queenstown-Lakes district. Such facilities are important economic drivers for the regions they operate in, attracting higher-yield visitors who typically stay longer than other visitors. Having a convention centre in Queenstown will positively

impact all businesses in the region, either directly or indirectly, and will assist with spreading visitation across the year. SKYCITY Queenstown SKYCITY has been a supportive and contributing member of the Queenstown community since December 2000 and operates two boutique casinos in Queenstown – SKYCITY Queenstown Casino and SKYCITY Wharf Casino incorporating Wild Thyme Bar and Restaurant and Waterfront Bar and Bistro. Employing more than 100 staff, SKYCITY Queenstown has a reputation for providing great service in a safe environment, being a responsible host, and being a centre of fun and entertainment in Queenstown. SKYCITY has contributed nearly $1.1 million to the Queenstown Lakes District community since 2002 through the SKYCITY Queenstown Casino Community Trust and has supported a number of major events in the region including Winter Festival, Winter Games NZ and NZPGA. SKYCITY Queenstown's positive reputation was recognised last year when we won the 2012 Westpac Queenstown Chamber of Commerce Large Hospitality and Accommodation Business of the Year. SKYCITY is focusing on growing its international VIP business in Queenstown, as Queenstown offers a very attractive destination for our high end VIP clientele particularly from Asia and China. We are currently upgrading our VIP offering at SKYCITY Queenstown in line with SKYCITY's 'Horizon' branding, which has been extremely successful in attracting high-spending international visitors to SKYCITY's Auckland and Darwin properties.

## Garry Bain

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

No money at all to be used for this by Council No ratepayer money to be used. We do not want extra debt QLDC should learn from the DCC/ORC fiasco using ratepayer money against the wishes of the people to land them with a huge debt when building the Forsyth Barr Stadium in Dunedin. 80% of those polled were against building this facility for the obvious reason that it was unaffordable and unnecessary. We do not want a 50 million dollar debt. What we do want is to be able to pay our way and live sensibly and debt free.

## Jane Baker

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:** Support

**Comments:**

Queenstown ratepayers should pay twice as much as Wanaka ratepayers as they are the ones that will benefit most from the centre.

## Diana Ball

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Kate Bariletti

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

As a Wanaka rate payer, who will not see benefit from the convention centre, I oppose it entirely. You didn't give me a chance in the form to say that. While Wanaka has lost librarians, doesn't yet have a suitable pool or a sports centre, it seems our rates from this side of the hill are supporting a bigger and wealthier Queenstown. Again, I say you have lost the balance between providing for tourists and providing for residents. The members of the Wanaka Community are feeling forgotten. Don't save rates income by dismissing good librarians to spend that income on a Convention Centre.

## Tim Barke

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

I think a Convention Centre will have huge and varied benefits to the business and wider community. It will give the area a big advantage over other destinations and increase high value visitors, generate more business and increase the rates collected, allowing for improvement of community infrastructure for the benefit of all. There is no denying it will be a challenge and we need to be very careful in how we cost it out and fund it but I think the potential benefits far outweigh the risks.

## John Barlow

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

I can see that a convention centre would have positive spinoff for business in Queenstown. The question is whether or not QLDC should be the inittiator of it. It is clearly outside the role of council to get into entreprenurial activies and I find it difficult to decide if this should be special case. On balance it seems risky and could cost ratepayers a lot if it does not succeed. If it were to go ahead then i think the beneficiaries of it ie business, should carry the main financial burden.

## Allan Barr

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## John Barrell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:** Neutral

**Comments:**

I am a ratepayer at Lake Hawea, (179 Lakeview Terrace: Barrell Family Trust)and so would not support any general increase in rates for this project.

## Ryan Barrie

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Oppose
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state) - Gym sports facilities

## Ann Barrowclough

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state)- Childcare facility for conference attendees

## marcus bate

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

The ongoing saga of the many times promised wanaka sports facility should be the top priority for QLDC at present. build it like you said you would before spending on something else in queenstown

## Judith & Philip Bateman & Toomer

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

Selling land assets in a place like Queenstown is a bad idea if you take the long view instead of focussing on short term financial gain. Politically, we've evolved into a society that makes the books look good on "my watch" with no thought or care to the future. I support good development that has a benefit for the whole community, that has lasting value. The Council land belongs to the community, not the Council! It is much better to get a long term revenue stream with leasing arrangements. NEVER SELL THE LAND! Suggest 25-50 yr leases for hotels & residential properties. This gives the community a direct say if times change and redevelopment is required. If you sell off land, you will never afford to be able to buy it back.

## Peter Bates

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Ive no wish whatsoever to contribute towards reinvigorating Queenstown CBD or this proposed con centre - can it!

## R.T. Baxter

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Can anyone explain to me what the BERL impact report says. I consider 9 for agree and 5 for disagree is in reverse and may help facilitate a result that suits Council.

## Dr L. R. Beale

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Downtown Queenstown has slipped over the last decade. The Convention Centre will supply the boost to top end tourists. - more top class accommodation - return of high end retail. eg. Ralph Lauren etc. Finance by Council - meaning increased rates for all. - everyone benefits including residents, with increase in property values. Time is important - lets get on as soon as possible on the attractive site. I wish to see Queenstown regain its drive!

## Ruth Mary Bedingfield

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Rate payers should not have to pay for the Convention center..If business want a convention center let them pay for it..It's hard enough to make ends meet in this town without adding to it.All we will get out of it is increase in rates and higher and higher rates in years to come..

## neville Beker

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:** Support
**Retail shopping:**
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

In my opinion a convention center should go ahead as long as it is soley funded by outside commercial ventures . Not in any way by the QLDC or by the rate payer.I have lived in Oregon Drive Off and on For the past 22 years and we still dont Have Curb and chanelling in the street. QLDC Priority Should be Fixing infrastructres like roading, water, etc First Not ! a grandiose Convention center.

## Katrina Benecke

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## J.M. Bennet

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Queenstown is known as a Tourist Adventure Place. It will never compete with Auckland for conventions. The following facilities should be considered as part of any wider development for a convention centre project: (H) other (please state) The NZ government can contribute to centre same as Auckland.

## Murray Bennett

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Re: Oueenstown Convention Centre Submission Greetings I wish to make a submission on the above. From council web site submissions close 31 August 2013 and therefore I request this submission be included. General: o I declare a conflict of interest. I, Murray Bennett being sole Director of Murray Bennett Design Ltd undertook a formal submission in conjunction with others promoting the Gorge Road car park site. Our team undertook a full design (along with a 4 minute video of the exterior and interior of our proposal), ownership, funding, and many other aspects of the request for proposal (RFP). Our submission is bound by confidentiality clauses and we cannot publically promote our submission. This submission was "Queenstown Neutral" and involved only a

Convention Centre located on the Gorge Road car park site. o I am a Queenstown ratepayer r I strongly encourage all Queenstown Councillors to view this submission before making a final decision. o I strongly encourage QLDC to make public the Gorge Road submission. o I strongly encourage confidentiality clauses be temporarily removed from the submitters of this proposal to allow our team to discuss with QLDC Councillors the merits or otherwise of this submission as it is going to be Councillors that make the final decision. At this stage I cannot discuss actual details of the submission. Submission: o I am in favour of the construction of a "Queenstown Convention Centre" built on the corect site and with the best funding and operational models . I strongly believe the proposed Convention Centre should be "Queenstown Neutral". The current Lakeland Park proposal is not o'Queenstown Neutral"! o A "Queenstown Neutral" Convention Centre is achievable . There is a valid alternative to the Lakeland Park proposal . There is a better site to the Lakeland Park site o There is a better funding and operational model to the'Sky City proposal Other: o I wish to be heard at public submissions. . At public submission time I will not present the Gorge Road car park site submi ssion because of confidentiality reasons. r All QLDC Councillors need to know all the options and that are avallable and that there is a valid alternative that requires careful and in-depth consideration. If the merits are not there in the submission then Councillors will know they have ruled out another option. Currently as I see it only a couple of Councillors know details about this proposal

## Dave Bergmann

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Oppose
**Recreational facilities:** Strongly support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

There is NO way that a Casino should be considered. We opposed having one in town, and ended up with two, neither of which pays into the community (Gamblers Anonymous etc) as they were required to. QLDC should not support or promote gambling EVER! Need to retain some of the campground, there is no where else in town for this type of tourist. And they spend money too.

## Helen Best

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I believe that a convention centre will bring more money and employment into Queenstown but that the benefits for Wanaka will not be that large and so rates should be increased a lot more in Queenstown than in Wanaka or Hawea to fund this. Furthermore Wanaka has been waiting for a new swimming pool sports complex for some time and this should be done first!

## P.G. Bethell (Family Trust)

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

1. I recieved this information on 7 Aug. 31 Aug PUBLIC CONSULTATIONS END??? Already - you have decided to go ahead. (STUFF PUBLIC OPINION. OUTRAGEOUS 2. Councils contribution 3M pa. Councils are rampant spenders. I don't believe this. 3. On P2 of your special editon you give four "identified benefits" - to whom? You read them again and identify any that benefit the private householder despite 90% of your ratepayers being in that category, which is why total funding must be borne by those who will benefit. i.e retail, hotels, restaurants, tourism type businesses. I note that you have not given any reasons that give Joe Citizen to believe that he will benefit. 4. Another glitzy monument for Queenstown, paid for by those who don't live there.

## Karl Blaas

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:**
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Peter & Cleone Blomfield

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:** Stanley St or Gorge Road

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Neutral
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Why build a convention centre on the most expensive land with the best views? Its not the council business to build retail, hotels etc. - only build a convention centre and use one of the smaller sites. Queenstown does not need an additonal casino.

## Ruth Bolger

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Andrew Bond

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## John Borrell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

I stongly oppose council being involved in a convention centre. It is not Councils role to take a punt with rate payers funds or to encourage even more gambling outlets.

## Marion Borrell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I STRONGLY OPPOSE the Convention Centre proposal for the following reasons: 1. The need for ECONOMIC DIVERSIFICATION As the Shaping Our Future consultation revealed, there is strong agreement throughout the community on the need for diversification – not having all our eggs in the tourism basket. The Council should not be using public land or money for more tourism. Instead the Council needs to spend more money and if necessary land on facilitating diversification. Personally I favour more educational enterprises, such as outposts of major universities. 2. FINANCIAL RISKS. a. We would be competing with Christchurch and Auckland, not to mention Australia. That is madness. b. The convention market is not likely to hold up, especially at this distance from the bulk

of the participants. Air travel will become more expensive, and on-line collaboration is so easy now that this junket activity will probably subside. This bandwagon will crash. c. Costings are optimistic. Just look at the Dunedin Stadium. 3. It is a COMMERCIAL PROJECT, NOT a COMMUNITY FACILITY so Council should not be using ratepayers' money or public land on it. It's not at all like the Events Centre or aquatic centre. Furthermore, it would compete in some uses with the Memorial Centre into which the community has just gladly poured funds. If this proposal were commercially viable, the parties who would benefit would fund it in full. 4. CASINOS: Sky City is not a business which the Council should be dealing with. Let's not be naive. No doubt they intend to expand their casinos, which are detrimental to the wellbeing of the community. I do not wish to speak at the hearing. Thank-you for putting this matter out for public consultation.

## John F Borrell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

1. It is not the core business of District Councils to be involved in the construction of convention centres. Council has enough problems with maintaining water sewage, storm water and roading systems without spending time and energy in assisting with speculative convention centres. 2. Mr Adam Feeley .CEO, claims analysis shows that if you want the best bang for your buck a casino is best. The QLDC has no role and no mandate to be seen promoting casinos. This community fought hard to prevent Casinos being established in Queenstown and only failed because of over riding government legislation. The social harm caused by drinking and gambling in Queenstown is already a major cause of concern with police, church and community groups picking up the pieces. 3. It is

disappointing that Mr Feeley who was only appointed CEO on the 30th July 2012 should be fronting the convention centre proposal. He is not an elected representative. 4. It would be arrogant in the extreme for QLDC to take a gamble with rate payers money to build a convention centre which all agree will not pay the construction costs. 5. Queenstown's claim to being an Adventure Capital is based on healthy outdoor activities. Casinos undermine such an image. 6. Major convention centres are being built in Christchurch and Auckland. It is not viable or sensible to have a third major convention centre in Queenstown. 7. The on line Convention Centre Submission form is not impartial but has loaded questions clearly designed to gain support for the proposal. The questionnaire is not designed to accurately gauge the opinions of the community. This is illustrated by the question in which no options are given for submitters who think that the QLDC contribution should be less than $3.2m! 8. If not withstanding the above the Councillors decide to proceed there must at the very least be a poll taken to determine the percentage of ratepayers in favour or against. 9. In the interests ofbasic democracy prior to the local body election in October the Councillors should make their position clear and no decision should be taken until after the election. 10. Judging by the 50% increase in airline passengers over the last 12 months, the continuing residential and commercial development and the rising property prices Queenstown shows steady growth. A convention centre in order to stimulate growth is not a priority.

## Eunice Borrie

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I strongly support the QLDC proposal for a convention centre. It will attract a better group of tourists, in terms of budgets to spend on local activities and attractions, and be a huge benefit to the local business community. Convention centres smooth out seasonal peaks and troughs - benefitting employees & the economy. I have attended many conferences in Queenstown over the last 20 years and we have often had to work around other companies in the busy mid-year season due to a lack of space at the hotels for ballrooms, & larger sized meeting rooms. More space will attract more conferences, meetings exhibits. The Council financial contribution to any development should be by way of a: (f) Other (please state) - Airport Dividend

## R & A Bowan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Stephen and Bonnie Boyd

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:** Strongly Oppose Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

The Council Contribution should be Zero. Council has no business financially sunsidising commercial developement. Dunedin City Council is not a model to copy, millbrook is privately owned and manages to get along very well in a commercial environment. A convention centre in Queenstown is not a bad idea, council involvement is.

## Rick Boyd

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly support

**Comments:**

1. This is a commercial venture. I object to QLDC becoming involved in what is purely a commercial venture that should be led by and funded entirely by the business community. If there are any real commercial opportunities, then the business community itself should respond rather than relying on ratepayer subsidy. Central government has already signaled that the role of District/Regional Councils needs to focus on core services, not risk-prone and costly non-essential activities of dubious value to ratepayers. 2. In the event that QLDC decides to support the venture in any financial way, I strongly oppose any potential contribution coming from Wanaka ratepayers. The proposed development is named "Queenstown Convention Centre" - the name itself identifies this as as

something with (in my view unproven) potential benefits for Queenstown - it would take a great leap of faith to suggest there is any possible spinoff elsewhere in the District. If it proceeds then any QLDC contribution should be levied on Queenstown ratepayers only.

## Peter Boyes

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:** Stanley street both the school and the car park side this would be just as big.

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:** Support

**Comments:**

Airport tax could be one way of getting more money ,

## Geoff Bradley

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:** wanaka would be a good place - take the busyness out of QT QLDC could go there also

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Strongly oppose
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Community Housing appears compatable to me. Space for community activities should also be considered. Council contribution should ideally be 1.2m or less. QLDC should also consider providing other facilities for the good of all - visitors and residents.

## Sue Bradley

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I wish to grow old here. If QLDC puts money into this kind of commercial based project and charged ratepayers $55-136 per year for 25 years for something I wont use i dont see that it will be possible to afford to stay. I thought that QLDC had done well to curb unnecessary spending and reduce council debt, I think this kind of spending to support commercial development of more hotels and gambling is totally inappropriate. We dont need any more empty hotel beds in this town particuarly ratepayer funded. I also feel it is a totally wrong use of this valuable QLDC land to subsidise a small number of priviledged commercial operators.

## Angus Bradshaw

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly support

**Comments:**

Convention should be self fundin. Council can finance but yield must exceed cost of funds. Economic impact study must be based on marginal benefit to ratepayers, not on the usual model which drags existing benefit into the model

## Austin & Sandra Bragg

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## E.J. Brash

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Glen Brazier

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Dennis Brenssell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Would be a tremendous assett both to Queenstown and NZ. Go for it, Stick with Lakeview as the view will be a selling feature. Keep all available carparking.

## Stephen Brent

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Neutral
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Liz Breslin

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Oppose
**Other:** Oppose

**Comments:**

The Convention Centre will benefit a small percentage of people in the district. Many who cannot afford to use it will end up having to pay for it. For example, what are the tangible benefits for people in Wanaka and the Upper Clutha? There are more pressing concerns for Council to address in looking after people that are here.

## Rachel Brian

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Adrienne Brimmicombe

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

This must be a state of the art centre and memorable to attendees. Gorge road would be a bad choice - industrial outlet, schools, cluttered, no views. We have plenty of hotels already, not to take trade off them. The convention centre needs to be an architetural iconic feature for Queenstown, lakeview is the perfect location. In relation to the Council Financial Contribution- After negoiations the fairest method to businesses, ratepayers and try get Government assistance.

## Kylie Brittain

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Nicky Brookes

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Rachel Brown

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:** Strongly oppose
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I know we need to thnk and work together as a District; but the Convention Centre Working Party was from Queenstown and the concept is one for Queenstown : economic benefits of jobs & activities, and opportunities for meeting, functions, concerts etc will be to a very large extend for Queenstown NOT Wanaka. Wanaka folk are more interested in sorting out their sporting facilities. And remember - ratepayers are already funding the Forsyth Barr Stadium as a "wonderful international venue." PLEASE you cannot justify to ANY EXTENT a general tax to Wanaka ratepayers. And I would rather see the whole thing being undertaken as a private commercial enterprise. Thanks. I would like to speak at the hearing if it was in Wanaka! The Council financial contribution

to any development should be by way of a (a) A general rate on the community - REALLY what has this to do with Wanaka ratepayers?  It is definitely a QUEENSTOWN project.

## Duncan Brown

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Neutral
**Recreational facilities:** Oppose
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Bevan Brown

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Darryn Brown

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## R Bruce

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The Wanaka sports complex should be treated as the top priority and that a convention centre in QT should not be contemplated until the pressing needs of Wanaka have been addressed. The convention centre should be a commercial enterprise and not reliant on the rate payers.

## D Bruce

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## G W Bruhn

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## M.P. Bryan

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## F A Buckley

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:** adjacent to the Leisure Centre etc @ Frankton or as close as possible. Agree that Lakeview would enhance CBD

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

In regards to Sale of Council Assets? Only if surplus to public interest requirements. In addition to conferences, consider the need for venues for concerts, theatre etc. Queenstown is currently a cutural wasteland. As the town has developed there needs to be more done to attract the arts for the benefit of long term residents and visitors.

## Chris Buckley

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Graham Budd

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

A combination of funding methods suggested could be used to share the contribution. While the business community should attract a higher proportion of this the economic benefit will certainly also accrue to residential ratepayers. I am one and I'm happy to make a contribution. QLDC should fund, build and operate (directly or contract expertise) the convention centre. This is the cheapest and least risk. It will expedite decisions and construction unencumbered by the complication of other partners. This would in turn improve the value to QLDC of adjoining land for associated, stand alone, or future developments.

## Graham Budd

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

Please refer to appendix document emailed to Julia Chalmers at QLDC. Introduction to Destination Queenstown & Queenstown Convention Bureau Destination Queenstown (DQ) is the official Regional Tourism Office for Queenstown and the Wakatipu area. The Queenstown Convention Bureau (QCB) is a division of DQ and is responsible for the marketing of Queenstown as a business event destination. Business events are meetings, conferences, incentive and exhibition events. The Queenstown Convention Bureau is the neutral body representing all members of DQ and our destination nationally, in Australia and further afield internationally. We are gold members of Conference and Incentives NZ (CINZ) and one of a network of 13 Convention Bureaus in the main

centres in NZ. We work in partnership with CINZ and Tourism New Zealand for all Australian and international marketing. The Bureau has a full time staff of three comprising of a Bureau Manager and Marketing Executive in Queenstown and Business Development Manager based in Australia. Other DQ resources also support QCB activity. We currently attend international sales events in Australia, USA and China as well as our own programme of sales and marketing initiatives domestically and in Australia. DQ/QCB was a representative on the working party which scoped the Convention Centre opportunity and commissioned the Howarth HTL feasibility study. This expertise has allowed us to take a considered and informed view of the various reports produced on the Convention Centre site, opportunity and economic impact as well as the proposal in general terms. Written submission on the Queenstown Convention Centre proposal Destination Queenstown fully supports the initiative for QLDC to lead the development of a Queenstown Convention Centre. Destination Queenstown fully supports the proposed location for the convention centre on the Lakeview site. Destination Queenstown broadly supports the proposed convention centre design and layout, allowing a capacity of 750 -800 in a plenary session and for possible future expansion. Destination Queenstown supports a standalone convention centre. If there was no risk to the community of greater cost, timeliness of the development process or completion deadline we would support some combined development. In this light we submit that the development of a convention centre would 'unlock' the future commercial value and potential development of the remaining and adjacent land on the Lakeview site. Destination Queenstown has no formal submission and remains neutral, at this point, on the proposed funding contributions and models. We submit that a mix of contribution is likely to be the most feasible but this will depend on the development model preferred. Further comment in support of the proposal and submission We endorse the validity of the assumptions and estimates that the consultant reports utilise for the recommendations on: 1. Demand and opportunity for convention business in Queenstown to the levels estimated. 2. Higher than average daily value of delegates to conferences. 3. Capacity of plenary and banquet areas and associated rooms, facilities and general design and layout. 4. Site location and future expansion allowance. 5. Overall economic benefit to the regional community. As a visitor destination we are actively competing with domestic, Australian and Pacific Rim locations for high value convention business, many of which are heavily investing in convention facility builds or upgrades. However we are currently achieving no growth in share of this convention business due almost entirely to the lack of a modern purpose built facility of sufficient size. As a destination we are very well placed to pursue our goal of attracting higher value visitors. Growing Convention and Incentive business events is a core component of achieving this. Convention business is also a key component of our strategy to increase spring and autumn 'shoulder' season business. This is very important for all sectors of the business community as it will improve the utilisation of plant and assets and in turn generate more sustainable year round employment in the visitor industry. To be utilised effectively convention centres must be developed in conjunction with complementary infrastructure and convention services. This includes accommodation, ground transport, dining and entertainment, attractions and activities and services including event organisers, AV technical services, team building and group photographers etc. In all respects, Queenstown already has very well established expertise and options in all of these areas and most importantly, the capacity to cater for the growth associated with larger and more frequent conference events. Air services to Queenstown and airport capacity and facilities are also essential for success. In particular the growth of schedules beyond the current peak seasons will be essential to support convention business. It is anticipated that a convention centre will encourage these

services to be added by airlines from domestic and Australian cities. This in turn will also support the growth of leisure visitors in these non-peak seasons. Queenstown is part of a national network of three proposed convention centres that complement existing facilities in other New Zealand cities. Understanding and participating in this national network is critical in terms of capitalising on the opportunity for direct Government investment in a convention centre. In addition there is substantial Government investment of about $8 million pa for Tourism NZ to promote NZ internationally as a business event destination. Queenstown will be a direct beneficiary and a centre of focus for this marketing investment with the appropriate facility. The Tourism Industry Association is currently leading the development of a National Tourism Plan or framework to galvanise the wider industry to achieve growth in value of the visitor industry over the next 10-15 years. This will be launched on the 1st October 2013. Business Events are already identified as a significant opportunity to add value, once again re-enforcing that Queenstown will either fully participate in this or be excluded. Queenstown has historically developed our conference business off the same credentials that leisure business has grown; our superb location and scenic beauty, our activities and accommodation choices and growing support infrastructure. However we now know that these elements are no longer sufficient to counter compromises in meeting capacity for businesses and associations. Without a larger facility Queenstown will only be able to participate in smaller business events or we will be excluded from consideration from anything larger than our current capacity.

## Grant & Tonia Bulling

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

Lakeview is the best site for a convention centre development: i) Alternative: Stanley Street; Other (please state) - Gorge Road crossed out. The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state) - Just buit it the rest will follow as demand requires. The Council financial contribution to any development should be by way of a: (f) Other (please state) - User pays

## Jane Burdon

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The following facilities should be considered as part of any wider development for a convention centre project : Parking No.1

## Mick Burdon

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:** Stanley Street with parking under

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:**
**Recreational facilities:** Strongly oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Parking facilities should be considered as part of any wider development for a convention centre project

## JH & LN Burdon

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:**
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Michael Bushell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:** I would prefer Stanley Street - easy access to centre

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Emma Butler

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:** Gorge Road

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## K S Butson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Make sure plenty of parking space available plus extra reserve space kept for future parking.

## Tony Butson

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Tom Butters

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Mike Byers

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:** NB- as long as the Lynch block endowment terms are preserved

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:** Strongly oppose
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

I oppose a council/ratepayer funded event centre on the basis of: 1. If it was financially viable private enterprise would do/have done it. 2. More important to strengthen QL district infrastructure for the future with funds. 3. The lynch block if that is being considered, the endowment deed is to be preserved. 4. The stadium in Dunedin - belive, what was sold as an opportunity for growth and self sustaining is a noose around the Dunedin ratepayers necks. 5. I am involved in childs sports club and would rather see a contributin towards infrastructure for this. Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC. - There shouldl be no ratepyaer

contribution. The Council financial contribution to any development should be by way of a: (f) Other (please state) - I strongly oppose any ratepayer subsidy on the basis of it should be underwritten by private enterprise.

## W J (Bill) Byers

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I have read with interest the current proposal to develop a Conference Centre in Queenstown with the Council itself being at the forefornt of the proposed development. Having had a long association with the district I wish to add my opposition to any Council involvement with such a prposal other than under a statutory and regulatory role. The subject of a Convention Centre for Queenstown has been discussed during the past 30/40 years, being mainly advanced by the accommodation sector to enable them to reduce the shoulder seasons low occupancy. In more recent times the proposal has fallen under the wing of the Council who appear hell bent on producing a development on Council land and with the Council itself being immersed in the early investigative stages - no doubt as in the

past the Council would have been subjected to pressure from the business community to become the main player in what is a private commercial development. Many years ago the business community was clearly told if they wanted such a centre then go for it and the Council would provide full assistance to reach such an objective but would not become embroiled in the financing, ownership or operation of the facility. I therefore support the strong opposition to the Council becoming the fairy godmother to the private promoters which would only be detrimental to the financial demands of the citizens. If a Convention Centre will be such a great development for the community why hasn't a Centre been built 20/30 years ago?? I endorse Warren Cooper's latest comment on the proposal that I too thought I saw some pigs flying in North Canterbury last week!! The Council I believe has no option but to test the community feeling by conducting a referendum on any such proposal involving the Council.

## Christine bYrch

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Gorge Road

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

It is not the council's business to fund a convention centre. This is not something I would like my rates spent on. If there is a need for a convention centre, then let the businesses who will benefit from it pay for it. Not all ratepayers will benefit and so not all rratepayers should fund it. COuncil should focus on providing the tings that business will not provide such as roads that work. I do not support Council's demand for more and more growth. The community does not want endless growth, but growth in a way that benefits and is good for our community, and this is not having endless mass tourism. Also, this questionaire is flawed in that it assumes that ratepayers want a

convention centre.  If you try answering it from the position that a convention centre is not COuncil's business, then the answers are meaningless.

## Millbrook Country Club Limited c/- Brian Howie

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Millbrook Country Club Limited c/- Brian Howie

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Oppose
**Other:** Neutral

**Comments:**

## RA and SA Cain

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Do Campbell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Community Housing for Staff Accommodation. a small levy on the business community may be ok. need to watch that business community is not disadvantaged by developement - but that they stand to gain as well. Bed Tax - Long overdue

## Chris and Mary Cane

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

No further comments

## Garry Carleton

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Russell Carnahan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

Strongly support restuarants or other hospitality facilities only if in convention centre and/or hotel/casino.

## Janet Carnahan

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Scott Carran

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

A conference Centre is desperately needed to ensure that Queenstown is a high quality destination with high quality visitors

## Monica Carran

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

I strongly support pro-business initiatives such as the convention centre.

## Ross Carrick

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Jenny Carter

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:** None unless privately funded

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:** Strongly oppose
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Firstly I would like to point out that this submission form is leading in the manner in which it directs questions. I am opposed to a convention centre funded by Council, therefore the questions that follow asking me my preferred site, preferred activities etc are not relevant. I am opposed to the Council using ratepayer money to fund a convention centre. I am also opposed to the Council using Council land for such a venture. If a convention centre provides such a benefit to our business community then surely it can be funded privately. Council should be focusing on core business such as infrastructure. I agree that because we are a resort town and one of the fastest growing communities in the country we need to think strategically and look to add benefit. However, getting

into bed with a casino, and saddling our community with debt while our infrastructure is not adequately maintained or upgraded is wrong to say the least. It also flies in the face of the 'cost-cutting' objectives of our elected representatives. It is hard enough to afford to live in Queenstown as it is, without increasing rates to pay for something that benefits only one sector of the community. Maybe more funding should be put towards protecting our natural environment. It is after all the key reason visitors come to our beautiful district.

## jewell and jay cassells

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:**
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

We reserve the right to submit further when details are better understood and without the constraints of this form of submission. This reservation includes the issue of the holding of a referendum regarding all aspects of a proposed convention centre and,if appropriate, as we presently believe it may be, deferring a decision until after the election

## A & M Cave

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Katerina Cerna

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

## Trevor Chalmers

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The business of the council should be to provide the core facilities to serve the entire community - Roading, water services, path and service buildings etc. To simply entertain the slightest notion of this type of activity is boardering on corruption by use of public funds and no mandate form the people/ratepayers has been given to continue with it. The people of Otago are already realing form the effects of the FB Stadium, are we to be saddled with the ongoing costs of this aswell? Further, how can you possibly think of this when services such as the fire department are still run on Volunteer basis is gross mismanagement. Start by sticking to your mean and potatoes and leave the grandiose adventures to the Risk Takers. The half finished holes and hotels should be a stark

warning of how thing go wrong and to close casinos should be excluded from our community altogether.

## Doug Champion

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

The Council should supply the land (Lakeview Holiday Park)as our ONLY contribution to entice a developer, on a 99 year lease basis to a preferred developer who will build and run the Convention Centre as a viable business,TAKE THE RISK and pay rates like everyone else - just as any other developer would invest in a commercial operation. We just need a Convention Centre - there is enough accommodation, shops,and restaurants already in the town.

## Michael Chapman-Smith

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Jan Chappell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Martin Chappell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Having been involved in organising and running conferences, I believe that you should either allow for an increase to 1000 delegates or plan to increase if numbers justify the increase at a later date.

## Deng Chen

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:**
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

## Chia-En Chen

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Oppose
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## John Chestney

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Dan Childs

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

Financial contribution of the countil for how many years? open question.

## J Christensen

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

- anything that creates opportunity for the South Island and Otago is worth supporting. - provide both high end and low cost accommodation. Don't disfranchise "those who aren't paid for by a company account". - Queenstown has sufficient casinos - no more - relocate one if you must. - Support residential accommodation only if affordable by the likes of hotel/convention centre staff. Can existing accommodation on campground site be retained - it is new. - Presumeably a hotel means bars & restaurants - patronise these rather than compete. Queenstown is over endowed with eating and drinking choices. The only truely secure market is the 4M pax domestic market. - Shopping. I travel a great deal - points of difference are memorable. Providing facilities associated

with conference centres world wide creates sameness and diminishes uniqueness.  Have experienced empty upmarket shopping outlets with bored staff.  Think ouside the norm - be creative.  - Direct income from lease of land to operator/investor to finance project.

## Ingrid Christiaans

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Ingrid Christiaans

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Why is there an ongoing operational cost when your model shows an operating surplus by year 3?

## B Christie

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## John Clark

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:** Neutral

**Comments:**

## Ian Clark

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

The solution needs to work with a well thought out roading plan so that vehicle congestion does not become a problem. How does this effect the proposed by-pass around Shotover Street.

## Penny Clark (Goldridge Resort)

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Goldridge Resort is a 75 room property with a Bistro restaurant, conference room and bar, along with spa pool's, sauna and tennis court on large attractive grounds, overlooking Lake Wakatipu and the Remarkable mountain range,4 km's from the town centre. We are delighted to support the QLDC leadership over the proposed Convention Centre. The location will be critical to the success of the venture with expansion abilities paramount; ideally we need 1,000 to 1,200 pax capacity. Assessing the need for this immediately is probably not economically viable. The town is well known for its inability to run a large conference in todays required state of the art buildings, so it will take several years to change this perception. Major conferences also have several years lead time to

account for as well. But the ability to move fast and expand quickly when the time comes will need to be considered in the original build. Currently the best site would appear to be Lakeview particularly its ability to blend into the hillside; a large building in the centre CBD will be a blot on the landscape. This site also gives options for other uses to either support or compliment the convention centre, not least the ability to build a hotel which will eventually be needed, particularly when the expansion of the convention centre takes place. More economical housing could also be considered to assist the growing need for housing for local workers to support the town's infrastructure, this could mean in a lot of cases staff could walk to work. A community element could also be introduced with either an art gallery or museum to support the town's history and give visitors another option to enjoy. Obviously integral to this is the town's roading or traffic management plan to support this. The funding models are variable and ideally private investors would be our first suggestion but the fact remains the towns business's benefit more from the convention build than the centre itself. To this end we need to see what potential models we can produce calling on the experience of other regions or cities. A visitor levy (prefer this terminology to bed tax) across all accommodation types would potentially cover the majority of visitors to town. However we are not sure where this sits legally and if the government has the political will to support the motion. I guess if Stewart Island can achieve something so can we. The other aspect to this is for how long and what would the money be used for if we kept the system in place. The seasonality of our town and our long term future suggests we need to be in control of our destiny. The convention centre proposed project ideally suits our current business model. The town is in the business of looking after visitors and has the infrastructure to do this from accommodation, restaurants, bars, activities, transport and experienced operators. The challenge is to use these facilities 365 days of the year to capacity. Our current model looks after the leisure visitor and potentially the whims of our weather. The convention centre would introduce a corporate visitor to town to reduce our reliance on the leisure visitor. For Queenstown's economic future we need QLDC to move forward with the Convention Centre proposal.

## Penny Clarke

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

A museum should be considered as part of any wider development. A Visitor Levy should be considered as a form of financial contribution. A convention centre is there for the well of the entire community, business as well as residential. The economic benefits particularly for Queenstown with is seasonal peaks and troughs would alleviate a majosity of this. It would support our very needy infrastructure and i cannot think of an alternative solution to solve this at the moment at this level of cost. for this reason it needs to be supported by the community because it cannot stack up for a private individual.

## Catherine Clarke

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:** Gorge Road

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Those that stand to gain most from the convention centre should be expected to contribute to its development. I don't think it is fair to lump the cost on rate payers it should be targeted at businesses and hotels

## Heather clay

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):**
**Other:** Neutral

**Comments:**

Have a convention centre all you like in Q'town but don't ask Wanaka to pay for it. We just want to keep our well used library instead, thats more of an issue for us. We are not interested in you desire to have a convention centere but do want to keep our libary as is.

## Lionel Clay

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

Green Space/Area to view scenery should be considered as part of any wider developement.

## Neil Clayton

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

I have no objection to private enterprise building a convention centre so long as whoever does so pays a fair market price for the land, raises all the capital and pays all the running costs, without any cost or charges, now or in the future, falling on general ratepayers. It is not the business of QLDC to subsidize or financially support something that is intended solely to boost private or corporate profits. Frankly, I never thought I would live to see the day when a Mayor and Council stooped to advocating such a socialist proposal as this. Why are you allowing yourselves to be misled by your CEO and a noisy minority of business people who seem to have their noses firmly in the public trough whenever they can?

## Alastair Clifford

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

The facility needs to have sufficient parking/drop off zones. Do not support accommodation to be part of the centre. Facility must not be aligned with any one organisation in town (i.e. hotel, caterer etc).

## David Coleman

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## John Colhoun

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Stephen Connor

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Hilary Connors

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:**
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Oppose
**Recreational facilities:** Strongly support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

## Alan Cooke

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Oppose
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Council Financial contribution could be by way of a targeted rate on commercial activities at the site. Commercial activites - hotels, restaurants, retail - on the lakeview site, associated with and /or likely to benefit from Convention Centre - based events, could well be rated at a higher rate than CBD businesses to reflect their advantaged location. A highrise hotel - 10 to 15+ storeys is perfetly feasible behind the convention centre, against the hill. No views are blocke, the land is used to its full potential which the lease would reflect. ( I believe there is a rather frustrated Queenstown developer trying for such a hotel in Dunedin. She might like an alternative)And/or a similar highrise apartment block of affordable units.

## virginia cooper

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:** private venture should pay

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

this should be funded by a private venture, or central govt as they will ultimatly benifit from the extra tax revenue generated. the majority of rate payers will not benifit. so why should they pay for the sewage of these tourist etc. and how this can be even considered when the sewage systems can not even handle the population at the moment. we are not green ask the people in cromwell who have to swim in it. and we are still paying for dunedin stadium?

## Warren Cooper

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Support providing it is fully funded by the private sector. I strongly oppose if the ratepayers are required to fund it. If it is to be funded by ratepayers it must be subject to a rate payer Referendum. I consider this list a no more than an insult to the intelligence of ratepayers, the figures in the proposal are very conservative on costs and totally shonky in regard to revenue. Indeed much of the revenue would be syphoned off exiting facilities in the district ie memorial centre, events centre and hotels. The ratepayers should not be required to bank role what would inevitably be a large white elephant. Those supporting these figures have allowed their enthusiasim to cloud their judgement you need a competant audit. In 35 years experience in local and central government, i have seldom

seen a proposal of such dubious nature.  I am astounded that the mayor is attempting to bulldoze it through prior to the local government elections.  It is a weak and flawed document.

## Colin Cooper

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Neutral

**Comments:**

## David Cooper

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Summary of recommendations Federated Farmers has a number of concerns in respect to Queenstown Lakes District Council's (QLDC) potential involvement in the construction of the proposed Convention Centre: • The financial risks being taken on by Council, particularly in the event of construction cost overruns and/or significantly higher operating costs; • The impact this risk may have on forced reduction in expenditure in other (potentially equally deserving) areas; • The on-going operating costs and debt the Council will be incurring, in the face of current debt and spending levels; • How concerns 1) to 3) may impact on ratepayers, particularly the District's farmers. Provided these concerns are sufficiently addressed, Federated Farmers does not

oppose Council's Queenstown Convention Centre Proposal. Our recommendations include: 1) Council capital and operational contributions are capped with risks of cost overruns either sitting with private sector partners or are at worst shared (as proposed). 2) Funding of Council's contribution should be wholly sourced from a land use based targeted differential based on capital value, with the targeted differential paid by those in the accommodation and commercial sectors only. 3)Given the geographical distribution of benefit, Council could consider a tiered targeted rate based on proximity with the rate paid reducing as distance from the facility increased. 4) Federated Farmers supports the mixed-use development model, as proposed. 5) Federated Farmers has no view on the proposed site for the Convention Centre. Should QLDC be involved in the construction of the Convention Centre? Federated Farmers has consistently opposed the departure of local government from 'core services', particularly given the significant increases in local government costs since the introduction of the Local Government Act 2002 and the general empowerment of Local Government. It is our opinion that this general empowerment has driven communities to expect local government to be all things to all people, broadening the local government sector's mandate and driving up both costs and debt, to the current and future costs of ratepayers. The Local Government Amendment Bill 2012 was passed by Parliament and received its Royal Assent in late 2012. This Bill amended the purpose of local government statement in the Local Government Act to now outline that the purpose of local government is "to meet the current and future needs of communities for good quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses." While the implications of this proposed change to the purpose of local government are yet to be fully tested, Federated Farmers considers that a Convention Centre of the nature proposed will likely be considered as local infrastructure. However, Council should not be expected to commit ratepayer funding to areas like the proposed Convention Centre as of right. It is important that both Councils and ratepayers have the opportunity to assess the arguments for and against Council involvement in proposals of this nature, on a case by case basis. It is also important for the purposes of equity and efficiency that funding of local infrastructure is appropriate, as with any other Council provided activity. Aligning Council funding provision with the distribution of benefits The underlying argument for Council involvement in the construction and operation of the Convention Centre appears to be that it would not proceed without public sector support, and that without an appropriate Convention Centre the District is losing the potential to attract more visitors, and more visitor expenditure. In this respect Council is recognising the wider economic benefits that will accrue from greater tourism numbers (both in terms of the direct and downstream economic benefits) for the District's residents, and acting as an agent for addressing what may be considered a market failure. While the appropriate level of government involvement (national, regional or local) is subject to debate, there is a role for government at some level to play in addressing market failures of this nature. However, the argument that Council is responsible for 'unlocking' potential economic development potential by committing ratepayer funding to enterprises that benefit particular parts of the community should be considered with significant care. It is vital that Council recognise that its role is not just to promote economic development, but also to protect the ratepayer against financial risks, opportunity costs and potential rates increases. We do not question the quality of the BERL report, nor its conclusions in respect to the potential economic benefits resulting from the development of the Convention Centre. However, we do consider it important that Council recognise the report does not consider the economic costs that result from committing ratepayer

money to ventures of this nature. This is because it is difficult, if not impossible, to account for the economic opportunities foregone as a result of a ratepayer's obliged contribution to costs associated with the Convention Centre. From a farming perspective, increased rates have a significant opportunity cost. Rates paid to Council may mean reduced investment on-farm, to the effect of decreased production which in turn results in direct and indirect economic losses to the wider community (for example, to the farmer and also to farm suppliers and farm output processors). Farmers have a history of developing a number of 'sector good' or 'industry good' bodies, through which they are asked to make financial contributions for costs that provide sector wide benefits, or to address market failures for the benefit of the industry. While these areas of agricultural investment also provide downstream economic benefits for non-farming sectors, they are primarily funded by the farmers themselves. As noted in the discussion document (Queenstown Convention Centre Opportunity Overview, July 2013), the primary justification for construction of the Convention Centre is not to garner an economic profit from the operation of the Centre itself, rather to develop and maintain a venue which will in turn provide greater tourism traffic for the benefit of the commercial and accommodation sectors (page 24). While there is an indirect benefit to the wider District from greater tourism numbers (through flow-on expenditure and the creation of jobs), the direct economic benefits accrue predominantly to the accommodation and commercial sectors and Council's funding of the Convention Centre should reflect this accrual of benefit. Council's funding approach Council's funding of the Convention Centre should attempt to align each ratepayer's relative contribution with the expected direct benefit to that ratepayer. This would ideally involve a targeted differential on capital value paid by those in the commercial and accommodation sectors, to fund the entirety of Council's direct costs associated with the Convention Centre. While imperfect, a capital value based rate targeted only to those who stand to directly benefit from greater visitor numbers from the construction of the Convention Centre would be preferable to a bed tax. Both approaches have shortcomings, in the respect that they only approximate the relative direct benefit likely to be received from a new Convention Centre. A bed tax would not account for any differences in value derived from each accommodation unit, and a capital value based rate captures factors other than the revenue generated from accommodation. However, a capital value based targeted rate would not require the collection or administration of any further information beyond that which Council already possesses. Federated Farmers believes it would be appropriate for Council to model the likely distribution of benefit between commercial and accommodation properties in the District and develop a differential to reflect this relative benefit. Given benefits will likely rely to a large extent on proximity to the Centre It would be appropriate for a number of tiered targeted differential rates to be developed, with defined areas of benefit based on proximity to the Convention Centre. Otago Regional Council used such a tiered targeted rate approach for the ORC's contribution to the Forsyth Barr Stadium, with the rate paid reducing as distance from the facility increased. Development Model Federated Farmers supports the proposal for a mixed-use development model for Council's involvement with the Convention Centre. This model reduces the overall cost and risk for ratepayers. Recommendations: 1) Council capital and operational contributions are capped with risks of cost overruns either sitting with private sector partners or are at worst shared (as proposed). 2) Funding of Council's contribution should be wholly sourced from a land use based targeted differential based on capital value, with the targeted differential paid by those in the accommodation and commercial sectors only. 3)Given the geographical distribution of benefit, Council could consider a tiered targeted rate based on proximity with the rate paid reducing as distance from the facility increased. 4)

Federated Farmers supports the mixed-use development model, as proposed. 5) Federated Farmers has no view on the proposed site for the Convention Centre.

## Warren Cooper

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** None

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

Yes. Please see the article in MountainScene of 25 July 2013 as opposition to the convention centre

## Mike Cooper

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

Like affordable housing Council has no business in being involved in the commercial activity of this nature Convention centres do not make profits, otherwise everyone would be in boots and all

## Nikki Cotter

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The Wanaka sports complex should be treated as the top priority and a convention centre in QT should not be contemplated until the pressing needs of Wanaka have been addressed, thank you.

## Stephen Counsell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Convention Centre should be fully commercial on private land.

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

QLDC should have no involvement in developing or running or financially supporting a convention centre. If our water and sewage systems are under strain already, council should focus on that, and other core services. Building a convention centre is an expensive folly that will saddle me with debt for the rest of my life. A convention centre, if it is really of any value, will be built and run by a private company with no council support. If council was to sell land for such a project it should only do so at full market rates, and ensure the project incorporates enough car parking for every seat in the building. The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state)- Should keep the land a public park. The

financial contribution of the Council to a convention centre project should not exceed $3.2M p.a. - Council should not be contributing at all.  Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC. - Council should have no involvement.  The Council financial contribution to any development should be by way of a: (f) Other (please state) - Should be no Council financial contribution.

## William Coupland

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Rebecca Coutts

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Local business should be supported by convention centre rather than new business which takes away revenue

## Ann Cowan

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

I fully support a convention centre for the following reasons: - It will attract people to Queenstown. -Provide a stimulus for the Queenstown economy. - may lead to a more even distribution of visitor numbers making the shoulder seasons more viable for all concerned. - A benenfit to employees who will have a smoother seasonality. Queenstown is the jewel in the crown awaiting a much needed convention centre. Come let's make it happen.

## Ann Cowan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Tom Cowan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

This is an era of 'User Pays' whoever wants to use a Convention centre in Queenstown should be prepared to pay for it. I have no use for convention centre but would be quite happy (if invited to use it) to pay on a daily basis. As a builder i am very aware of cost overruns on such projects so the amount of your proposed levy is sure to change - Enough of Rate Rises.

## Andrew and Brigit Craig

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Fiona Craig

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Stanley street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Strongly oppose
**Recreational facilities:** Support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Fiona Craig

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

To whom it may concern at QLDC, I have read through the proposal & public information available online & have a few points id like to be heard at the Public hearing on 3-4th September 2013. * The statement that the "Lakeview site allows for the best building outcome, as a potential to create (positive) economic impact", is very narrow-minded, biased & basically untrue long-term. Nowhere in the reports have i found Any consideration for the numbers of working class families that building on the Lakeview Holiday Park will make homeless. Lakeview Holiday Park cabins are the cheapest & most modest accommodation there is available in Queenstown. Waiters, hotel receptionists, & high school cleaners live there. Night bar staff, nannies & pre-school teachers live there. Builders,

mechanics & electricians live there. Supermarket check out ladies, restaurant chefs, and day spa masseurs live there. When the whole cabin community need to move into town & pay a higher rent, (which they will), ALL businesses will need to increase their wage just to keep their staff. If the wage is not increased to accommodate for the increased rent, then workers WILL leave Queenstown. & be irreplaceable. When ALL businesses need to pay a higher wage, well, its going to be out of balance. Will the "High-paying VIP tourists" be vacuuming their own room, folding their own sheets, serving themselves wine & cooking their own steak to perfection ?? Queenstown needs to look after its local, loyal workers, first. -Not to see the cents because you are blinded by a dollar sign, is shooting yourselves in the foot. * May you fill everyone in, with some honesty, as to why The Memorial Hall, which has a capacity for 500 people, is no longer enough, & it is justified to spend $50 million+ for a mere (possible) 200 people extra. ? I will also point out, that The Memorial Hall is UNUSED for the majority of the time. I believe & recommend, lets start putting more conferences in the Hall first & we'll see how the "International VIP's" come, before $50 million is spent & unreturnable. * "As far as the Mayor is aware there is no impact" on Man Street traffic & roading. -Are you serious ?? If I asked a child "If there is a concert up the road, would there be more cars?" -what do you think her answer would be ?? Or "If 700 people are going to that building, how do you think theyl get there?" How, exactly, will it "enable traffic flows rather than hamper them" ? It is a squeeze coming onto an approaching car as it is. * There seems to be alot of concern for the foreign dollar coming in, & not alot of concern for the businesses & people that are already here & need help. Keep the "VIP" in the real CBD, spending their money on already existing restaurants, bars, shopping & entertainment, would be of real benefit. * Has anyone considered where all the summer holidaymakers with their boats, tents & families will be camping over Christmas & New Years? That Holiday Park is packed for months ! * One question for you: As ratepayers, workers, locals, & families who have been here for many generations, -do we get free access to The Convention Centers events, concerts & etc ? Because that would be lovely! & if not, then, what Do we get back, personally ?? * You have inconsistencies in your figures. You say that "There were 42 requests in regard to conferences from last year alone", and you also say that "It has been estimated that the convention centre, once fully operational will cater for around 170 events a year." Where did the last figure come from ?! * This statement makes me sick & baffles me as to How this could be of any good through your eyes. "So if a convention centre development occurs, it will lead to additional commercial development (and competition) regardless of whether Lakeview is part of the commercial development." -Where in that statement is the City council concerned for, or looking out for, the already existing rate payer and local businesses ?? ... & you want us to support your pure ego trip ideas, dig in our pockets for loose change & help you build when you already charge too much rent ? Hmm, And what is this meant to mean ? -Increase the rates, so you guys get more money ? Nice one. "In broad terms, the developpment of a convention centre is expected to: "-Increase the population of the district which will increase the overall rating base to fund council Services" I do like this though "...and there are two proven facts about Convention Centres; one they don't make any money and two they have a hugely positive impact on the location they go into. The scale will vary depending on the individual location and how they are run" * Why does Queenstown Need a positive impact on its location? Why does Queenstown Need to be "recognized Internationally" with the help of 'conventions' ? We are not Auckland, or Singapore with its outdoor escalators. We are Queenstown, & it sounds like many of the council members may have forgotten what our "International Attraction" is exactly. We are non polluted, we are free, we are natural, we are beautiful, we are un-congested, we are nature orientated, we

are the home of adrenaline seekers. We are mountainous & rugged. The lake is pristine. The air is fresh. The whole basin, untouched. There is an older character. A charm. A history. Raw, natural & peaceful. This used to be enough. More than enough actually. And now a 'convention centre of international quality' is what the tourists will come for ?? * As for this Question & Answer, in the Chamber of Commerce meeting notes from 2nd Aug, ("Is a Conference Centre part of the core activities as Council? Will there be a referendum? No, it isn't the part of the core activities of a Council however is it lawful; probably yes. At the moment the Council has made the decision to go out to the public, it is not simply a Yes or No decision. The consultation process offers the same opportunity as a referendum to have your say. The final decision will be a decision of Council.") this is all an illusion of democracy. -Let me repeat the last sentence answer. "The final decision will be a decision of council." Why bother asking us ? To make you look better ?? -Your not even asking. In conclusion, I strongly oppose the idea of any new convention centre. I believe that if the QLDC wanted more 'International high-paying tourists' then they would advertise & get conferences & events filling the 500 people capacity Memorial Hall. If all else fails & this is falling on deaf ears, because the council are bored, have too much money & want to build something, then i recommend Stanley Street sight over Lakeview, simply because of the workers you will be removing, & Queenstown will be loosing. Anyway, "The reality is that you would struggle (but it is NOT impossible) to build a 750 person centre at the Gorge Road or Stanley St sites." -One of your own quotes. Build on two levels with a car-park underneath. And "Lakeview is (NOT) a CBD location." !

## Alan Crawshay

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## John Edmonds Crowne Plaza Queenstown

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Please see full submission for details

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31 August 2013

Adam Feeley
Queenstown Lakes District Council
Gorge Road
Queenstown

Dear Adam,

**Proposed Queenstown Convention Centre**

Please find attached a submission from Queenstown Crowne Plaza in support of a convention centre in central Queenstown.

IHG Queenstown Ltd & Carter Queenstown Ltd are the joint venture partners in Crowne Plaza Queenstown (CPQ).

IHG would consider evaluating the potential of operating the convention centre in Queenstown if it were to be located on the proposed site outlined in the attached submission. IHG has experience in this domain as the current operator of The National Convention Centre in Canberra (located next to the Crowne Plaza Canberra). In addition, IHG is operator of the catering operations at Parliament House.

Mr. Carter and representatives of IHG from Australia would welcome the opportunity to meet with you and the Council to explore this issue further.

Yours Sincerely

John Edmonds

John Edmonds and Associates Limited

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**SUBMISSION ON THE QUEENSTOWN CONVENTION CENTRE PROPOSAL**

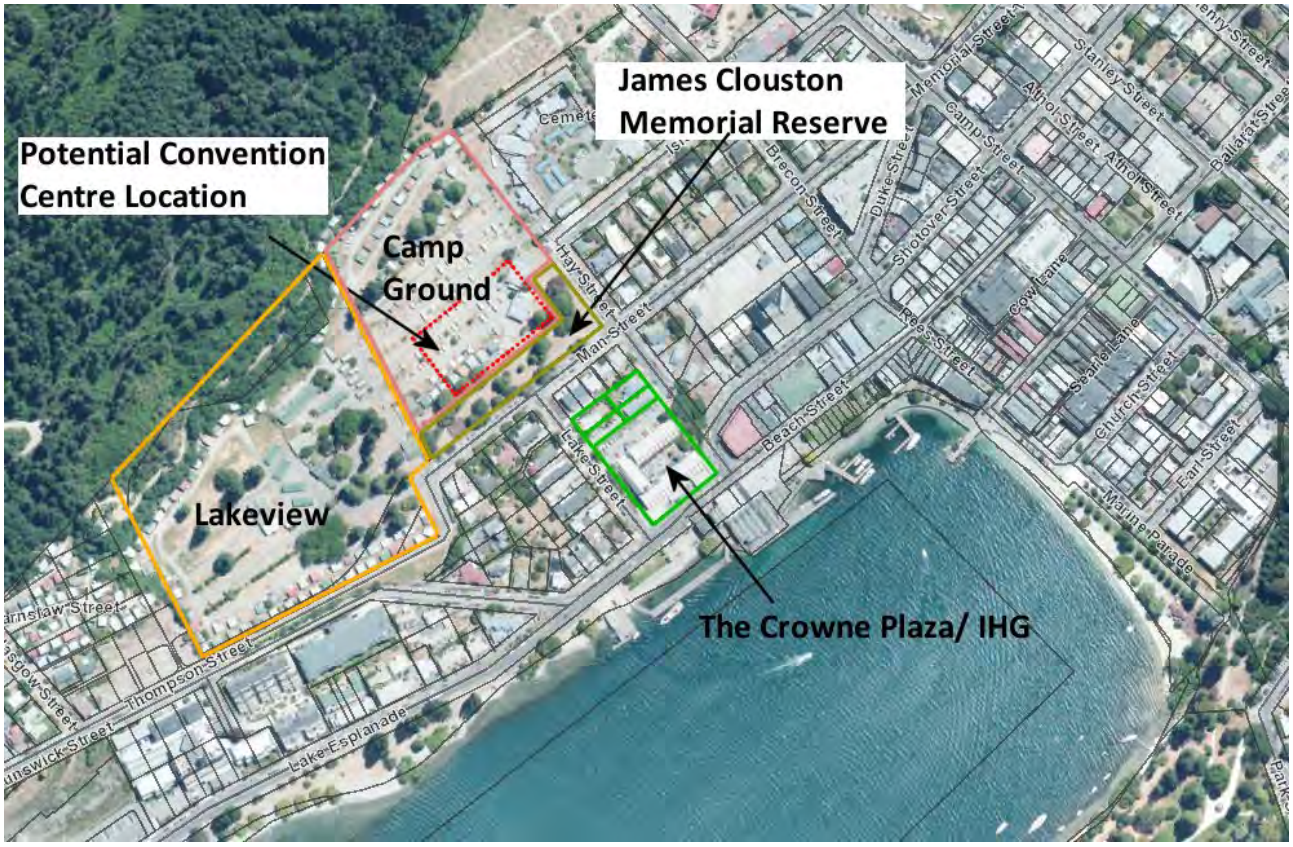
1. This submission has been prepared by John Edmonds & Associates Limited on behalf of **Crowne Plaza Queenstown (CPQ)**.

2. **IHG Queenstown Ltd & Carter Queenstown Ltd are the joint venture partners in Crowne Plaza Queenstown (CPQ). CPQ supports** the Queenstown Convention Centre proposal in principle. CPQ commends the QLDC for initiating the Convention Centre proposal, and for recognising the economic benefits and opportunities that such a facility would bring to the district. However, IHG submits that the best location for the Convention Centre is land at the corner of Hay and Man Streets (refer to the figure below) rather than the QLDC's preferred 'Lakeview' site.

3. CPQ **would like** to be heard at the hearing in September 2013.

4. InterContinental Hotels Group has 4,600 hotels worldwide in its family of nine global brands; including InterContinental, Crowne Plaza, Holiday Inn, and the newest addition, Hualuxe Hotels and Resorts, the first premium international hotel brand designed specifically for Chinese customers.

5. CPG is committed to long term investment in Queenstown. As well as undertaking recent substantial upgrades to the existing Crowne Plaza on Lake Esplanade, land has been purchased to the rear of the existing hotel to provide for major expansion in the near future.




6. CPQ fully supports the development of a Convention Centre close to the CBD, and agrees that it should be located on Council owned/ administered land in the general vicinity of Man Street. However it submits that the convention centre would be most appropriately located at the corner of Hay and Man Streets (hereafter referred to as 'the site'), as shown in the figure above. This submission outlines the reasons why the alternative site is preferable to Lakeview or any other location.

7. The site is owned by the QLDC. It is currently designated as a Recreation Reserve (Motor Park). However, the QLDC is able to initiate a process to revoke the reserve status over some or all of the reserve. It might be that initially reserve revocation only occur over part of this reserve, allowing the balance of the land to continue to be used for camp ground purposes until such time as alternative camp ground locations become available. The cost of the revocation process would not be significant, and would be far outweighed by the benefits that the site provides to the community for a convention centre.

8. The underlying zoning of the site is High Density Residential Sub-Zone A, the same as Lakeview and other and surrounding the town centre.

9. The site is located on the edge of the existing Town Centre Transition Sub-Zone, where future commercial activities might be more likely to be anticipated, whereas Lakeview extends into a predominantly residential neighbourhood (with visitor accommodation to the south).

10. The site has a total area of 26,000m$^2$, which greatly exceeds the total land requirement of 12,500m$^2$ recommended in the feasibility study report. There is significant additional land available adjoining the site to expand the centre in future. In the meantime that additional land can continue to provide camp ground facilities.

11. The actual land requirements for the convention centre might be less at this particular site than has been suggested in the feasibility study report. The close proximity of this land to the town centre, to other accommodation providers and the existing Man Street car park means that this site is more accessible to pedestrians and as a result fewer car parks may be required to be provided on the site. The existing public reserve along the road frontage (the James Clouston Memorial Reserve – identified in the figure above) provides a landscape buffer which mitigates the effects of a large building on the streetscape to some extent, and may reduce the area of land required within the site for setbacks and landscaping.

12. The site is flat, which will minimise costs of site preparation works.

13. The site has the iconic view over Queenstown Bay with the backdrop of the Remarkables.

14. The site is located in close proximity to existing commercial accommodation providers and is within easy and convenient walking distance of the town centre.

15. The development of a direct and attractive pedestrian link from the site to the town centre via Hay Street would be reasonably straightforward, and would be well used. The horizontal distance from the south east corner of the site to Shotover Street is only 160m. It is estimated that the walking distance from Lakeview to lower Shotover/Beach Streets would be at least twice as far.

16. Ferry and/or water taxi services operating from the Ngai Tahu wharf would connect to the Hay Street walkway, providing alternative transport solutions from accommodation at the Kawarau Village and other locations along Frankton Arm, rather than relying on road transport.

17. The site has two possible road access points: from upper Hay Street, or from Man Street at the south western corner of the site. It appears that suitable access for coaches and other heavy vehicles could be achieved with relatively minor upgrades to the formation of existing roads including Man Street, whereas access to Lakeview is somewhat difficult under the current roading situation. The Convention Centre could therefore be developed at the site independently of, but also without compromising, the Man Street bypass project.

18. In summary, CPQ supports the QLDC's Convention Centre proposal in principle. However, CPQ considers that the best location for the Convention Centre is the site to the west of Lakeview, on the corner of Hay and Man Streets. This site offers significant benefits compared to Lakeview, primarily in terms of its proximity to the town centre and its accessibility. The Convention Centre is an important investment in the future growth of the district, and appropriate site selection is a key to ensuring the ultimate success of this venture.

John Edmonds
On behalf of CPQ Limited

29 August 2013

## Phil Currie

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## John Cutler

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Alan Cutler

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Council must follow a "Democratic" process and listen to ratepayers. Decision must not be left to present Councillors. Council needs to redress local issues, eg. Wanaka Library, and not indulge in pandering to commercial interests.

## Rowan Daniell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

Driving population growth in the district by this or any other project should not be a ratepayer-funded goal of the QLDC. The district's most valuable feature is its low population.

## John Darby

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## John Davies

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

We are still in London and going to Europe for couple of weeks tomorrow. We leave the UK on the 1st of September arriving ZQN of the 4th so will miss the submissions. However, as someone who has driven a number of successful projects in the Tourism field over the last decade, I would like to share my thoughts about the Conference Centre. Firstly, May I say that I am not worried in the least about our Man Street proposal being rejected— it was in a totally different cost category. We will build accommodation on the car park building when we think the accommodation rates are viable. The current yield in the accommodation industry is unsatisfactory to finance any Hotel development - in fact it is actually cheaper to stay at the Crowne Plaza today than it was 20 years

ago! My thoughts are outlined below. • You must start any Development looking at the cash flow/income and decide what you can safely debt service. • I believe the Horwath Report on income is over- optimistic. $6 million in the first year is about 115k a week —week in and week out for 52 weeks. • The Millennium/Copthorne Group will continue to pursue Conferences of up to 400 pax. They will want to keep the accommodation, food and liquor income in-house, and will rarely pay for the use of the Convention Centre. How would your figures look if you earn a max of 3 or 4 million per year? (Horwath estimates income of $40million for the first 5 years, but what happens if it is 20 million?) If you spend $50 + million some one will have to write out a cheque every year to subsidise the Centre. • I cannot comment on the overall benefit to Queenstown as has been tabled, but if you get only half the income at the Centre — the overall benefit will decline by the same amount. • Council/ Developers seem to be working on the basis that it will cost 50+ million and how much income will be needed to service it - That is how developments get into trouble---"Experts" who do not invest their own dollars, give you glowing Reports on the feasibility of such projects, and then accept no responsibility when the project fails. • The Ratepayers own the land at present so any Developer/ Consortium should pay for all of the land they are going to use before a stake is put in the ground. The land should be valued by two valuers, and then maybe a discount. The value should not be put at risk by way of mortgage, or delayed settlement etc. It is the Ratepayers asset not the Councillors. • The Council shouldn't be involved in the running of the Centre, or directly financing it. It is not their core business - for example, Invercargill City lost Millions running Bond Contracting, and Dunedin's Delta Contracting is grossly under performing. • Council continues to say a Bed Tax is not a possibility - which is correct. As Mayor when the three Councils merged in the 80's, (all with different rating systems) and after much thought and investigation, the current system was settled on. It was primarily focused on a de facto bed tax. The accommodation factor was to be moved up gradually, by about a quarter of a percent a year, in effect making the accommodation providers increase their bed rates, because of their costs. During a downturn in the 90's the policy lapsed. Suffice for me to say the Government will never legislate for a Bed Tax it is about popularity! - Would your Council legislate to collect money from Ratepayers and give it to the Government? • The Hotels will be the main beneficiary by far of any Convention Centre (although they will not be keen on Council fostering a Hotel next to one). As previously mentioned, their current yield is not good, but any annual help to the Centre needs to come in the majority from that source, and again needs to be agreed by them before construction. For nearly 50 years I have been very positive towards development in the area. I believe if this project goes ahead on the present level (and the amount of information) it will be disastrous for Ratepayers. Everyone thought the Hilton Hotel would be great for Queenstown, and its business people, except the Banks who have written off some $400 million. This project is similar, lots of people will push for it from their own point of view, many of them not even Ratepayers. Those are my thoughts Kind Regards John Davies PS I have not done the Questionnaire as I believe it does not ask the right questions!

## Mayford A Dawson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

As a Wanaka ratepayer I oppose a general rate on the whole QLDC community. I think that the ratepayers of the wanaka district should pay much less than the Queenstown ratepayers as they will receive very much less benefit from a Convention Centre in Queenstown. The people who will benefit most are the businesses in Queenstown.

## Karl Day

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Council should stick to taking care of core assetts and services and in no way should it be involved in providing a commercial asset to the community at the cost of the ratepayer. Council should leave this sort of development in the hands of the private sector. If it made so much financial sense we would already have a convention centre.

## M De Buyzer

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:**
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Lisa Deasy

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

We all know we need this for the town to grow and prosper. Just do it. Im happy to pay extra rates if it helps it to happen.

## Josie Debenham

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Alex Dempster

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:**
**Recreational facilities:**
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

I do not think the Council should commit to expenditure to the extent of $3.2 million for a convention centre which has no obvious benefit for the general ratepayer. The proposed convention centre must be a sustainable stand alone business enterprise. Any targeted rate levied on the business community should be based on the extent of benefit a particular element of the business community might reasonably expect (e.g. restaurants, reasonably high level accommodation etc.with a lesser component for more general retailers)

## Tim Dennis

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Council should stick to its core business. As if examples like Dunedin are not clear enough. If a convention centre is such a 'good' business idea, then private enterprise would be doing it. Council may be able to assit such a development by way of planning, but it is not the place for Council to spend ratepayers money on grandiose schemes with dodgy financial basis. Irrespective what the numbers might project, Council records from around the country demonstrate this is not an activity this Council should get invloved in. Given the proposal is suggesting an increase in the general rate for 'all' properties, why is there no hearing being held in Wanaka? Like you actually care what people in Wanaka think.

## I J Denniston

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

The Council financial contribution to any development should be by way of an Airport Tax

## Robert Dickison

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Oppose
**Other:** Neutral

**Comments:**

## Athol/Diane Dixon/Hart

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:** Gorge Road preferred, Lakeview ok

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:**
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Geoff Dobbs

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

In general, very supportive of the proposed Convention Centre.

## Norman Dolamore

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The proposed convention centre needs to stand on it own but also with help from the council but limited financial input via ratepayers. Casino looks good, how is it done overseas?

## Brian Donaldson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Build it as part of sky city as at present - build a casino within it sell land to pay for it.

## John Donaldson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Michael Douglas

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Nigel Douglas

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

The less long term committment the better - no more white elephants please.

## Joanne Douglas

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Bruce Dowland

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

There is no benefit to the average residential ratepayer in having a convention centre and I dont see why the residential ratepayers should have to pay for this. The likely beneficiaries of a convention centre are only those in the commercial sector such as hotels, restaurants and tourism and if they want this they should pay for it. The council has got to stop lunbering the average rersidential ratepayer with these white elephants that provide little or no benefit to the average residential ratepayer but effectively subsidise the commercial sector.

## RW & Aj Dowman

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:**
**Recreational facilities:** Oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

The Council financial contribution to any development should be by way of a: (d) A bed tax (no current legal basis) - Tourist Tax

## Terry Drayton

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

A Convention centre, if required, should be funded by private enterprise. Its is a commercial operation and should not be a further burden on ratepayers

## Yan Duan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Peggy Duncan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

The following facilities should be considered: Multi Functional ie: Movie Theatre multiple rooms. As a Kingston Ratepayer we will not benefit from this developement.

## Raymond Duncan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Support
**Recreational facilities:** Oppose
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

If Casino or Private Interest Involved - Private Ownership. Business Stakeholder pay, ie: Restaurants Casino Shops etc.

## S Dunlop

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:**
**Residential:** Strongly support
**Restaurants or other hospitality facilities:**
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Dion Dunlop

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

I totally support council in trying to get a convention centre up and running. However I am of the opinion that the ratepayers shall have no financial burden with this. Private money should pay for it. I am in favour of some sort of bed tax. It's long overdue to help fund infrastructure in Queenstown. This is done in other parts of the world.and it does not put people off visiting those areas.

## john dunn

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Council needs a robust and reliable business plan. The size and resulting cost of the Convention Centre needs careful consideration. How many conferences does Queenstown attract with 500+ people each year. If the answer is less than 20 then you are probably building a centre that will fail. It must compete and be distinct to Auckland and Queenstown. Conference Centres are often connected to hotels. Have you looked at this model? All the sites you have selected are green field with no synergy from adjacent operations. You need to find ways to pass this development opportunity to the private sector. If Council needs to subsidise it, then its not viable as an investment. Council should let the private sector market, operate and finance the running of the

Centre. If you don't get any bids on this basis, then its clear that it's not worth investing in. Have you looked at the ownership models of similar sized centres in Australia?

## Connectabus E McCammon

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:** These site are to small

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:** Strongly support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

A Convention Centre is a total necessity for the future of Queenstown and in fact is a game changer for the whole community over the next twenty years. This Lakeview site is well suited due to site size, and the ability to establish excellent coach drop-off and pickup areas and displays for exhibitions outside the Convention Centre. The proposed centre is on the small side and should cater for 100 more paxs in overall size.

## Professional Touring E McCammon

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:** Not suitable due to size of sites

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

A Convention Centre is a total necessity for the future of Queenstown and in fact is a game changer for the whole community over the next twenty years. This Lakeview site is well suited due site size, as the ability to establish excellent coach drop-off and pickup areas, with trade displays and exhibition space. These events need outside space which is expected at any modern Convention Centre. Professional Touring is involved in the transportation of conference and incentives clients visiting Queenstown on a weekly basis. There is a desperate need for such a facility in Queenstown as we are a world class destination. Queenstown is being used as an "Icon" by Airlines to visit New

Zealand worldwide, in their marketing strategies . The direct access via the international flights is already established

## Eion Edgar

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:**
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Brennan Edwardes

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Edwin Elliott

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

The Council should not dabble in things that can be privately funded but stick to core infrastructure! the council has already done a failed apartment commercial type scheme on this property several years ago, again acting as a developer. It failed and the QLDC wasted more of our money on consultants then too. This will happen with the convention centre. Get private enterprise to fund the whole thing and don't get involved. Qldc has wasted enough of our money already and still hasn't got a proper sewerage scheme in place!!!!! Smacks of remarkables centre all over again! its 50 million now the mayor will be asking for 120 million before we know it.

## Nevill Ellison-Smith

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The Council financial contribution to any development should be by way of a: (f) Other (please state)
(a) A general rate on the community - Subject to ultimate return profit to QLDC. A convention centre is built to stimulate the tourist traffic into Queenstown Lakes District and in effect, to put more money into the district. The Council should retain, at lease, part ownership of the centre with the expectation of recovering its investment, and ultimately reducing rates from the profits.

## Reinier Eulink

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Marilyn & Russell Everett

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

QLDC out of it altogether. Private enterprise only!! QLDC should be out of it altogether. If this was such a profitable business it would already be up and runing under Private enterprise. We are already paying for a stadium in Dunedin 80% of us will never see or use. Valuable land has been given away for housing. The ordinary ratepayer is struggling to survive here as it is without subsidising these activities. NO to Council involvement.

## Bill Falcone

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Do not enter into any agreement that increases the burden to Ratepayers. QLDC should assist the private sector in advancing a Convention Centre, fast tracking submissions, possibly help with compliance costs, but stay out of committing Community funds and accpet no debt for ratepayers for the Convention Centre. Any Council land used should be at a reasonable commercial level. If this endeavour is a "sure thing" why hasn't the private sector done it? Remember how successful the Dunedin Stadium was going to be, and just about every other stadium or large centre around the world needs to be financially supported by ratepayers. Please remember that in this Community we

have many older residents that are on fixed incomes and would be unreasonably burdened by another few hundred dollars per year in interest only.  Council must stick to its core business!

## Herb Familton

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Michael Farrier

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:** Frankton

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:** Neutral

**Comments:**

The Council should not be involved in any form of commercial activities that do not lower rates. The Council support of a Convention Centre is outside the Local Government Act mandate. The economic evaluation report does not show any benefit for the residential rate payers (no fall in rates), neither does it show any benefit in relation to income. The convention centre apart from the build stage will only provide for low paying jobs. I am away next week other wise I would speak to my submission. The question that I have not answered about the level of support - is very poorly stated - it does not provide an option in regard to whether the QLDC should support the centre - it

implies that it will be supported - no matter what.  In regard to technical conferences I believe there is an increase in webinars, etc.. and the need for facilities is reducing.  Thank you.

## Duncan Fea

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Josh Fea

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Construction and development should be undertaken by local contractors and businesses and also ensuring ample work for apprentices to be employed across all trades.

## Annette Fea

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Companies awarded contrcts for the development should be those offering apprentiships to young locals in Building, Plumbing, Electrical, Stone Masons, Painters to ensure the youth of our community benefit from the development

## Nevil Findlater

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

At present the debt level is too high. A convention centre will never maka a profit. So you increase the debt level on ratepayers, it is so eassy to spend other peoples money than your own. To ask Wanaka Ratepayers to help fund a convention centre in queenstown is quite rediculous.

## Neville Findlay

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Peter Fleming and others

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Plus close lower Ballarat Street, Plus close Boundary Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

QLDC should lead the development of a convention centre for Queenstown - do you have the skills? The following facilities should be considered as part of any wider development for a convention centre project: (a) Hotel/accommodation - No - until Hotels and other accommodation providers agree (d) Restaurants or other hospitality facilities - like what? (h) Other (please state) - PARKING The Council financial contribution to any development should be by way of a: (a) A general rate on the community - That way all homeowners pay not just the "locals" who pay for everything. (f) Other (please state) - Airport Departure Tax and 50% of airport dividend (like for like). Have you "PEOPLE" learnt anything from the shambles you have created on the Frankton Flats?!

## Trish Fraser

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

I am strongly opposed to Council involvement in the convention centre for the following reasons: 1. It is not core business 2. We do not need another casino 3. The convention centre will take business from existing businesses. I'm very against Council making a decision before local body elections. This should be an election issue.

## Scott Fraser

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:** None

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

A convention centre in QT? Who came up with this idea? Sure it will help some construction workers short term and maybe some hotels and restaurants but unlikely to be a material degree. Oh, and now the residents are on the hook? And a casino? Seriously the WORST IDEA. The epitome of cheesy Las Vegas/Macau right in beautiful QT! The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state)- This whole thing is ill conceived. The financial contribution of the Council to a convention centre project should not exceed $3.2M p.a. - Should not exceed $1.00. Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution

from QLDC. - If it has to get done get someone else to pay. The Council financial contribution to any development should be by way of a: (f) Other (please state) - If its commercially viable, someone else should do it.

## Tiana Fraser

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Stanley street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I think using the Lakeview park as the position of choice to build a convention center is stupid. The amount of empty land that Queenstown has e.g the big empty hole out at 5 mile thats been doing nothing for years could be used instead of getting rid of the only affordable housing for a lot of people and there families in Queenstown. I don't even understand why we need a convention center in the first place as we would be lucky to use it even once a year. Its ridiculous and a waste of money, taxpayers money and i bet half of them either wont want it or wont use it! Theres got to be better ways for the money to be spent instead of building a convention center thats most likely going to look ugly and spoil the natural beauty of the town so why don't u focus of maintaining that!

## Nyall Fraser

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

I have operated tour buses for most of my life. I am appalled at how little thought is given to access for groups to public facilities such as the convention centre. Buses need space to access, safe all-weather pickup and drop off to portray a professional image to the clients. Coaches are big, and need to manoeuvre. Get it right first time.

## Liz Frith

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** None

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

IF QUEENSTOWN NEEDS A CONVENTION CENTRE, THEN IT SHOULD BE FUNDED IN ITS ENTIRETY FROM PRIVATE ENTERPRISE. There is no advantage to local rate payers. Local ratepayers are being told that QLDC needs to save money. QLDC have been busy cutting back local services, with job losses. Why are they now even considering funding such a costly and unneccessary enterprise. QLDC is there to represent the local community, and should not be in the business of business speculation. Leave that to the wealthy NZ business people and investors, who can afford it. Try Sir Michael Hill. He has spoken openly about his support for this venture. There are so many more worthy ways of spending ratepayers money - how about the promised swimming pool for Wanaka.

Cromwell has one, Queenstown has one, and now Arrowtown is getting one.  Why are the needs of Wanaka and other local communities being ignored?  We are already paying towards the Stadium in Dunedin, to no local community advantage. Enough is enough.

## Murray and Christine Frost

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:**
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

The Council should not attempt commercial activities. This is a great project and we should have QLDC taking the lead but not extending into commercial areas to try and pay for the capital and running costs. Best to act as the lead to get the project going and get the commercial/visitor industries to pay for it.

## R J Fulton

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:**
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

council Contribution should not exceed 1 mil pa. Commercial developement should lie with private enterprise who would be rewarded with the risk taken. Any further casino developement in queenstown is contrary to the wishes of the majority and should not proceed. There is no logical reason for residential ratepayers to shoulder commercial rish

## James M Furneaux

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:** Strongly oppose
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state) STRONGLY OPPOSE Brothels

## John Gale

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

qldc should produce a format and specification for a conference centre. In order to attract outside interests to build and operate the centre. if qldc think it is a highly viable proposition then it should not be difficult to sell the proposition. qldc to supply this land at no cose

## Mac Gardner

**Speaking at the hearing:**
**Resident/ratepayer:**

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

I'm currently involved in organising a biomedical conference in Queenstown (see http://www.nzconference.co.nz/hgsa2013/), for about 300 people, mostly Australian, and a purpose built facility would have been very welcome. I've also attended conferences in several parts of the world, and I have these comments: The centre should be designed for conferencing and appropriate ancillary features and nothing else. Some places that have pokies embedded inthe building (eg. Hobart, Auckland) offer an unattractive, unprofessional, down-market, and indeed one might say sleazy, ambience, as one makes one's way to the theatres. Biomedical societies (likely to be an important conferencing demographic) would look particularly askance at co-located gambling

facilities. A barn design is unattractive (eg. Melbourne, Nuremburg, Vancouver); aim for an intimate architectural style. The coffee break areas should have wonderful wide views over to the Remarkables!

## Geoff Gardyne

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## David Gatward-Ferguson

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:** Hendos Hole

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Support

**Comments:**

Council could own the facilities and lease them to interested parties on long term lease. Any arrangement must ensure a neutral stance on users of the facilities. ie political, religious, anti-casino etc.,

## Lewis Gdanitz

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Stanley street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Marianne & Norman Geary

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:** Gorge Road

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Phil Gerard

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Include covered outdoor walkway, esculator /stairs from site down to lakefront eg Lake Street. Provide capacity to meet full size conference requirements which often requires multiple rooms for conference delegates. Don't shortchange Queenstown as in example the swimming pool not being Olympic length. Residential Rate payers dont want to pay for this. Like the swimming pool, we pay for it, and we then have to pay again to use it. Provide rooms for local community use for meetings / use for arts / sports meetings etc. Make this place a community hub as well.

## Stephen Gerken

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:** Support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Sophie Gibbs

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Lisa Gilberd

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Mervyn D Gillick

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The benefits of a convention cnetre as set out on pages 3 and 9 of scuttlebug are solely for businesses and not for any indicidual ratepayer. Hence at least 95% of any ongoing rates should be on commercial ratepayers. Whilst i concede that some concerts/shows may come to Queenstown any individual ratepayer attending these will pay their share of costs in admission charges. A General rate of $55pa per ratepayer (page 9) is a cost to an individual ratepayer of $1375 over 25 years. (55 x 25 = $1375) this is too great a levy on householders. Commercial ratepayers can deduct rates off their taxable income; Individual ratepayers cannot. If individual ratepayers are to be rated it should be per property not on capital value. A high capital value does not increase any convention

benefit to an individual ratepayer.  If (as set out on page 5) the proposed centre will make a profit in years 4 and 5 of $239658 and $424711 and presumably $50,000 after that, why is a rate beyond years 1 to 3 necessary?

## D M Glennie

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:** Strongly oppose
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

a Bed Tax from the Hospitality industry to help fund. Who actually Wants/needs a queenstown convention centre? Them let them plan and fund it!! There may be some merit to the commercial businesses in queenstown but regular citazens of QLD will not benefit. Currently there are numerous conferences held in Queenstown (a friend was over from Australia to a medical conference earlier this month) the Natural Beauty of our lakes district is why people want to visit. It is not be be able to do the things available in other areas of nz or overseas. Casino does not enchance the way of life in the region. Casinos cause harm to many lives and families and should be

avoided at all costs! People come to QLD for quality of life.  Shows them we have true values to enjoy unspoilt nature as it should be.

## John Glover

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Oppose
**Other:** Strongly support

**Comments:**

Use the dividend from the airport Implement a charge through airport departure tax Use revenues from leasing sites that form part of the wider Lakeview development To rate all commercial,businesses is too broad as many are too specialised to benefit. A targeted rate on some Queenstown accommodation only ( how could you justify charging a B&B or backpackers or those in Glenorchy or Wanaka?) could be used after above options if required.

## Steve Gould

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Ken Gousmett

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

1. I support the Convention Centre being located at the Lakeview Site. 2. I am opposed to a casino being located on any Council owned land. 3. I support other land uses that meet the zone rules such as high density residential, apartments, community housing an accommodation. 4. The large site of 4.2772 ha (Lot 1-2 and Lot 3 DP 354070) is owned by council, is centrally located appropriately zoned and it commands excellent views. This is a hugely valuable site and is future community capital. It should not be disposed of cheaply. An independent valuation commissioned for Council in 2006 gave a value of $56.3 million. 5. The proposed site for the Convention Centre and associated carpark is some 32% of the property. In 2006 this site was

therefore worth $18 million. 6. It is essential that the council contribution to this project fully accounts for the value of the land it will occupy. 7. The current value of the site will be considerable less than the 2006 valuation due to the economic crisis but there can be no doubt that in a relatively short time the 2006 value will be restored and exceeded. 8. I support long term (50 years plus) bare land leasehold rather than freehold sale. This is a common form of "ownership" for commercial property. This allows the lease income to always be tied to the value of the property. 9. It is important that the balance of the large site not be under sold just to get the convention centre off the ground. 10. The highest and best use needs to be considered for the whole site and this needs to be separated from the Convention Centre support. The site is strategic in its location and value; the Lakeview site needs its own independent advocates. 11. The current site planning is for a low rise spread out building and at grade parking that suits the operation of a convention centre but does not reflect the value of the land. 12. Development Contributions from any development needs to be appropriately charged so that the offsite infrastructure cost does not fall back on ratepayers. 13. The convention centre carpark at the back of the site should be constructed to allow a future building to be constructed over it. The land is too valuable to only have an at grade carpark. 14. Access to the adjoining Lynch Block needs to be considered. This block, also Council owned freehold, will be unencumbered in 2015 and has the same HD Res Zoning and the Lakeview site. 15. The council holds detailed topographical survey plans, geological/geotechnical and drilling reports and arborist reports for both the Lakeview and Stanley Street Sites.

## Rezija Gousmett

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Paul Graf

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## I.R. Graham

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Council involvement in the convention centre will seriously increase QLDC's already very high debt levels - Irresponsible. This is a business proposition and should be funded by the business community not the ratepayers. The financial contribution of the Council to a convention centre project should not exceed $3.2M p.a. - $3.2M p.a. crossed out and replaced with $1.00.

## David Grant

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

The convention centre is a fantastic idea, the lakeview site superb. Happy for commercially registered property owners to foot the bill @ about $600 p.a. Presents a low cost additional feature. I only need 2 nights more p.a. to come out ahead. GO FOR IT. Next thing on the agenda - better access to the airport!!

## Lionel Gray

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

You will gather I am not in favour of a convention centre. Mainly because of the ever increasing cost of rates. People on fixed incomes are being forced out of Queenstown because of this.

## Deana Gray

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## alan gray

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Neutral

**Comments:**

## Mark Grayburn

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## R. Greene

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state) - All questions are slanted to this going ahead. The financial contribution of the Council to a convention centre project should be $0. - Rhetorical question. The Council financial contribution to any development should be NIL. Why does it seem that this is a done deal? No consultation on the concept and funding. All questions are slanted to Council using ratepayers money to further business interests - why isnt the question "Do you want to subsidise through rates a Commercial Development?

## Theresa Greer

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Strongly support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Brenton John Griffiths

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:** Gorge Road

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

After paying rates to council for nearly 30 yrs , I consider the core business of QLDC is operating a infrasture (water - sewerage - rubbish etc )in the most efficient financial manner for the benefit of all ratepayers in their region ,not diversifying into business with ratepayers money to eventually put more financial pressure on those ratepayers !! Also, it would seemthat QLDC

## Rosalind Groves

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

The not-for-profit community Toy Library is located on part of the Lakeveiw site, next to a playground. My understanding is that this part of the site is not earmarked for the convention centre / casino, but that another development may go ahead there. Both the Toy Library and the playground are well used. The Toy Library has never been consulted about development of the Lakeview site. I would like to know if the Council intends to help the Toy Library find a new home, as I can't imagine the old building that houses it will be undeveloped. I'd also like to know how the Council will manage the relationship or interface between the playground and whatever is developed beside it.

## Leah Gunson

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

a convention centre is key to growing the lucrative corporate/conference market in a location that many businesses would want to come to. it's key we grow other parts of NZ, outside of the 3 main city centre (AK, CHC & WLG).

## O.B. Hadden

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## O.B. Hadden

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## P A Haig

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Gorge Road

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

no council contribution at all apart from rates relief. Council should not be involved in any commercial developement. Council should concentrate on its core business. Providing conference facilities should not be a part of council business. Rates are high enough without any increases that involve only benefits for a few.

## Jo Haines

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

This process should be held off till after the elections and the decision not left up to present councillors. This seems a highly commercial project and should not be using ratepayers money especially WANAKA ratepayers money when librarians are losing jobs to save money! Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC - Irrelevant

## john hall

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

There should be no financial input from Council. The ratepayers will end up paying for this white elephant the same as the Dunedin Stadium. Why should such a small ratepayer base be up for $3.2M per year - which you can guarantee will blow out to $5M due to "unforeseen circumstances". If hotels or developers want a conference centre let them build and pay for it, the reason they don't is because it will be a huge loss-making venture from day one. I also find it questionable that 466 FTE jobs will be created and believe strongly that Queenstown cannot handle a conference centre this big. Current facilities at the Millennium and other big hotels or the Event Centre or Memorial Centre are big enough to handle reasonable sized conferences. I believe the number of conferences in New

Zealand every year that have more than 500 delegates could be counted on one or two hands. Since the huge Auckland Conference centre will be pushing hard to attract the big ones I am convinced a 750 person centre here would be used only a few times a year at best. You can bet the Millennium and others will still be pushing their 300 person conference facilities hard and will no doubt drop rates to attract conferences. Any way I look at it this will be a financial disaster for the ratepayers of Queenstown and the QLDC should not burden us with a huge perpetual debt.

## Geoff Hall

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

The Council financial contribution to any development should be by way of a: (f) Other (please state)
* Leasehold only. Leasehold land for the conventin centre - this will allow the developer/operator to build "the best" in NZ or Australasia. QLDC will then set the lease to recover the max return. The balance of the land to be leashold as well to a notable hotelchain. 5 Star to attract the very high spenders - restaurants above that level and then a floor of 7 star to take on the world at the best of the best level. That should bring in the "top dollar" and residents will benefit in the long run, as its success will return income for QLDC on the leasehold land/fees as appropriate.

## John Hall

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

I previously submitted my 100% strong opposition to any QLDC financial input to this conference centre but didn't make clear that I am actually generally in favour of a centre being built - just with no council input. Let Skycity or whoever do a deal and build it and give them as many pokies as they want to do it. I and I'm sure 95% of ratepayers will never attend the conference centre so I strongly believe council should spend 3.2m per year on essential services or reduce rates, rather than perpetually subsidise conferences to come here. With the cost-cutting going on in Council lately I just cannot believe Council now want to spend the $3.2M p.a. (which will no doubt blow out to $5M p.a. due to "unforeseen expenses" and "lower than expected bookings")on this project. Let the user

pay and the user is conference attendees not ratepayers. Council should drop this proposal now and just write off the tens of thousands of dollars of ratepayers money already wasted on reports and architects plans - or just pop the plans in the mail to Skycity. The QLDC are a ratepayer funded council with a mandate to provide essential services not a conference organising company. If this council votes for the proposal I say bring on the elections ASAP so we can get some new blood in to get the decsion overturned before soil is turned!

## Grant Hally

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

The flow on benefits from a Convention centre will be huge.

## Ian Hamilton

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Mike Hamilton

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## R.J.T. Hamilton

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Our rates went up 7.5% + last year, this means they will go up by at least that yearly to pay for this. If it is such a good idea for certain private enterprises let them drive it and pay for it (and make sure you sell whatever land at market rates!!). Minimise the council spend on this to what has been spent. The financial contribution of the Council to a convention centre project should not exceed $3.2M p.a. - Ambiuous Quetion!!! The Council financial contribution to any development should be by way of a: (f) Other (please state) - Private enterprise.

## J.M. Hanan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## E A Hanan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Ralph Hanan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Opposition As currently presented, I am opposed to the new Convention Centre. I am also opposed to QLDC making capital or recurrent contributions from residents' rates. Main Reasons • The proposal has been presented and recommended as a facility for conventions. There are parenthetic add-ons for banquets, exhibitions, and concerts and entertainment events. The financial analysis has not included potential revenues and costs for these add-on activities. • As a Convention Centre (and mixed-use precinct), the facility would serve primarily the region's commercial sector and not the interests of most residents and ratepayers. For many residents the "benefit" would be negative, with more congestion on our roads to and through Queenstown,

greater pressure on limited public parking, and greater congestion generally in the CBD area. • The analysis is based exclusively on the direct and indirect benefits of expanding tourism, as though tourism and related services were the only opportunity to grow our local economy. Diversification of our economy beyond tourism is equally, if not more important to secure our region's future prosperity and wellbeing. • No Terms of Reference are included in the report so we are unable to assess whether the consultants were preempted from pursuing a broader analysis or whether QLDC predetermined key outcomes. • The facility at 750 maximum capacity is too small. As a community facility it should provide preferably for 1,200 and certainly no less than 1,000 persons. • The economics of the proposed Centre, necessitating both a capital contribution and ongoing recurrent subsidies from QLDC, are not persuasive. Alternatively I would support a proposal for a dual-purpose facility that caters to (a) strengthening the community's arts and entertainment activities, and (b) hosting conventions. Such a facility should support the two activities equally. Reflecting its dual purpose, it should be called the "Entertainment & Convention Centre" or "Convention & Entertainment Centre". The arts and entertainment component would require dedicated design, including appropriate acoustics. In that event, I would have no objection to QLDC making capital or recurrent subsidy contributions to the facility. Financial Justification Different consultants have projected different operating results. Horwath and WHK project the facility would break even in Yr 3 and make a modest operating surplus thereafter (Scuttlebutt, p. 4). CBRE projects under each of its three scenarios that QLDC would have to contribute between $1.3 m and $3.2 m each year for 25 years -- 1.3 m - 2.3 m under its recommended mixed-use facility model (Scuttlebutt, p. 8). CBRE concludes, "The private sector will seek a financial return on their investment and it will fall to QLDC to ensure that this return is delivered" (via an annual rental payment, subsidy, or guarantee). Even with the land provided gratis (by QLDC), the Convention Centre still would not generate sufficient operating surplus to provide an acceptable return on the improvements assets. It follows that if the mixed-use facility were to generate a positive GDP, as claimed, it would be due to the Convention Centre being a loss-leader  an anchor activity attracting nearby investments in financially viable, mixed-use commercial development, particularly the proposed casino. By including arts and entertainment in a dual-purpose facility, as proposed above, the financial analysis would have to be reworked. The additional revenues generated over the same fixed costs may render the Center less dependent on QLDC financial support. The consultants should be asked to rework their analysis accordingly. Some Economics The report's key justification for recommending development of a Convention Centre is its contribution to local GDP, creation of jobs, and increasing the district's population (which, the report says, will increase the overall rating base to fund Council services). Curiously, however, nowhere does the report discuss GDP per capita. It should. GDP per capita is a widely recognized proxy for our standard of living and prosperity. GDP is a value-added concept that can be measured by expenditures on final goods and services. By definition then, final expenditures on constructing and operating the proposed Convention Centre, and expenditures by more tourists and residents would increase our community's GDP, as the report indicates. But in as much as the percentage increase in the numbers of tourists and residents were greater than the increase in real GDP, our community would be, on average, worse off. More is not necessarily better. Our region's median personal income may decline as a consequence of developing a Convention Centre. The Convention Centre's dependence ad infinitum on ratepayer subsidies to provide investors with an acceptable financial rate of return does not auger well for a positive impact the productivity of capital and labour and our standard of living. Moreover, larger numbers of residents and tourists in our

constrained geography and transport corridors would have a negative impact on the lifestyle that brought many of us to the Wakatipu in the first place. They would also impact on our environment and sustainability generally. These negative externalities would predispose a lower economic rate of return (ERR) than the shaky financial return mentioned above. Only if the proposed Center were to generate demonstrable net benefits tangible and intangible to our community at large, rather than primarily to commercial interests, could its development be justified. Development of the proposed Convention Centre should be but one activity towards diversification of our local economy. QLDC should step outside the box and enunciate a planning and development policy that encourages private investment in diverse high value-added, environmentally sound activities, well beyond proposals for a Convention Centre (or an Entertainment & Convention Centre). Considering the potential for diversifying the Wakatipu economy and increasing our GDP per capita, QLDC should reflect on the opportunity cost of deploying its resources in developing a Conventions Centre as currently proposed. Other Comments To help finance the Centre's development costs, the consultants may recommend that QLDC issue development bonds with a 10-year maturity. The coupon rate (yield on the issue date) would remain constant over the life of the bond and the bonds would be tradable on financial markets. I support the introduction of a bed tax. QLDC's small rating base relative to its large tourism economy is unique in New Zealand. A bed tax would compensate QLDC for its expenditures on maintaining and replacing infrastructure capital and on social services consumed by the large numbers of tourists who visit Queenstown.

## Mike Hansen

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Queenstown Convention Centre Proposal My first comment would be that the submission form is poorly constructed and item (d) is completely ambiguous. However, I wish to make it clear that I am not opposed to the concept of building a convention centre and I support the Lakeview site as a suitable location for such a development. I am also not opposed to QLDC facilitating the development on behalf of the ratepayers, but I am very concerned at the level of ratepayer funding that is being proposed. Firstly as a residential rate payer, I am strongly opposed to having to fund and run a convention centre as the current proposal has been outlined. As a rate payer I expect my rates to fund services and facilities that benefit the whole community. Residential rates should be

for Infrastructure, such as water, sewerage, refuse, roads and foot paths etc., and community facilities such as libraries, community pools, reserves and halls etc. These are all amenities that give value to all residents. A convention centre is totally a commercial venture and provides no amenity value to the residents. As with all commercial ventures there is risk, and I do not believe that the residential ratepayers should have to take on a commercial risk. On top of this the risk has to be carried for at least 25 years. As it is, the residential ratepayer pays the same fixed charges for water and sewerage as commercial properties and to that end make a fair contribution to infra-structure costs that are continually struggling to keep up with demand due to increasing visitor numbers. The council debt is already struggling due to a relatively small residential rating base and adding more debt only compounds this. This also appears very contrary to the current position that is looking to reduce the looming problem of growing debt. Increased residential rates ultimately make housing more expensive and also compounds the affordability of the cost of housing. Completely contrary to any QLDC "affordable housing" policy. While the centre may create more jobs, this in turn will also put more pressure on suitable and affordable housing along with associated wider issues such as parking, transport costs, etc. I am very concerned that Council can consider spending $50M on a commercial venture when areas, such as Kingston, do not even have services such as water and sewerage. The beneficiary of the proposed convention centre is the hospitality industry and it should be funded from this quarter. For this reason, as a commercial rate payer I am strongly opposed to paying for the proposed convention centre. This is because the current rating system does not differentiate the commercial activities that they house. A blanket commercial rate would mean that our service industries, plumbers, mechanics, builders, trades people and professional people such as accountants, lawyers, surveyors etc. will have to help fund this project. These sectors of the community do not get a direct return from a convention centre. Increased rates will ultimately make their services more expensive. As the market rates are determined on a national basis rather than on a local level their skills will become more expensive and be less competitive relative to the out of town competition. This will inhibit the growth of these businesses or even contribute to their decline. As good example of this would the emergence of joinery businesses in Cromwell. This will also be counterproductive to any invigoration of the CBD that QLDC are trying to achieve. I would suggest these skilled jobs could be lost at the expense of creating more jobs in the hospitality sector therefore represents a very poor investment in job growth. Currently, commercial properties that house service and professional business already pay to promote the local tourism industry by way of substantial Tourism Promotion charge as part of their QLDC rates. Another tourism industry charge added to the rates would therefore be very inequitable. Further to this it is proposed that the Government will be asked to help fund this project as part of a national benefit to the tourism industry. This funding will no doubt come from the tax payer. The same residents, trades people and professionals who also pay rates to QLDC. This seems very inequitable for those that see no direct return for their rateable dollar. A bed tax (even if there is no current legal basis) would at least have some equity in funding this project. While I recognise that there are inequalities in all tax systems, this at, least targets the users of the facility. Again this does not exonerate the ratepayers regarding the financial risk and this risk should not have to be carried by the residents. It is my view that ratepayers under the current rating system should not have to fund the bulk of the proposed convention centre. The risk and the level of debt that the rate payer has to shoulder under the current proposal are unacceptable. To have this substantial debt burden will also inhibit QLDC's ability to address other pressing issues.

## Brendsn Hansen

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:** Strongly support

**Comments:**

The convention centre needs to be funded by private enterprise. Do a deal with Sky City and get on with it. The Events centre for example is subsidised by rate payers, who then still have to pay full price to use these facilities. WRONG! Rate payers are paying to use this facility twice. WRONG! If this happens for the Convention centre, how will ratepayers benefit from this? Where will the proceeds go? Reduced rates? Take a look at Blenheim who have a similar Events centre and an honest council. Take a leaf from the District councils who are doing things right.

## Andrew Hanson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

We support the convention centre being built in Queenstown close to the town centre

## Richard Hanson

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Man Street Carpark

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Clare Happs

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Support
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

## Sean Harbour

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Neutral

**Comments:**

Anything but hotels. The Asian market likes casinos.

## Alan Harper

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:** Rec Ground

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

I am strongly in support of the need for such a centre. However I would prefer it to be located on the rec ground. The rugby can go to the events centre where they now train. An underground car park could be established and design could be all on one level and link in with the Memorial Centre. It would be closer to town to allow for easy transport options. the site is large enough to allow for attractive outdoor amenities

## Kerry Harper

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

I believe this is a necessity to benefit the future of Queenstown. We have a huge number of direct flights providing easy access for delegates, statistics have identified the attractiveness of Queenstown as a holiday destination. Most conference attendees would extend their stay to enjoy some lifestyle, which would increase the potential visitor spend in this area.

## michael harris

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Support
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

The Council MUST also consider: - CBD traffic and implement the Man Street By Pass plan as part of the Convention Centre master plan. - Make sure that the Convention Centre does NOT eliminate the ability to create a Man Street By Pass! - Consider the affect of coach traffic on Man Street; approx 40 per day (20 arrivals + 20 departures. - Consider the affect of service vehicles on Man Street; cleaners, maintenance, & caterers. - Consider the affect of the Convention upon the already "stressed" water an sewerage systems!

## Brett Harris

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Michael & William Harris & Bailey

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

There is little doubt that the Queenstown Convention Centre (QCC) would have quite an affect upon the greater Wakatipu Community, and that most of the affect would be quite positive. However once you view all of the "charts & graphs" and read the marketing hyperbole there are several very important issues that are not in any way addressed; and are quite frankly very conspicuous by their absence. MAN STREET CBD TRAFFIC BY PASS: If the preferred "LakeView" site is selected for the Convention Centre, will subject development forever eliminate adequate land for the long postponed Man Street Traffic By Pass? If not, in what way is subject By Pass planned to be part of the Centre's master plan by either the Council or the preferred consortium? TRANSPORTATION:

Virtually all of the documentation has focused upon the conventioneer's experience at the Centre but little, or no, attention has been given to the transportation of the delegates: • Reference is made to walking from the CBD. However is that a reality in the "shoulder/convention season" when it is raining or snowing? Not to mention that the Centre is uphill from all of the major hotels. • Can Man Street accommodate the frequently referenced coaches which will approximate 40 coaches per day (20 arrivals and 20 departures)? • Can Man Street accommodate the referenced Service Vehicles required to clean, maintain and cater to the conventioneers? • One only need look at the Hilton Hotel development to see the folly created when traffic management is not part of the original development process. WATER & SEWERAGE SERVICES: It is an acknowledged fact that the Council's water and sewerage systems are operating at, or near, capacity. • What plans are in place to accommodate the additional "loading" that a Centre of this size will place upon the systems? • What plans are in place to accommodate the additional "loading" that the additional 450 residents will place upon these systems? • It is a fact that Council currently places water restrictions on its residents each summer due to limited capacity &/or supply capabilities. While we would certainly endorse the need, and benefits, of a Convention Centre it must not be developed in a vacuum without adequate consideration of the infrastructure to support the delegates, the community at large and the residents. The consideration of yourself and the Council in publicly addressing the above issues would be expected and appreciated.

## Jane Hartshorne

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Will Harvey

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

I am concerned that: 1/ Costs will be greater than anticipated. 2/ Economic benefits will be overstated or will only be received by businesses associated. 3/ Non business and rural ratepayers will bear the risks without benefits. If a convention center is commercially viable then private business should invest and bear all the risks as with any business enterprise. The question regarding Councils contribution is not clear. I do not support any contribution, but would want there to be a limit on that if council decided to go ahead.

## Grant Hattaway

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## J M Hawkins

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## B R and C Hawkins

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Mr C L Hay

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Sam Hazledine

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:** Strongly support

**Comments:**

If the council are going to contribute money, then this needs to come from the businesses that benefit from the convention centre. Council needs to look at what will be best for the community. I believe a convention centre has merits to increase tourists, but it won't increase the number of well paid residents in Queenstown, rather it will increase the number of people on minimum wage. Encouraging business and industry outside of tourism is important to increase the number of people earning decent money in Queenstown, which will be good for the community.

## Tim Hazledine

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Please see full submission for details

Submission

to QLDC

on the *Queenstown Convention Centre Proposal*

by

Tim Hazledine

t.hazledine@auckland.ac.nz

dated August 29, 2013

SUMMARY

This independent submission is not in support of or opposition to the proposed Convention Centre. It is concerned with the two commissioned Economic Impact Analyses of the proposal; these prepared by BERL and McDermott Miller.

My professional economist's opinion is that these analyses are fundamentally flawed to the extent of being of little use in evaluating the economic case for the Centre.

Specifically, the consultants have, between them:

- Misrepresented as "benefits" the costs of constructing the Centre. These costs are indeed costs, not benefits.
- Mistakenly attributed additional benefits to the construction of the Census. None such are warranted
- Used the scientifically disreputable "Multiplier" method which hugely overestimates the likely impact on employment and GDP of the operation of the Centre
- Mistakenly represented changes in GDP as "benefits" (ie to be directly compared with the costs of the project)

The bottom-line of my submission is this: I personally can recognise the attraction of having a Convention Centre in Queenstown (as a non-residential Wanaka ratepayer I am naturally less enthusiastic about being asked to pay for this, however.) It is possible that a well-executed business case could justify public funding of such a Centre. However, we do not now have before us such a business case, and in my view it would be beyond reckless for the QLDC to commit now to supporting the Centre on this basis.

STATEMENT OF PROFESSIONAL QUALIFICATIONS

1. I am a professional economist, with a Ph D in the subject from the University of Warwick. I have since 1992 been a professor in the Economics Department of the University of Auckland Business School. Before that I taught at several good universities, including Otago (I grew up in Dunedin), Warwick, Oxford, and the University of British Columbia, in Vancouver. I have served as an independent economic expert witness in a number of land-

use cases before the Environment Court and local body Hearings. I have been lead economist on consulting reports for the Electricity Commission, the NZ Transport Agency, Auckland Council and others. I have in particular had considerable experience in dealing with regional economic modelling issues, including the use of multiplier analysis as deployed by the QLDC consultants in the present matter.

CONSTRUCTION COSTS ARE COSTS NOT BENEFITS!

2. The BERL report refers to the $50-odd million forecast cost of building the Centre as "benefit" to the region and even to the country. It isn't – it's the cost (possibly worthwhile) incurred in building the Centre, using money – from ratepayers, taxpayers and possible sponsors and benefactors – which otherwise will be spent on something else.

NO NET SPILLOVER BENEFITS FROM CONSTRUCTION

3. The BERL report expands the construction "benefits" with additional spending induced by the spending on the actual construction -- workers spend their wages, which is income for other workers, which leads to more spending and so on. Apart from the legitimacy of the multiplier model used to forecast these additional spending flows, and apart from the issue of the extent to which these are costs, not benefits in themselves, the exact same process would go on with respect to the spending ratepayers etc would make if the money were not taken from them to pay for the Centre. There is no reliable way to compare the spillovers and they should just be omitted from consideration.

FORECAST INCREASES IN GDP AND JOBS ARE HUGELY UNRELIABLE OVER-ESTIMATES

4. Both BERL and McDermott Miller use "multiplier" models which predict that all the value added and all the jobs associated directly and indirectly with the construction and operation of the Centre will be a net addition to Gross Domestic Product (the standard measure of the size of the economy) and employment. Without going into the technical stuff, this is based on the assumption that all the resources, capital and workers involved in building and operating the Centre would otherwise (and for all time) be unemployed or unused – that is, have "zero opportunity cost" as economists put it. This assumption reflects zero understanding of how a market economy actually functions. The reality is that the majority – and probably the vast majority – of the labour and other resources used in the Centre will have to be bid away from other productive uses (in the process, pushing up their prices – especially, in the Lakes District, prices of land). There should be a small net increase in GDP and employment, but it would be foolish to expect this to be other than an order of magnitude less than the numbers paraded by BERL and McDermott Miller.

INCREASES IN GDP (VALUE ADDED) NOT BENEFITS COMMENSURATE WITH COSTS

5. To an extent the next point is superfluous given point 4 above, but, just in case anyone is tempted to take the numbers from McDermott Miller's Table AII.5 for "net present value of sites" (all in the hundreds of millions of dollars) as a measure of the monetary value of the benefits to be expected from the Centre, to be (favourably) compared with the $50million up-front construction costs, I should point out that this too is illegitimate. McDermott Miller

note (p2) that the difference in what they claim to be the NPV between their pumped-up Lakeview site option and the non-pumped up options for other two sites, which is $182million, "should impress the putative Government investment partner", but if and when NZ Treasury get to hear about this they will be horrified, not impressed, at the use of discounted flows of value added as a measure of net benefits. Such is ruled out in the Treasury Cost-Benefit guide. It is also ruled out in the NZ Transport Agency's *Economic Evaluation Manual* (guide to evaluating transport projects), and McDermott Miller's claim in their *Note* to Table AII.5 that their methodology in this respect "follows NZTA's practice in economic evaluation of future transport projects" is simply false.

SO HOW SHOULD IT BE DONE?

6. I'll conclude my submission by trying to be constructive. How *should* a business case evaluating the Convention Centre be implemented? Well, I don't know for sure, but I have three suggestions:
    - First, don't even think of replacing the multiplier models with technically more advanced "general equilibrium" analysis (as noted in BERL's section 8.4). The latter is a vast improvement on multiplier modelling (because it allows for alternative uses of labour and resources), but -- as the word "equilibrium" may suggest – GE models are still too limited to giving a "comparative static", snap-shots view of the economy to be of much use in evaluating an essentially risky, entrepreneurial, venture such as building a major Convention Centre in a small town.
    - I'd propose a much more intensive analysis of the present and future value of the Council's (and, indeed, the town's) land assets in different uses, focussing carefully on the likelihood and magnitude of synergies between the Centre and other activities, and on how value from these could be captured by rate-payers.
    - I'd also propose a more rigorous analysis of the likely demand for the Centre: the appropriate size for the plenary hall, the possibility of multiple institutional use (with a tertiary campus, perhaps), and the numbers of new foreign visitors likely to be attracted to NZ because of it. Foreign visitors are indeed a genuine generator of benefits for NZ, mainly because of the GST they pay on the goods and services they consume here, which is, in effect, a free gift to the people of this country, who do not have to supply services in return.

## Bruce and Alison Hebbard

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

The convention centre proposal as outlined in the Scuttlebutt would have little or no beneficial effect on the ratepayers of the Wanaka Ward, with the possibility of paying by way of rates for a facility which they are not likely to use. If a ratepayer was to use the facility for a conference or the like they will pay for its use by way of registration or entrance fees. One council has decided which option they prefer, including the funding preference, the proposal should be put to the ratepayers by way of a referendum. This is the only way the true opinion of the people who will pay the funds the centre will be known. This should eb carried out before any funding in committed for the centre's construction or ongoing operation and maintenance. Our preferred funding options are:

(a) a targeted rate on the businesses that would directly benefit from the Convention Centre. or (b) A combination of a targeted rate on businesses that would directly benefit from the Convention Centre and the ratepayers who would indirectly benefit from its operation (that is the Queenstown and possibly the Arrowtown Wards). We have no objection to Queenstown having a Convention Centre or where such a facility is to be located. Our only interest is how its capital cost is raised and how its operational cost (including loan and interest costs) are funded. We have always advocated that costs in each ward be separated and raised within that ward. There are some areas that are on benefit to the district as a whole and should be rated as such.

## Shaun Heeley

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## K Helem

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Tracey Henderson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

Why are you wasting our money in even thinking about this. How much have you wasted already, are you getting bored and trying to find ways to keep yourself by drumming up ways to spend money we don't have. I am a single mum that only goes to Queenstown to treat the kids to McDonald's now and then, I certainly won't being it from this and can't afford the rates as they are!

## IA & CM Henderson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

The Council financial contribution to any development should be by way of a: (f) Other (please state)
- Let private enterprises rule, no "white elephants" for ratepayers.

## Helen Henshall

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## David Henshaw

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Jason and Bridget Herron

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Lucy Hibbert-Foy

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:** Strongly support

**Comments:**

FEEDBACK: 1. Traffic & parking will cause the most headaches as QT is already at capacity. Think laterally - I suggest as a countermeasure to reduce traffic - a gondola from the airport via the Frankton Hill and into the back of the convention centre (this would double as both airport travel / tourist and also a satellite park and ride especially for major events.) Yes its a bit crazy BUT the number of visitors would increase from 1.9 mil per year as the experience & views would be a major draw-card - imagine tourists getting off the plane / onto the gondola and getting straight in to the convention centre / town centre with those wicked views! 2. If you are brave enough to have a casino make it appeal to top end big spenders and ensure you have 51% shares so you keep control -

the $ return is amazing from casinos! 3. Provide FREE or subsidised child care through to the age of 15 - parents have SO much difficulty trying to entertain the brats - make the kids facility SO appealing to them by using the latest technology and showcase new computer games - incorporate WEKA film industries and highlight Hobbit / Avatar type movies / games 4. Taxing the rate payers will only cause negativity and anger as they do not receive benefits - in fact rate payers did not move to QT or buy land there because they want more tourism! A bed tax is the only way to make this work and could be promoted as the 100% Pure Tourist Levy - the QT product is so good that I believe tourists would not blink at a $2 levy per night bed tax... Think BIG - do not go into this half heartedly - better not to do it at all if not done properly - we don't want another white elephant please!! PS Your proposal for a QT convention centre is a great idea - thanks for the opportunity to comment and keep up the good work!!

## Graeme Hill

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Malcolm Hodge

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:**
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

The QLDC should not be involved in a Convention Centre in any way what so ever. It is not Councils role to have any financial involement in such a project nor do they have any mandate from ratepayers to commit any amount of ratepayer money to such a project.A Convention Centre is NOT core Council business and as such council should stay out of it. If it is necessary and maybe it is and if it was viable, why aren't private developers rushing to construct a convention centre?In addition, living as I do on the "right" side of the Crown Range, a convention centre wouldn't benefit Wanaka in any way as people attending conventions in Queenstown wouldn't have the time or inclination to venture beyond Queenstown, and yet we would have to contribute just as much as Queenstown

rate payers.  I also object to council calling for submissions on this matter, as you know only a very small percentage  of ratepayers/residents will bother to make a submission,and of the submissions received, I would suggest that the bulk will be from those with a vested interest in such a project going ahead. If council are really interested in what the majority have to say, call a referendum and include it with voting for the up-coming council elections, then those standing  for office could declare either for or against.  In conclusion: QLDC, stick to your core business, which doesn't include millions of our money for a convention centre.  Thanks.

## Jo Hodge

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Allen Hogan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Bruce Hogg

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Consider Medium Density Apartments also. Financial Contribution to any development should be by way of a Gifting of land @ lakeview for convention centre.

## John Holland

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Please remember there is not a direct benefit to Wanaka Ratepayers in the proposal but Queenstown should have a convention centre

## Sharron Holland

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Lisa Holliday

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Wanaka

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

The qldc should only concern themselves with providing facilities for the ratepayers, not by providing businesses with contributions or help for them to make money. Any convention centre should be built with only private money, not with ratepayers money.

## Matt Hollyer

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Kerry Hood

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:** Strongly support
**Restaurants or other hospitality facilities:**
**Retail shopping:** Strongly support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Ken and Diane Hood

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Any Convention centre on this or any council owned land should be fully funded by private developers. The land should be sold at current market rates. The council would receive rates from the land and development costs related to any development on the sites. There should be no burden on the ratepayers for a project that benefits the business community. General Rates should be used for the benefit of the whole community not just a select few. Propping up private enterprise is not a Council core activity.

## Christopher Horan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

If this proposal made financial sense Ngai Tahu would be onto it - also other private investors. Too much risk for ratepayers. At a time when QLDC is cutting some of the few valuable permanent jobs from Wanaka Library this proposal is an insult. The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state) - NONE OF THE ABOVE. The financial contribtuion of the Council to a convention centre project should not exceed $3.2M p.a. - RATEPAYER SHOULD NOT BE INVOLVED. The Council financial contribution to any development should be by way of a (f) Other please state) NONE OF ABOVE.

## Aaron Hosking

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Neutral
**Recreational facilities:** Strongly oppose
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

The following facilities should be considered as part of any wider development for a convention centre project: (h) other (please state) indoor sports and entertainment

## Alan Howard-Smith

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly support
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

- Avoid gambling and any partnership with SkyCity. - In a joint venture, Council must retain majority control over all design, urban design and landscaping requirements. - Development should be over 8 storeys high to maximise view and minimise land footprint. This will enable more open space in the design. -I'd prefer an Otago developer - reputaton and accountability is really important when developing public land.

## Brian Howie

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Kristi Howley

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Nicole Huddleston

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:** Strongly support

**Comments:**

Any 'rate' should be targeted on Queenstown ratepayers only. This centre is of no benefit to those living in Wanaka. Hearings of this consultation should be held more widely to allow the wider community to attend.

## John Huddleston

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

If this was a financially viable project the private sector would be doing it. It should not be done at the cost of ratepayers. I wish to be 'heard' but I am not travelling to Queenstown.

## Kath Hughes

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Guy Hughes

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:**
**Restaurants or other hospitality facilities:** Support
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

The option of council annual contribution is very targetted, and does not give us teh ability to support a lower amount, only 3.2 mill.

## Hamish Humphries

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

This proposal is a true tradegy to people all over New Zealand that have suffered from or have witnessed somebody with a gambling addiction. If a convention centre was viable "business" at the present time then it would be here already or before your consents process. The following facilities should be considered as part of any wider development for a convention centre project: (b) Casino (legislative chane required - Its a disgrace that you would put this as an option.

## Phillip Hunt

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Although Wanaka commercial ratepayers will get some benefit from this proposal it will be much less than those at Queenstown or Arrowtown therefor Wanakas level of financial input should be less than the other areas. This should be managed by an agreed differential on a targeted rate on commercial ratepayers. If a general rate is to be used across the district then it should form part of the UAGC and not be based on property valuations

## Debbie Hutton

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Andrew Hyndman

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Support
**Other:** Support

**Comments:**

I consider the evaluation process for selecting sites has been ineffectively managed. The Stanley Street option has not been properly evaluated in terms of available land which is far greater than what has been put forward for assessment and could include Ballarat Street land as a stopped road. I consider the site assessments lack accuracy. i consider assessment criteria lacks balance. The Lake view option appears to be predetermined.The Gorge Road site has some excellent attributes that are being ignored. The financial modelling for funds to be released from lakeview would appear to be be extremely overstated, and have no solid basis. Overall the consultant process does not appear to be providing a fair independent assessment of the potential sites.

## Ian Hyslop

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Support

**Comments:**

I do not believe Wanaka ratepayers should contribute significantly to this as there will be minimal benefit to the Wanaka community

## Nathan Imlach

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## paul inger

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

I feel that limiting the venue to 750 pax will not maximise the potential that a convention centre on this site has. i feel that we need a venue that can hold at least 1000 pax.

## Maxine Inglis

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Ryan Ingram

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

I feel a convention centre is fundamental to the enhancement and growth of Queenstown's tourism proposition. A convention centre will provide benefits to all in the business community either directly or indirectly. Economically it also provides further employment opportunities and assists with evening out our seasonal tourism demand.

## Peter and Robyn Ireland

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Please see full submission for details

# Queenstown Convention Centre Proposal

**Submission**

Peter and Robyn Ireland Ratepayer
Email : pjirai@gmail.com
Phone : 03 451 1046
Address : 204 Tucker Beach Road, RD 1, Queenstown 9371

We do not wish to speak at the hearing.

**Summary**

We are strongly opposed to the Queenstown Council leading in the development of a Convention Centre ("Centre") at this time and importantly believe that the Council should not incur any expense directly of otherwise in such a venture. This includes not providing financial assistance in assisting others to do build such a centre (including land). Our reasons are:

1) In our view QLDC have provided what appears to be a distorted picture of the economic benefits of such a Centre based on modeling which is unreasonably optimistic. This is very much a "trust us" type of support being requested which is not acceptable for such an important decision which will have such a bearing on the future economic shape of Queenstown, the infrastructure priorities, and importantly the livability of town for residents and visitors alike in the future. The limitations of the road into central Queenstown to handle large volumes of traffic is already showing signs of stress at peak periods during the working day and at peak holiday periods – do we want a town that sees visitors in traffic gridlock like a big city and are residents happy that this is a consequence of growth. So it comes back to what type of town do we want Queenstown to be for residents and visitors alike.
2) QLDC have presented a Questionnaire to Ratepayers which clearly leads the participant to a belief that the Centre will be built and it is only a question of where and at what cost to Ratepayers (notwithstanding you may elect to state you "strongly oppose" the Centre in the first question).
3) Tourism Growth in the QLDC area is already double digit which does not need a Convention Centre to accelerate this. The area's infrastructure is already under some pressure (roads, water etc.) with this growth and it is permanent residents who are paying a disproportionate share of the cost of this infrastructure to support the Tourism Industry. To be fair, this rating issue challenges Councils in all smaller areas where there are heavy tourist influxes. Low cost housing is a crucial need with more and more lower paid workers having to live in Cromwell, Wanaka etc. which then leads to inefficiencies in transport to and from work and the fact that their salary dollars are spent outside the Queenstown area. Infrastructure is necessarily prioritised and large scale projects like the Centre could alter those priorities quite dramatically to the immediate detriment of residents.
4) Planning needs to be done to understand what shape the area's commercial activities should be to support the tourism of the future – large tours, conventions, etc. versus the current position which relies more heavily on individual and small groups of tourists (domestic and overseas) coming into one of the great Alpine Tourist Towns in the World. From this position you can work out what the infrastructure needs / priorities are and more importantly what

the workers housing needs for the area will be. Comparing Queenstown with Melbourne, Canberra, Darwin et al as was done in the reports is not appropriate when looking at comparable convention centres structures, funding options etc. as these are all large cities with much larger infrastructure (albeit severely constrained in some cities).

5) QLDC need to engage with all Ratepayers (and not just Commercial Ratepayers) as to what the priorities are for the major facilities and infrastructure spending over the next 5 – 10 years. From this consultation a clear vision can be presented to Ratepayers as to what the priorities are for spending their money. It is disappointing that a Council who recognize the need to reduce the rates and share of council debt for ratepayers (as stated by the Mayor), that they would now suggest an additional rate on residential ratepayers (most of whom would struggle to see what the benefit of this subsidy of the Centre would be for them). If there is a positive financial benefit of the Centre then let those who reap that benefit pay the expense – general sound commercial advice applying to all commercial activities. If there is considered to be a broader economic impact with more ratepayers following the jobs growth then surely that would ameliorate any rate increase as fixed infrastructure costs would be spread over a larger rating database – unlikely in our view.
6) Whilst not directly QLDC's responsibility, linkage of the need for gambling with the Centre is unacceptable given that problem gambling continues to rise in this country.

Queenstown residential rates are very high for an average property after adjusting for different housing values throughout New Zealand. We are sure the Council have looked at benchmarks which would show this and clearly that has been at the forefront of the thinking in the CEO's latest restructuring of the Council Services. Whilst a larger population would spread the load of some of the infrastructure fixed costs for Ratepayers, a high growth rate will also put pressure on infrastructure spending and have an adverse impact in the short and medium term on ratepayers.

**QLDC Positioning of Case**

As stated above we believe the QLDC positioning of the case is not balanced and is very much driven by commercial interests both in this town and outside. As has already been mentioned in the press, some people who were contacted in a telephone survey felt that the survey was "leading" to only one outcome – and that the QLDC has already predetermined that outcome. A similar view can be formed from the survey at the commencement of the online survey. The CEO says it was necessary for the Council to put forward a case for consultation but we argue that the concept should have been discussed with Ratepayers first to ascertain and inform how the proposal fits in the planning for the next ten years – what changes will be required. In a recent newspaper article he also suggests growth is key but there is already growth in the area and the Centre is not the only way of driving balanced growth in the Queenstown area. For example, solving the lower cost housing option which should necessarily include medium density housing would see much more of the salary dollar paid to workers remaining in the area. It may be in 5 – 10 years that the Centre is a viable option for the town after the infrastructure issues are clearly prioritised and important infrastructure completed (such as the housing issue, Kawarau Falls bridge, Queenstown bypass, Wanaka sporting facilities, understanding traffic volumes for the main road from the airport to the city, etc). The CEO in the press was quite blunt that infrastructure issues had been considered yet that is difficult to find discussed in the proposal.

It is unclear to us whether the land would be leased to the consortium at commercial rates or gifted to them on top of the other financial contribution proposed.

**Consultants Reports**

Having had 40 years of reading and digesting Consultants reports in the commercial world we have learnt that it is essential to firstly understand the assumptions (which we struggled to find in these reports in any clarity i.e. a simple table), and secondly to look at the alternative case with different assumptions. Consultants are generally engaged to prove up a case and assumptions generally end up being optimistic in reaching this goal. Some of the statistics we would query in the reports included:

1) The number of events looks very high in the Berl analysis. Interestingly they assume very low international visitors (perversely this would improve the economics in their view of international visitor spending compared to domestic visitors) which does not support the National Government who have a strategy of these convention centres bringing in international conventions.
2) CBRE's report section 4.1 talks about the economic benefit to Queenstown. These are taken from the BERL report which also has an interesting appendix which talks about risks around modeling with economic multipliers which is very applicable to Queenstown (Section 8). Queenstown has limited major construction resources and relies heavily on Cromwell and Invercargill for much of the work hence more modeling should have been done around what multipliers should be used for the Queenstown area (the actual multipliers used do not appear to be stated).
3) FTE's to run the Centre and the flow on effect. Again these look very high but may have something to do with the multipliers used. Melbourne Convention Centre (probably a factor of 10 times the size of what is proposed here) have only 120 full time staff and 270 casual staff so if you scale this down by say a factor of 5 (given Melbourne will have some economies of scale) then you get 24 full time staff and 54 casual staff – the reports suggest direct and indirect labour impact of 466 FTEs which requires a large multiplier.

There are other instances but these in our view are indicative of favourable modeling – "best case" if you like.

A final comment regarding the positioning of this proposal. Initially we were not minded to bother putting in a submission given the apparent underlying "done deal" approach to Ratepayers. And we have been residents for 12 months and may not have a good understanding of local data and importantly the Council's plans which made us hesitate before writing the submission. There is also a perception in our minds that commercial interests seem to have a greater sway in decisions like this in Queenstown – this perception may be driven by their use of the Press to drive a case. And I suspect they are better organised in lobby groups and therefore can use broader skills to eloquently get across key points to win arguments. However we were moved to put our concerns in writing by:

1) the Mayor's "put up or shut up" comments in the Press (fair enough comment regarding Ratepayers not whinging if they did not make an effort to have a say):
2) lack of a longer consultation period where Ratepayers concerns are to be properly addressed and a final proposal put to them for discussion (we accept the elected representatives in Council should have the final say). There is a lot of material to digest (beyond most people we suspect) and a lot of unanswered

question around infrastructure, modeling, funding, gambling, rates impact etc.; and

3) the CEO's rather terse response to a letter in the Press regarding infrastructure issues not being addressed (the writer was apparently meant to also know what the CEO knew without anything being written in the proposal about these items). Again it really highlighted to us that this proposal is being almost "railroaded" though.

Queenstown is one of the "Leading Alpine Resort Towns", if not the best, and our fear is that:

1) Conventions (albeit of only 750 -1,000 people) have the capacity to overwhelm the quiet laid back nature of a small town like Queenstown. If the Centre was successful you would find more and more families and single travellers looking to go elsewhere when conventions are in town thereby offsetting the economic benefit of the convention;
2) Infrastructure is already feeling some impact of budgeting constraints (and always will) and our fear is that roads and housing issues will end up leaving most Ratepayers with a diminished standard of well being (perceived or otherwise);
3) Gambling should not be encouraged in this town. Generally Governments have over ruled their constituents in the chase for gambling tax revenue (New Zealand and Australia) but the social damage is making more people stand up and be counted on this issue; and
4) We believe the risks are greater than identified in the reports and the economic benefits overstated.
5) The CEO cites the need for growth as a driver for the Centre. There is strong growth in current visitors and when the local economy kicks back into gear with stronger housing starts, more infrastructure spending (such as the Kawarau Falls bridge), and other projects such as the 5 Mile development etc. get going then GDP will look better again.
6) Large one-off growth spurts have a tendency to inflate infrastructure spending and therefore rates rather than lowering rates through developing a broader ratepayer base.

Peter Ireland

Robyn Ireland

3 August 2013

## Robt Jack

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

As a Wanaka Holiday home ratepayer I am not keen on paying any rates to support a Queenstown Amenity

## Julie Jackson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

This site appears ideal in that it is close to CBD, existing hotels/motels. availability of good car parking but not disrupting the existing traffic flow. A scenic backdrop is also a drawcard for which our area is known for.

## G James

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Very poorly developed questionnaire - no option for recording opposition to need for a convention centre. This is a questionnaire about how to proceed with a convention centre, not about whether one is needed. Thus I have not filled in most of it because I do not think a convention centre (if one is necessary) should be funded by ratepayers. This newsletter asks the question "Does Queenstown need a convention centre"? but then provides no place for a negative response. It is quite biased. Strongly oppose - QLDC should lead the development of a convention centre for Queenstown. Convention Centre should be privately funded if considered necessary. Strongly oppose - The financial contribution of the Council to a convention centre project should not exceed

$3.2M p.a. - Should be no contribution by Council. The Council financial contribution to any development should be by way of a: Other (please state) - None

## Megan James

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:** Strongly oppose
**Residential:**
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Nona James

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

I wish to raise several concerns with both the process of "consultation" on the convention centre and the quality of the information and resulting decision-making. For ease of reading, I have included facts as stated in council documents and have added my concerns regarding those in bold type immediately following. Consultation In August 2011, QLDC established a Working Group which included membership from the Queenstown Chamber of Commerce, Destination Queenstown, the arts and the accommodation sector, to establish criteria with which to evaluate various options for a Queenstown Convention Centre. Why were there no members of the general public included to lend a different perspective other than commercial advantages? This group was not representative

of the community at large and excluded members who might have challenged the basic assumption that a conference centre was necessary. There was no representative at the outset to reflect the viewpoint of those who moved here to escape the mentality of a larger city and enjoy what Queenstown already has to offer. Hence, it is no surprise that every document/consultation has skipped the step of consultation on whether the wider community even wants all the "economic benefits" a convention centre has to offer and proceeded straight to discussing sites and operators with no real wider community debate of the underlying assumption that commercial growth is to be desired at all cost. Please share how driving commercial growth through public funding sits within the parameters of previous consultation of how residents wish to see their community develop? (And, here I might add that it hasn't been so many years since our previous mayor experienced the outrage of the community at the thought that he might burden the ratepayers with a convention centre at Stanley St site even though that project at least promised usage for community groups. It wasn't the location that the ratepayers were upset about…it was spending such a big chunk of money for a commercial centre to be funded by a small population when so many other services were desired first). Now, it seems that council has merely repackaged a similar plan to spend $80 million on a convention centre and hopes to sneak that past the community by engaging in very limited consultation, providing almost no financial information and burying the fact that we are talking about an $80 million expenditure. (Surely, that is significant enough to state? But then again, saying $3.2million pa just doesn't really get people's attention and get them involved in the consultation process the way admitting to the full committed spend would do). Another way to look at it is to ask all residents, if the council had $80 million to spend, what would the wider community prioritise…and my guess is that residents might wish to see our aging infrastructure upgraded, address public transportation issues, have their rates lowered or any one of a number of other options that haven't been considered if we, as a community, have somehow come up with an extra $3.2 million pa that is available to be spent. The only choice we are given is to re-affirm the convention centre rather than prioritise how $80 million should be spent. A feasibility study was commissioned by the group in March 2012. Then in August 2012, a Request for Proposal was publicly issued seeking potential partners with the Council to develop a convention centre. In February 2013, a consortium including Ngai Tahu Property; Morrison & Co; and Sky City Entertainment Group were selected as the preferred party to enter into negotiations for a convention centre development. These negotiations have not proceeded to a point where a firm proposal can be considered for Council approval. However, during this time QLDC has commissioned a number of reports to assess the merits of a convention centre which is funded or partially funded by Council. As there is some question around whether provision of a conference centre is a core function to be provided by a local council, why was not consultation/referendum undertaken PRIOR to spending funds to scope a project? It certainly seems that it was never a question of IF, but how, a convention centre would be built. I for one remember my dismay to hear that feasibility studies were being undertaken when no one had ever asked me whether I even wanted a Conference Centre! Is a Conference Centre part of the core activities as Council? Will there be a referendum? No, it isn't the part of the core activities of a Council however is it lawful; probably yes. At the moment the Council has made the decision to go out to the public – it is not simply a Yes or No decision. The consultation process offers the same opportunity as a referendum to have your say. The final decision will be a decision of Council. A conference centre has the potential to be the single biggest financial debacle in QLDC history. I would suggest that "probably, yes" is not an adequate answer to questions of its legality! As noted elsewhere, sufficient information to form a reasoned opinion is not available and I do not consider

that this consultation offers the same opportunity as a referendum to have my say. The basic requirements of a referendum would include financial information on how the project would be funded and what impact it would have on rates so that ratepayers could consider this most important element. We now consider that there is sufficient detail around the costs and benefits of a convention centre project to consult the ratepayers of the district. The proposal summarised in this document is intended to present a 'worst case' scenario, in terms of the fund- ing which the Council could be expected to contribute to a convention centre development. It is anticipated that Council funding can be reduced by funding from other sources, including central government ($10-15M); commercial developments; philanthropic donations; and sponsorship. How can council consider that there is sufficient detail around costs to consult ratepayers of the district and yet provide absolutely no detail as to how the proposal would affect rates? As noted in the answer to this question: Can you tell me the proposed impact on rates for an industrial property of $1m value? The short answer is no, because we have not determined (a) whether the cost of the Convention Centre would be by way of rates increase or through savings from existing expenditure and (b) there has been no mechanism for determining whether there would be an equally apportioned rate or one linked to capital value. Surely, knowing how much it will hit us all in the pockets is relevant to a decision. For instance, if you tell me that it will be fully funded by the commercial ratepayers who have lobbied for it and will profit from all this "economic benefit", I am less likely to oppose it. However, if you tell me that my rates will go up $500 on a residential property to gain a conference centre which brings all kinds of "progress" that I do not particularly want to see, then I definitely oppose it. A proper consultation fully discloses HOW a project will be funded and what effect it will have on the rates. And, for the record, one does not fund convention centre by cost savings…any savings could alternately be used to reduce the need for other rate increases. I for one want to know what my rates are without the convention centre vs what they are with the convention centre. The difference those two figures is the true cost to the ratepayer. For Council to make a major financial commitment like this, would things such as the Annual Plan need to change? Yes, and to amend the Annual Plan we would need to undertake consultation, which is the process we are following at the moment. Again, as noted above, this is not a proper consultation process. We have not yet been given the necessary financial information required to make a decision. A consultation is necessary which fully discloses any increase in rates so I certainly hope that it is not council's intent that this "consultation" is sufficient to proceed directly to a change in the Annual Plan to include funding the Conference Centre without actually consulting on the financial impact of the proposed Plan change. This consultation does NOT provide the financial information which I need to make a decision. (Would you commit to buy a piece of real estate without knowing how much your mortgage payments would be so you could determine if it was affordable? Clearly, whether or not you save a bit on petrol because it is closer to work is not the relevant information to consider…nor is the purported creation of new jobs or filling of hotel rooms the relevant information the community needs to consider). We need real financial analysis that shows whether we can afford $3.2 million pa and how much it is going to increase our rates. Please consult us AFTER providing us with the relevant information needed to make a decision…how will the $3.2million pa be funded and how will that affect our rates? We also need to hear what steps have been taken to ensure that there is no further financial downside…we don't need another rugby stadium financial disaster in this case funded by a very limited number of ratepayers. Having undertaken a feasibility study, completed by Horwarth HTL in mid-2012, and subsequently engaged with the private sector, QLDC is now seeking to obtain feedback from the community to re-affirm its support for a convention centre

and obtain feedback on location and funding options. Here Council makes it absolutely clear that this is NOT a consultation of what the community wants and other options that might be available rather it is "to reaffirm" and obtain feedback on the limited parameters of location and funding costs. I, for one, do not feel that I have been consulted or that my opinion will be considered at this advanced stage in the project…rather this "consultation" feels more like simply going through the motions to pretend to have consulted with the wider community when only the business community was consulted before the decision was made. Even more alarming is the format of this purported consultation, the submission form asks to indicate support for whether: (a) QLDC should lead the development of a convention centre for Queenstown. I would suggest a more appropriate question would be whether QLDC should fund a convention centre. I would suggest you would get very different answers so this question purporting to be a "consultation" is disingenuous at best. Why not be straight up and really caucus your community on whether they have any appetite for QLDC to use public funding (that could be used for other purposes) to subsidise the business community? (b) Lakeview is the best site for a convention centre development. As an alternative, I am offered other council owned land as potential sites. What about first asking do the ratepayers believe that council land should be "given" to a convention centre project? Although the value of that council owned land is downplayed in all discussions, anyone with the slightest concept of financial management knows that there is always an opportunity cost. (I sometimes think Councillors must not grasp this concept in their penchant to give away land…such as that in Arrowtown for affordable housing, etc when the intent was initially for the developers to contribute land). So, I will try to explain this concept in basic terms…if council owned land is in excess to the requirements of the council for its core functions as the Lakeview land must be, it could be sold (much in the same way as Queenstown Hill was created), the funds received from the sale could then be applied to fund necessary infrastructure rather than levying rates to fund those costs. So, please provide a transparent analysis showing the financial cost of giving away ratepayer assets which I presume are in addition to the $3.2million pa. (c) The following facilities should be considered as part of any wider development for a convention centre project. Another disingenuous question. Are you actually asking if the ratepayers have a desire to see the council become a property developer with all the attached financial risk? I would suggest that the answer to that question would be very different from those mislead by this question into saying, oh more retail would be fine, but I don't want a casino. I certainly hope that a future consultation, disclosing costs and risks, would be undertaken before Council proceeds to spend capital on these projects based on a hope and prayer that revenue from such developments would offset the cost of a convention centre. Would the debt cost of the capital needed for these developments then be buried in the Annual Plan as financing costs instead of being disclosed as the cost of discretionary capital spending on the convention centre? (d) the financial contribution of the Council to a convention centre project should not exceed $3.2M pa". Please advise how I should answer this if I do not want Council to spend any funds on a convention centre project. By agreeing to the negative constraint in the statement, it would seem to by default be approving the $3.2million pa spend. By disagreeing, does council interpret that as an unlimited budget? Again, this question is indicative of how this is NOT a consultation as there is no option to select for council NOT to spend money. Also, this seems like a sly attempt to conceal the true cost. Better yet, why not ask if your constituents want to commit to council spending $80 million spread over the next 25 years? The non-financially minded probably have no idea that we are talking about $80 million dollars here when that little detail about 25 years is buried in the detail! Again, be clear and upfront with the financial information so people

have the relevant information to make an informed decision. (e) Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC. Again, as noted above, does "reducing the direct financial contribution" include the capital cost of those developments and associated debt or do you simply mean reducing the $3.2m pa? As a financial professional, this question most definitely does NOT provide the information needed to make an informed decision. (f) The Council Financial contribution to any development should be by way of…. Again, I still haven't found the question that asks whether I even want the Council to make a financial contribution! Without knowing the quantum of the impact on rates, etc, how can one possibly be expected to make an informed decision? To sum up my concerns on the consultation process, I would ask what is the rush? Let's not shortcut the process and make a bad decision that has huge financial consequences in the future. Surely such a major decision deserves more thoughtful questions than those on the submission form. From my perspective, the first and most important step has been skipped…why not just simply have a referendum and caucus all ratepayers, not just commercial interests, on whether we even want a convention centre to start with. Do we want to turn Queenstown into an Auckland where everything is driven by commercial benefit or do we value the ambience of Queenstown as it is? (And, here, I might suggest that perhaps those that want a conference centre with a casino should move their businesses to Auckland because they already have one)! Once you have an answer from a real cross-section of the community, you need to provide a proposed annual plan that shows how the cost (including the opportunity cost of giving away land, and the cost of any debt financing any commercial development) affects rates so we can all have an informed say. Financial Risk Has consideration been given to the risk involved to the ratepayer and how much risk ratepayers want to take on? The maximum amount would be funding the cost of capital of $3.2m which is the worst case scenario. There are two scenarios to consider; one – the Council take it all on which is the biggest risk, or two – the private sector is involved which transfers the risk. Submitters are encouraged to share their opinion in the submission process. This is entirely misleading. What guarantee do you have that this is a maximum? More importantly it isn't the cost of capital of $3.2m as stated, but rather $80 million, a disparity which is likely to be relevant to people forming a decision. Is SkyCity prepared to underwrite any losses the Convention Centre makes? There is no proposal by any party to underwrite losses at present. However, the consultation is premised on a maximum contribution being made by Council regardless of any model which is ultimately negotiated. Again, what guarantee do you have hat this is a maximum of Sky City isn't underwriting losses? The possible scale of Council contribution depends on the development model adopted. Expert advice to QLDC estimates that under a publicly-owned and managed model, or a publicly-owned but private managed model, the anticipated costs to Council would be in a range of $2.6 - 3.2 M p.a. for 25 years. Under a mixed-use facility model, it is estimated that the costs to Council could range from $1.3 - 2.3 M p.a. for 25 years. This is an estimate based on advice…it is not a guarantee of a maximum of $3.2m pa as Council has stated will be the case. I have one very simple question…how can council guarantee that the spend is limited as stated over and over? As I recall, the costs associated with Lakes Leisure facilities were significantly underanticipated…and it was simply, woops, we are increasing the rates to cover the higher than expected costs. The same problem occurred with the Dunedin stadium. I trust that the governing bodies that made those decisions also had "expert" advice. The problem is that when Councils' jump in citing "expert" opinions and promising that it won't cost more, it is too late to stop the ball once it has started rolling. It is a theory known as sunk cost…once you spend a bunch of money on something, you

often have no choice besides to pay for the overages as what good is an unfinished project that has already cost millions or a building that sits shuttered as it generates a loss that someone needs to fund. What does Council propose to do if there are costs in excess of $3.2 million pa…stop the project? So, I ask are Councillors so convinced that these "experts" have got it right this time that they are willing to pledge to cover the overruns themselves? If not, I'd suggest a bit more due diligence is necessary before rushing to make a decision on such a significant matter. Just know that we, the ratepayers, will be watching and won't forget that this whole consultation was based on a promise of a maximum cost. Economics As I understand it, the major driver supporting the conference centre is economic growth for the region. So, lets take a deeper look into the principles of economics. Expected to create over 450 jobs and circa $30m pa in GDP for Queenstown Lakes District by driving high value business tourism. I can certainly understand how a project such as the convention centre increases profit for the hotel, restaurants, etc that would benefit. However, it was a bit amusing that the those very parties (hotels) got in a huff at the thought of competition if the casino was involved and built a hotel as they stated there was no other way a conference centre stacked up without the revenue from hotel rooms. As a ratepayer, that seemed a very good thing to me…let the person who profits from the convention centre fund the convention centre rather than expecting ratepayers to fund it so hotels can fill their rooms and make money. Let's be particularly clear on the difference between economic benefit to the region and economic benefit to the owners of existing local businesses. If you are talking about the region, it is a better deal for the taxpayer to have another party involved who is willing to cover costs of developing the convention centre as they expect that to result in an overall net profit to them. This is quite different from the businesses who want the convention centre as they believe it will generate extra income FOR THEM but expect the ratepayers to pick up the cost. It seems that this model for a convention centre (and here I remind you that the need for a convention centre was determined by a working group that was limited to these particular stakeholders) was actually intended to be a taxpayer subsidy straight to the pockets of these businesses. This is NOT the role of local government. I certainly hope that if the convention centre does proceed that any and all costs are either borne by the commercial ratepayers who will benefit or funded by a bed tax. I highly suspect that those very parties advocating a convention centre will likely whine just as loud about it being a deal killer if they see their rates will increase to fund the proposal and it is not a free ride to increase bednights, etc while a wider group of taxpayers pick up the cost. Ah, but you say…you are missing the point. A convention center is good for the region….it will generate 466 new jobs so it is a benefit to ratepayers. Let's look at those jobs…are they really good for Queenstown? Firstly, what percentage of those jobs are in the hospitality sector and what is their rate of pay? Will they pay a living wage or will the ratepayer then need to pick up the tab to fund affordable housing for these new Queenstowners because they work in an industry that pays low wages? Will these jobs provide employment to Queenstowners? Or will the very industry which wants to generate the extra income also pay such low wages that they cannot attract New Zealanders and then lobby for increased access to working visas to bring in more low paid workers that are willing to work for less or work on a casual contract? And, here I remind you that the hospitality industry is currently dependent on working visas to meet existing staff demands so it seems that 466 new hospitality jobs aren't really needed afterall. My proposal…if this convention centre is about the region, and not individual businesses profiting, then I would suggest that an action plan needs to be agreed upfront as to how we intend to ensure that the new jobs created provide an income that makes it viable for these new residents to own homes and participate in the community. Only then is there an

economic benefit to the region to these new jobs. McDermott Miller estimates that 9,500 of the town's 16,500 jobs are tourism related. Would it then not be sensible to encourage a diversification of industries rather than continuing to put all our eggs into one basket? As it stands, anytime there is a SARS epidemic, a global crisis, a high exchange rate, etc tourism takes a beating and with it the fortune of Queenstown rises and falls. As any portfolio manager knows, diversification is key to managing fluctuations. So, again, I ask do we really need 466 new jobs in the hospitality industry? This is where I want to challenge the council to think outside of the box. If the council truly believes that encouraging economic growth in the region "probably" fits within their mandate and if the community can really afford to spend $80 million over the next 25 years, there are all kinds of viable alternatives to a convention centre. A visionary council would consider whether we could retain a world class research facility if we offered $3.2 million in grants per year or what IT companies might relocate to Queenstown if we offered $3.2 million in grants. You get the picture. IF you have $80 million available over the next 25 years, what could QLDC do with that money to attract an industry that offers jobs that pay a living wage and the economic impact of those wages are multiplied when those employees spend their money on local goods and services. Just like high spend tourists are more valuable than budget backpackers so, too, are employees earning a living wage much more valuable than those struggling to get by on low seasonal wages. And, if Queenstown becomes less reliant on tourism, that is a good thing as diversification is the surest way to maintain growth over time. So again, my challenge to the council is IF we can really afford to commit to spending $80 million over the next 25 years and IF we really have land that we can afford to give away, then let's consider what is really best for the economic growth of the region and ALL QLDC ratepayers rather than catering to a special interest group who believe a taxpayer funded convention centre is their right. And, remember good things take time…there is no need to rush and force this convention centre down our throats with minimal consultation and almost no financial information. If it is a good decision, a thorough consultation and evaluation will show that and we can move forward at that time. I certainly hope that councillors have been provided more financial information on which to base their vote than we ratepayers have seen. Based on the lack of any information on what impact "re-affirming" the convention centre proposal will have on rates, I hope all the Councillors will join me in demanding reasonable information needed to make an informed decision before proceeding.

## Jan Janata

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** No venue at all unless Queenstown people pay for it themselves.

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

How are all the councillors going to read and understand these submissions in just 2 days? Your timeline seems a little hopeful. The wording of these questions makes it almost impossible to totally oppose the convention centre proposal. It is like asking someone if they want a red car or yellow car with no option to say they do not want a car at all. This document could be mistaken as a survey only, not a submission unless it is read very carefully. I am not going to speak to the submission as my experience is that your organisation is purely "ticking boxes". You may listen, but you certainly do not HEAR your local communities. I totally appose 1 cent of my rates being spent on this convention centre. I should not be forced to support the development of more fiscally driven and

tourism driven projects.  If the people of Queenstown want to build a convention centre well they can. Don't load the rest of the ratepayers with the cost. It is of no benefit to other communities who are struggling to protect their current community assets.

## Sara Jardine

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

of the three sites considered - recommend Lakeview

## David Jarman

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state) - Keep it Simple! Hotel(s), Casino, Restaurants. The financial contribution of the Council to a convention centre project should not exceed $3.2M p.a. - Needs to be for a finite period eg. 7-10 years The Council financial contribution to any development should be by way of a: (f) Other (please state) - Split cost 3 ways. Council needs to consider selling some assets to paritally fund its contribution. Reasonable to levy business ratepayers as they will benefit from the increased activity and visitors.

## Andrea Jarvis

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

The Lakeview site is a great site and is reasonably close to the CBD (I've been to conferences in Rotorua at the Energy Events Centre and had a far longer walk than I would have had to Lakeview) with good amenity values and opportunities for parking/further commercial development. However, by removing Lakeview from the camping ground options, there must be an option close to town for campers to prevent extra costs in freedom campers etc. Also the additional costs to upgrade infrastructure (particularly with regard to Marine Parade Pumping Station) need to be considered in the final/total cost budget. I support any commercial activities that may make the convention centre more attractive to operators etc. I DO NOT support a referendum, I consider a

yes/no question to be restrictive and a waste of money compared to the in depth questions put forward in this consultation process.

## Ann Jefferson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Evan Jenkins

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** The first question, whether it relates to this proposal or in general is not clear.

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

After all this these are the best questions QLDC can formulate? Most are open to interpretation or are leading questions. Basically 6 dodgy questions. Does this constitute 'consultation'? I don't see how many of these questions will elicit really good data to give you a guide to the really big issues and details for a fully informed debate. I consider what is now required is a truly independant, QLDC funded and resourced, critical examination and cost/benefit analysis of this proposal. Some more public input, true and balanced consultation and when the public have seen the best information of both sides of the issue and alternatives then we have a referendum. I vote for a referendum, but not yet. This proposal needs more critical analysis made available first. This is a

huge and important issue for us and deserves due consideration and diligance. Because these questions are so non-specific the answers would be open to wide interpretation which really is a tried and tired old political practice. The submitter also made further comments which related to the attached scan of the consultation document.

## Rob Jewell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Simon Johnson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Gorge Rd, but under raised rec ground

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:**
**Residential:** Strongly support
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Independent Private Financial Contribution

## Jack Johnson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:** Neutral

**Comments:**

## Julie Jolley

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

To expand on the answer to the previous question re funding; as the question asked were very vague.. 1. As a residential rate ayer, I strongly oppose Queenstown 'gifting' such valuable land/site to a commercial venture - UNLESS Queenstown were to receive profit share/dividend from the future income at the rate/level/value as our contribution 2. I strongly support either sale of the land or leasing 3. If we (Queenstown) sold the land, perhaps the profit/funds from the sale could be used to build our own performing arts/community centre/convention centre on the town's original site on Stanley Street. 4. The base of residential ratepayers is small. We are already funding the infrastructure of a small town with a big city's volume of tourists. Residentially, I believe there is

minimal offering/benefit to us.  3. I work in the local tourism community and fully support a convention centre. However the funding model needs to be right for the community on such a large commercial venture  4. QLDC should prioritise tasks to the primary task of council - i.e. primary schools, fix the Frankton trail slip, sorting out our roads etc.  5. I strongly object to the concept of 'gifting the land' when such a high profile restructure and reorganisation of the QLDC has recently been undertaken, with one of the primary reasons to manage costs, resulting in with redundancies. To 'gift' such valuable land would be an insult to our local families and individuals recently affected 6. Very happy to financially contribute to projects/models like Lakes Leisure or the Airport - but not a convention centre. Gain to the Business Community & not Residents

## Phil Jones

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## S J Jones

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Julie Jones

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

This survey asks questions that presupposes that the centre will proceed. It also gives no option to say that you want no QLDC funding rather than a cap of 3.2m p/a. The main financial benefits of the project all flow to private business and it is therefore a private good/gain from the project rather than a public good/gain. On this basis there should be no public subsidy from QLDC.

## Edmund & Kristine Jones Logan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

I think this is a good idea to bring in a lot more visitors to the area. While there are a lot of conventions in the wider QLDC they tend to be small groups. In my experience, people at conventions spend a lot of money around the smaller businesses which can only be good for the whole region. I think keeping the QLDC contribution small is essential for general debt reduction and expect any financial forecasts to be realistic. There is a tendency for small interest groups in the area to make wild claims at times and I expect prudent leadership from Council.

## Ron and Jill Julius

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Emi Kanayama

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

Hello I have been living in one of the cabins in Queenstown Lakeview Holiday Park with my partner for the past two years. After we moved to our cabin we were enjoying living in it until the convention center's information popped up in the newspaper very often. Most of the cabins have two or more people living in them an some of the cabins even have families. Most of these people have low income jobs. If the income was higher we would probably not be living in them in the first place. Rooms to rent in Queenstown are mostly fancy, fully furnished houses, that are too expensive for the people who live in the cabins. I'm not sure if all the people who live in the cabins were forced to move out how many of them could afford to pay for that. Can you imagine so many people

looking for houses at the same time but there is not enough houses to cover? Some people will need to leave town and jobs even though they want to stay. Recently the Mountain Scene (August 22nd) said the convention center will create 466 new jobs however if the convention center opens here these people will need accommodation. Where will they stay? We don't have enough affordable housing in town already as it is. I think rent for these cabins could be a more stable income for the council than a convention center. How about we keep Lakeview Holiday Park, Clean up unused units, use empty space and build more cabins ( or bring in cabins from somewhere else) It will make strong, Stable money and support the backbone of Queesntown's labor force as well. Please understand these problems before you start making plans. Kind Regards

## Lynette Kane

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

As a Wanaka ratepayer I can see absolutely no benefit to Wanaka

## Dick Kane

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

If health is not a core function of Council, and a community concern, then a convention centre certainly is not a core function of Council and should not be supported.

## John Katz

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## June Katz

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Colin Keel

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Les Keeper

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Queenstown is a resort town full stop. To not develop a convention centre is to be going backwards in the run up to 2020 onwards.

## Matt Kenealy

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:** Strongly support

**Comments:**

Council should facilitate the construction of the centre but have no ongoing net cost in operating it. ie any costs incurred in operations must be fully recouped from users of the facility. Any initial costs should, if necessary, come from a small, universal rate levy and a larger targeted local business rate levy which should be separately annotated and stopped immediately they are no longer required or, at the latest, on the completion of construction. An alternative (or addition) is a special community facilities bond of appropriate duration and interest rate

## David Kent

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

## David J Kerr

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## H J Kerr

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:**
**Retail shopping:** Support
**Recreational facilities:**
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

a Large carparking facility should be considered as part of any wider developement. Restaurants or other hospitality facilities would canabalise CBD Businesses.

## Anna Kerslake

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:** Stanley Street carpark and across to QPAC opposite Destination Queenstown

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

A community convention centre would be great - to be able to host conferences, events, music gigs and theatre is what Queenstown needs. The focus does not need to be on a casino or extra hotels or shops - we already have these and the support from visitors and locals is needed for these to be successful. As the size of the town grows, as will the demand for extra retail. We already have two casinos - we do not need more - they destroy a community. Arts, culture, music - this is what is much needed in Queenstown now to support youth interests and appeal to people who want to make Queenstown a home.

## Nik Kiddle

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Support
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Simon King

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

Commercial developments should be funded by those who benefit directly. The council should not spend a cent of ratepayers' hard earned money on a convention centre. Money should be spend on providing facilities that directly benefit ratepayers such as sporting facilities, libraries, roading, water, sewerage, waste disposal.

## Brian Kirk

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Chiharu and Eiji Kitai

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Michelle Kitchen

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Isabell Knight

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Lorraine Knowles

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Jo Koffman

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Support
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Question 1 - Surely international visitors come to Queenstown and Wakatipu Basin to enjoy your wonderful unspoilt area = the charm, if slightly old fashioned (English Term!) of south Island, NZ? Question 2 - Would a quality convention centre really acquire a greater precent of the international market? and/or provide wider economic development successfully. Question 3 - This is VERY competitive; is it perhaps better to attract the "fall-out" ie. continuating "visiting" in S. Island by another town's convention on to your local attractions which are known world-wide and thus avoiding the financial worry as THERE IS A RECESSION certainly in Europe/Japan. Maybe you could rely on Asian interest? As I have run a small but very successful conference company I wish you the

best with the result. The following facilities should be considered as part of any wider development for a convention centre project: (b) Casino (legislative change required) - up to local opinion (d) Restaurants or other hospitality facilities - up to local opinion (g) Community Housing - Local necessity The Council financial contribution to any development should be by way of a: (a) A general rate on the community - Queenstown's only becaue see "f" below (c) Sale of Council assets (e.g. land) - if viable (f) Other (please state) - The Queenstown Council only to make a contribution thru any of above (not to include out lying ratepayers e.g Arrowtown/Wanaka.

## Tony Koller

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Henny Koudys

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

It would be crazy to use existing car parks as parking is difficult enough on Queenstown now. Also a view of the Lake would be a stunning site for Visitors attending the Convention Centre.

## Mark Kramer

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

This development if it goes ahead should be at no cost to ratepayers. It should be 100% funded externally. If it cant support it self from conception to completion and operation with out using ratepayer provided funds it should not go ahead.

## Mark Kunath

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** privately owned site

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

This is a private sector issue. Council financial contribution should be NIL. 1. Employment is not a problem (relatively) in our community - there are lots of jobs. 2. The local economy will get even more out of balance with even more tourists related employment 3. Project cost will be closer to $100M taking into account Development Contributions, road improvements, street lighting upgrades, foothpath upgrades etc 4. Employment rise from 200-2012 shows major investment from private sector 5. Statements on front of summary seem incorrect! 6. When are the deliberations??

## Brian Kusel

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly support

**Comments:**

Ideally the Council should make no financial contribution at all. It should however, actively promote the early development of a sizeable privately owned and operated convention centre to handle conferences and conventions with sit-down catering up to 1500 delegates (750 delegates is much too small). As a former Inbound Tour Operator to both Australia and New Zealand, I am well aware of the many Australian/New Zealand and other country organisations which require a facility for a minimum of 1500 delegates. If should be built and operated by a private firm. It is not the role of local government to build or run this type of business. If, however, QLDC decides that it needs to be somehow financially involved, then the rate burden should fall solely on the

Queenstown community because ratepayers in places like Wanaka and Glenorchy will receive only minimal benefits from spending by convention delegates.

## Ana Lakajev

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

TO WHOM IT CONCERNS I believe (a) we don't need this facility - there are enough hotels that cater for conferences and conventions! I believe (b) the end result of such a project would be to cause utter total chaos to Queenstown - there is already insufficient parking in the CBD, there is already enough congestion on our roads and there are only a few greedy millionaires who would be the ultimate benefactors of this centre - not the mainstream population of this town which is already becoming swamped by commercial enterprises to the point that its natural beauty will be forever destroyed ultimately. I believe (c) that QLDC should look at building proper aged-care facilities instead so that those who helped build this town in its early years don't get shunted out of

their town once too old to maker a further contribution.  I believe (d) the cost of building this unrequired centre will not keep to the proposed budget... and then whose pockets are the QLDC going to dig into to get the shortfall? Certainly not its own nor our councillors'.  Since this is such a fantastic ground and location why not build a decent, fully equipped and functional centre for the elderly and retirees? Not a single mayor (nor a single councillor in the past it seems) of this town council has ever had the foresight nor heart to look into the proper care of the senior citizens of our community. And when you all get old, where are you going to go... to the convention centre for care, for respite or for any form of support?!!  The people who are digging a grave for this town with their greed will ultimately pay but, in so doing, will drag the rest of us respectful folk and loyal Queenstowners into the mire with them!  Yours truly  A Lakajev

## Gillian Lambert

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

if it must be, please not the ratepayers once

## Andrew Lane

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:** Neutral

**Comments:**

## Martin Langford

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

The wider benefits to the community are massive, everything from construction, employment, delegates of C&I's eating, shopping and generally spending money in our towns are huge. If we can limit the cost to the rate payer through commercial partnership, then I'm all for it.

## Anna Langford

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## P A Larking

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Richard Lauder

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Russell Lawry

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Peter Lawson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## I Lawson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

As the basics get overlooked why should the ratepayer help boost egos with nameplates on buildings, who benefits? I doubt very few from a conference centre. Which is usually very busy time for people attending main focus on business of the day.

## Kathy Leake

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):**
**Other:** Strongly support

**Comments:**

Keep part of the Lakeview site for caravans and camping, these people are also important to the diversity and economy of Queenstown. Not everyone wants to be in Frankton or at 12 mile.

## Stephen Leary

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Jim and Daphne Ledgerwood

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:**
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

no contribution from council/ratepayers, let private enterprise fully fund. Follow John Keys lead, let private developers do this one. Council should encourage and support but not become financially involved. Dont let this be QLDCs version of the Dunedin Stadium.

## Hunter & Anne Leece & Kobienia

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Oppose if given to project, support if sold at market value

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

This proposal is promoted as being good for the community. 1. How many minimun wage positions vs high income positions will be created? And how many of thse are full time (ie. no part time/on demand positions. 2. Unless the development produces substantial returns the community will not benefit - eg. land rental rather than gift. 3. There are no guarantees that the benefits will eventuate - if the benefits do no occur the ratepayers should not be saddled with the failure.

## Russell Leech

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Keri & Roland lemaire-Sicre

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Janet Lennox

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Bruce & Rose Leonard

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

QLDC should lead the development of a convention centre for Queenstown in the initial stages at least. The following facilities should be considered as part of any wider development for a convention centre project: (a) Hotel/accommodation - There is more than enough under utilised accommodation availabie in Queenstown. Many owners of accommodation are lucky to be making a 2% return on investment with some in negative territory, so any improvement created by attracted conferences and no further accommodation will have a positive outcome which in turn may promote further investment. (h) Other (please state) - Car parking, Heli pad, the Convention centre needs to be an innovative building making use of the very latest advances in green technologies so

that these features alone will attract people to just come to look and experience it without actual participation in any event held in it. e.g. Sydney Opera House. Charge a tour or entry fee to the centre. The Council financial contribution to any development should be by way of a: (d) A bed tax (no current legal basis) - Bed tax or some form of tax should be collected from tourists to the area. If it was to be a bed tax it must take the form of being separated and collected to the side of any acommodation charges so that both those collecting it and owners of accommodation used are not disadvantaged in any way. It must be advised upfront to all as a stand alone fee.

## W and J Leslie

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## EH and FH Lewis

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Any Site a developer is prepared to pay the market price for.

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

A Conference Centre (CC) is too big and expensive a project to be financed by Ratepayers in anyway - or Council land used, unless bought outright. Even a leased site could eventuate in a White Elephant for ratepayers to maintain. The Lakeview Site was kept in Council ownership as a land bank to pay for the new camp development. With the property downturn this scenario did not play out. Since then sewerage and water plus the CBD traffic bypass have loomed as ongoing financial burdens to be met. Any improvement to the innter town traffic flow must be of a greater benefit to the CBD Business than the infrequent visitors to conferences. Published information has stated the CC's dont make money. Only one conference organiser has come forward to say he would bring a once a

year conference to Queenstown. The hotel Assoc does not want any form of accommodation attached to any CC. Skycity must have known that neither casino site they purchased was suitable for the developement they envisaged. It was an arrangance that they promoted a CC on council land and tagged their plans to it, with the lakeview site top choice of three council sites. No mention of buying the land. A Suggestion to them is the land between lower hay street and the man street carpark fronting onto Shotover Street. Walk in from downtown - Casinos dont need a view, rarely have windows. Carpark handy and two stories up would open up a view comparable to the Lakeview site for a privately funded and owned CC should some developer chance building one. To say the council has done nothing to promote tourism for two decades ignores the on going improvements to the airport. The airport had a passenger increase of 14.5% in last financial year. ACC casino or hotel should not warrant the granting of Council land and money to what should be a private enterprise.

## Di Liddell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## D Liddell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

If, as a result of a convention centre being built in Queenstown, the Wanaka Rates will increase i would not support the building of such a centre.

## Chee Liew

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly support
**Recreational facilities:** Oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Ann Lockhart

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:** Strongly support

**Comments:**

I support a visitor levy which can be applied to a broader range of businesses (other than a bed tax on the accommodation sector only)that also directly benefit from the Conference Centre - e.g. hospitality and activity businesses. A visitor levy could also offset, to some degree, the targeted rate on the business community.

## Michel & Veronica Logez

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:**
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

We should be taking into account the ongoing costs involved with the running of the Events Cetnre and how this has impacted on ratepayers. A convention centre should be developed by the private sector with no burden on the taxpayer

## Robin Lonsdale

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

I strongly oppose QLDC leading the developement of the convention centre for the following reasons. Until our water and sewage systems are completely upgraded, no large developement should be taking place. The worker housing issue has not been adequately addressed. Local councils need to stick to core business to ensure ratepayers basic requirements are met. Other local councils in NZ have become unstuck when leading (or majorly contributing to) regional promotional activity. Query the need for a convention centre - carbon concerns will reduce travel. QLDC represents all ratepayers, many of whom find casinos morally reprehensible. Please respect this.

## Zoe Lucas

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Charlotte Lucas

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

I would like the council to prioritise the proposed sport centre in Wanaka.

## K.D. & A.S. Lucas

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The financial contribution of the Council to a convention centre project should not exceed $3.2M p.a. - BUDGET?

## Alastair Luke

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

It is a great opportunity for this community. Lets go for it!!!

## Raymond Lum

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:**
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

## Ronelle Lund

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Tom Lynch

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Elizabeth Macdonald

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Support
**Recreational facilities:**
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

See attached submission

## Elizabeth B Macdonald

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The following is my opinion on the proposal for a new Convention Centre in Queenstown: 1) I query the need for a convention centre for 700 delagates as it will only exacerbate existing problems the QLDC has to address. 2) Private enterprise, not the ratepayers, should bear the risk and full cost of any new convention centre. 3) To ensure some accountability the decision should be left to the incoming council . 4) IF the decision is made to proceed with a convention centre, the Lake View site is preferred. 1) NEED FOR A CONVENTION CENTRE FOR 700 DELAGATES? A new Convention Centre would give rise to : • the need for more visitor accommodation • increasd demand for workers, especially in hospitality • increased housing, council services

and other facilities • more traffic congestion • increased demand for parking • erosion of environmental quality by expansion of the built up area All of the above currently give rise to significant problems for the community which the Council is already struggling to deal with. It makes no sense to exacerbate these problems. Why does the Wakatipu need to grow? We already have almost full employment, so are forced to rely on short term migrant workers, on low pay, who cannot afford decent housing. Social problems are an inevitable result. Existing ratepayers are burdened with the cost of providing the necessary utilities to provide for growth. The benefits of growth are not evident : the disadvantages are obvious. Traffic congestion into and within Queenstown and lack of adequate parking are already a problem. We don't need any additional traffic and the costly road improvements it gives rise to. Dunedin has a need for new employment opportunities. With the Forsyth Barr stadium looking for increased use and attractive heritage and natural values, Dunedin is better placed to provide for a large convention centre, and so provide increased economic benefits for New Zealand as a whole, leaving Queenstown to diversify away from over reliance on tourism. The attraction of the Wakatipu is dependent on the quality of our natural as opposed to the built environment. Further development runs the risk of degrading its scenic values. The Wakatipu already bears the scars of past developmental phases e.g. Hendo's Hole; the Kawarau Falls "quarry"; Esplanade eyesore; ugly buildngs and empty apartments; reduction in rural amenity values. 2) PRIVATE ENTERPRISE SHOULD BEAR THE RISK AND COST OF A NEW CENTRE. The Council should stick to its role of providing for the essential services required by and paid for by ratepayers. A new convention centre is not essential. Risk. The financial viability of the proposed centre is by no means certain. It is not appropriate for a local government body to undertake unnecessay financial risk. That is the role of the private sector. Private enterprise has shown it is willing to fund large projects in the district (eg alternative routes to Milford). If a large convention centre is a good financial proposition then the private sector would be taking it up. Debt. The QLDC is already in debt. The aim should be debt reduction, not increasing it to provide for a "nice to have" big convention centre. Examples all around the world demonstrate the huge difficulties high debt levels have caused. Queenstown should learn from this and not follow suit. Diversification. Queenstown is notable for the extent to which it is reliant on tourism. The convention centre market is simply a subset of tourism. The accepted recipe for sound financial management is not to have all one's eggs in one basket. The Council should be encouraging diversification away from tourism, not reinforcing it. The Wakatipu's scenic quality provides an excellent basis for diversification eg the film industry, aged care and health provision, specialised education services, information technology etc. If the Council is desirous of giving financial assistance this would be better achieved through rates relief to new enterprises that are not related to tourism. Climate Change. Tourism is a highly discretionary market - no one has to take a holiday or attend a conference. There is no certainty that the present level of tourism, with its reliance on cheap air travel, will continue. Changes in our climate (eg poor snowfalls), increasing costs of fuel and a resistance to incurring air miles could severely affect our tourist numbers and make a large convention centre uneconomic. 3) THE DECISION SHOULD BE LEFT TO THE INCOMING COUNCIL. The new Council will have to see the project through and bear the communitiy's reactions to it. A new council should not be saddled with a decision it may in fact be opposed to. By making a decision before the local body elections in three months the Council would be avoiding accountability by making no one accountable to the community. There is no guarantee that the Council will listen to the opinions of the community as a whole in response to this present round of consultation. The local body election will give the whole community an

opportunity to have its opinions on this issue recognised. A referendum would give even greater certainty that the community gets what it wants, and will have to pay for. IF IT SHOULD BE DECIDED TO PROCEED, THE LAKE VIEW SITE IS PREFERABLE. If, despite all of the above, the Council approves a new convention centre , I agree that the Lakeview site above Man St. is the best option of those considered for a convention centre. I suggest that some highly visible provision (other than a street), should be made for pedestrian access up the rather steep slope to the site from the CBD. A good example is the large public lift which links the centre of Darwin to the attractive development and swimming pool beside the harbour below. An escalator in a multi use building would be another alternative. Such easy access would also act as a catalyst for expansion of the CBD along and above Man St. I am opposed to the inclusion of a Casino in order to make the convention centre viable. Queenstown Lakes District Council should not be promoting and assisting in the provision of a facility with recognised adverse social outcomes.

## Doug MacGillivray

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

While I support this proposal I believe it is important for QLDC to be mindful of the impact it will have on the infrastructure and plan accordingly.

## WH & L Mackay

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:** Strongly oppose
**Residential:**
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## David Mackersey

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Tracey Maclaren

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:**
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Gill MacLean

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I am really disappointed that council should consider this overpriced centre in the interests of Queenstown when facilites for Wanaka eg Sports Centre and a decent swimming complex are continually being put on the back burner. I have been a permanent resident for over 40 years paying exorbitant rates. For what????

## Rod Macleod

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

I strongly oppose any move by Council to fund or assist with funding of a convention centre. Such a project is for the private sector to undertake. In the event the private sector shows no interest in such a project then the proposal should be indefinitely postponed. The financial risk to ratepayers of such a project is too high to warrant any commitment by Council. Gambling facilities in association with any development would be to the detriment of our community so should not be contemplated. The above questioneer implies an annual Council commitment to support a convention centre. I do not support any on-going Council involvement to prop up such a project. If the feasibility studies suggest future ratepayer support wold be required then the project should not proceed.

## Beverley Madge

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Alistair Madill

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Stanley St

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## MANDY MADIN

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

Waste of time probably filling in this survey as this council has made up its mind to build a convention centre using rate payers money to the detriment of other services. Such as library services and a much promised sports facility in Wanaka. As usual Wanaka pays for something we won't benefit for. In this time of recession surely there are greater priorities than a waste of money like a convention centre. Let the business community fully fund it!.

## Anne Maguire

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Ratepayers should not fund this in any way. If Private Enterprise do not want to pay for a Convention Centre, it means they believe there is no profit in it, so why lumber ratepayers with more unsustainable long term debt. Sort out our infrastructure first.

## K A Mahoney

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Let Commercial Reality Decide. Council should coordinate but no rate payer risk in operation. QLDC should coordinate and support the identification of opportunities that benefit the area but should let private enterprise build, own, operate the assetts. Look at your history of entreoreneural advancement, look at the camping grounds. we dont need a dunedin stadium.

## C Malcolm

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Nz is full of examples where the poor ratepayers have to fund grandios schemes dreamed up by councils, most frequently the rose tinted budget projections never quite work out. This sort of project should be left to private investors who will be form rigorous and realistic in the analysis, and for more disciplined in the execution. It they do not want to fund it then it is probably because it is not an economic proposition. Council should limit itself to facilitation others to take on the project. Wanaka Ratepayers shuld not be rated for this

## Sam Maling

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Clive Manners Wood

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Gladys Manuel

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

Council should consider the plight of residents here at Queenstown Holiday Park. Majority of residents here are from middle-to-low income grp. What happens if the houses here are demolished? Where can we find house to rent in town that cost only $200/week. We are also taxpayers and contribute to Queenstown economy. Pls. consider this matter. It should be a win-win situation for all concerned. Thank you.

## Ross Marett

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Joyce M Mark

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

This is an unfair loaded questionnaire. Queenstown is already over commercialized.

## Fenton W Mark

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The Council financial contribution to any development should be by way of a: (b) A targeted rate on the business community - "X" put beside this.

## G. Mark-Dear

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Nick Martin

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Jennifer Mason

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:**
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Convention Centre situated in a park like setting until the ground is required for Hotels Retail Commercial etc Not surrounded by Housing.

## Sarah Massey

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Support
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Bruce Matheson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Deidre Matthews

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Neutral
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Susan Mawhinney

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:** 2nd Gorge Road

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## D.G. Maxwell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Support
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Clarice May

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

To Queenstown Council, I am writing on behalf of nine ladies whose signatures will be added on paper. We all go to the pool swimming twice a week to keep fit, ages from 60-92 years. We do want to see a Retirement Village built not a convention centre. Please think about this matter. Signed by: Dorothy Ramsay Dorothy Williams Ann Boyd Daphne Wright Ngaire McIvor Fay McLaren Carol McIntyre Betty Clay Clarice May Mike Wright Ana Lakajev

## Paul Maydon

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state) - Roading and traffic considerations. Parking as part of any complex. The Council financial contribution to any development should be by way of a: (f) Other (please state) - The finished project should be able to support itself financially and pay back building costs in the long term.

## david mcalister

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Elle McCammon

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:** Frankton, Beside Events Centre

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Ewen McCammon

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:** Not suitable

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

The lake-view site is excellent because of the site size, which gives the ability for outside exhibition area. There is also a need for well designed area for coaches dropping clients off and collection after events. The proposed facility is on the small side as consideration should be given to facilitate 100 more attendees. Public transportation requires excellent access to the site

## John McClune

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Kelly McCorkindale

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The following facilities should be considered as part of any wider development for a convention centre project: (e) Retail shopping -(not high end) (h) Other (please state) - Parking

## A V McCowan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Tarris McDonald

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:** Gorge Road

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:** Strongly support
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I like the Gorge Road better becuase there could be more carpark spaces needed in Queenstown for locals, tourists here. Coming to Queenstown they should have the best place to come too: so why not look at Gorge Road. It cretes more people maybe more jobs needed here in Queenstown, especially. Queenstownwants to go forward into the 21 century. Focus forward towards a better Queenstown. Having that foresight to look strongly at this idea.

## Scott McDonald

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Hi guys, This (Scuttlebutt Consultation Document) was very well thought out and the layout was excellent. This is what public consultation should always be - concise, clear and accurate. Well done :) Scott The following facilities should be considered as part of any wider development for a convention centre project: Other - Tennis, Pool, Sports Turf, Spa

## Dean McDonald

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:**
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Give the land but let the private interests provide the rest. It is not an acitivity QLDC should be doing stick to the core functions of a local authority!!

## Karyn McDonald

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

Totally opposed to council "ratepayers" paying for any commercial projects. Get our own houses in order first, ie water and rubbish etc before throwing $$ away on "The Big Boys". Needs to be a "Ratepayers" referendum before any more of this goes ahead.

## M W A McDonald

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

A purpose built convention centre is long overdue for an international resort destination such as Queenstown. Need to ensure plenty of parking available. Minimise the cost to ratepayers they have enough infratructure to pay for without funding large community assets such as this. Aim for it to break even on an ongoing basis, never going to be a profit centre! When Christchurch City is rebuilt (10 years) it will be a very attractive place to live and work, Queenstown needs to keep with then the South Island will be humming. (Auckland will just be a bigger zoo)

## Ruth McGrouther

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

Queenstown has needed a convention centre for the last 30 years and I certainly support this for the town. It is essential for the future viability of the businesses in town.

## Russell McGrouther

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

Airport contribution towards this would be good.

## Alastair McIlwrick

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly support
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

We own and operate Dinamics Destination Management. We have planned and delivered conferences and events in Queenstown and Australia. In August 2013 we had 850 delegates in Queenstown for Queenstown Research Week. Key points in regards to the Convention Centre are - If the funding and space is available do not restrict to 750. Over time this will prove to be too small - Do not over spec the facility so that it is overpriced for those that want to use it. Most large conferences are not well funded - Do not have in house caterers or AV providers - Sponsors and exhibitors are key parts to conferences. Space needs to be allocated to meet their needs - If at all possible avoid having a casino in the complex. Potential users will not use the facility if a casino in an

integral part of the complex.  - When planning the facility use that expertise of those that have been delivering events and conference in Queenstown. They know the market and what is needed.

## Greg McIntosh

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Carole McIntyre Crolla

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:**
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

I am truly opposed to a new convention centre/and or casino. I am not against progress in our town of lovely lake and mountains. Progress is happening around us as I write. eg very healthy airport, events centre to name a few. However I do feel the elderly are marginalised. No need to elaborate on the facilities for aged care (getting there myself slowly). Along with other seniors (Yes i have free parking) I suggest 3 million dollars would be well spent on premises for care for those who helped make Queenstown what it is today. I am an 'old' local returned here 20 years ago and i was a valuable member of the ministry of education .

## Alastair William McLay

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

By gifting the site, say G.V. $10 Million that is the rate payers one off contribution! The Council financial contribution to any development should be by way of a: (f) Other (please state) - Gift the Lakeview site to the project.

## Jacqueline P McLean

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

I strongly oppose a general rate on the community - i.e. Stadium Southland (GRL) transpired into a tax for the rural sector in Northern, Eastern & Western Southland - Stadium Southland business/operation had no economic benefit for small rural towns in Southland. Satelite towns (population) continue to decline in Southland today i.e. - Lumsden, Ohai, Waikaka, Balfour. Stadium Southland economic impact benefited Invercargill City - the business community profit from events held at Stadium Southland. Ultimately the Queenstown Convention Centre will be a commercial enterprise which should be funded by Queenstown. A general admission entry fee to be charged at community events equals a fair tax for the general public living outside Queenstown. The following

facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state) - General Public Facilities - Green area's (landscaped outdoor living) comfort stations (upmarket toilets) and carparking.

## Peter Mcleod

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Peter McLeod

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

I am in favour of a convention centre but consider QLDC involvement should be limited to driving the concept and providing the land.Internationally convention centres do not show a return on capital investment.Queenstown is already one of the fastest growing areas in NZ. Why should ratepayers contribute to a loss making facility when the justification is to further increase this already rapid growth.Commercial ratepayers already fund a substantial promotional effort via DQ. All risk must be carried by the private sector otherwise ratepayers are exposed to a Dunedin Stadium type debacle.Central government should either be prepared to fund a greater share than the 10m assumed in the feasibility reports, or legislate for a bed or airport tax. I agree that a stadium would

uplift values on the remaining Lakeview land but disagree that it would revitalise the CBD. Finally, $50m would go a long way towards establishing alternative business/industry to reduce our total reliance on tourism.

## Warwick McLisky

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

What is the current capacity in Queenstown to hold conferences? The new convention centres in Auckland and Christchurch will be significant competition to Queenstown. Has this been factored into the economic model?

## Michael McMillan

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Queenstown will continue to grow. Extrapolation of some information shows it could become the South Islands second biggest city by 2050. As it is also an international destination it must grow to attract more visitors. A convention centre is just one way of attracting more international visitors and the spin-off would mean an increase in business in the town centre, restaurants will improve, quality shopping will improve and there willl be more destination opportunities (activies, travel etc). A convention centre can only be seen as a step-on-the-way and it must be located near the centre of Queenstown.

## Geraldine McMillan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Helen McPhail

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Helen McPhail

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The council's role is to provide essential core services - water sewerage, roading, cleaning etc. Other secondary services include libraries, recreation facilities etc. Commercial facilities such as the proposed convention centre are not CORE business and should have no call on ratepayer's funds as private enterprise can provide such facilities. There should be no place for a casino in a rate payer funded centre. If the council allows a convention centre to proceed there should be underground or roof top parking. Land in the Queenstown basin is too precious to be merely used for car parking. Rate payers already provide excellent recreation facilities at the Events Centre at Frankton. I oppose council funds spent replicating these at a proposed convention centre. I oppose any rate payer

money (including by land transfer) going to a convention centre. Please stick to core business such as upgrading sewerage facilities.

## Kennedy McQuilkin

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

The council should restrict its, and rate payers commitment to this venture, to providing leased council land at a sensible/market annual rent. The buildings and infrastructure should be provided by private business and run by them.

## Kennedy McQuilkin

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

The council should restrict its, and rate payers commitment to this venture, to providing leased council land at a sensible/market annual rent. The buildings and infrastructure should be provided by private business and run by them.

## tony mcquilkin

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Preference is land lease for up to 99 years and not land sale of Lakeview site

## Finlay McRae

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:** Neutral

**Comments:**

The rate payers of Wanaka will not get any benefit from this so why should we subsidise it?

## Jim & Lynn McRae

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

We are strongly opposed to the council spending any rate payer funds on a convention centre whether it be initial funding or ongoing annual costs. Any convention centre needs to be funded by the beneficiaries of the centre; ie, convention participants and local tourist operators. It would be morally wrong to use rate payer contributions to fund this development.

## Lynne McVicar

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Strongly support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## D.J. Meldrum

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

NO need for Counci to limit contribution to $3.2M. First scope project to find best utlization of site. Second: Q.S project when all cost known. Third: decide on contribution Fourth: Council waive development leview, resource consent charges and building consent fees to assist earliest completion of the project.

## Ant Mellor

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:** Kawarau Falls or 5 Mile

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

A convention centre is not council business leave it to a commercial operator if they want to take the risk, please do not burden the residents with any financial involvement. The only involvement the council should have in a convention centre is to help facilitate resource consents etc. Do not contribute any money and if the commercial world wish to build a convention centre do not give the land away lease it to the convention centre owners even if it is initially a pepper corn rental.

## Bruce Mellsop

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

QLDC should take the initative on this. If they don't Queenstown will never get a true conference centre

## Nan Meng

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:** Support

**Comments:**

## Robyn Metcalfe

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Alwyn Metcalfe

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The Council financial contribution to any development should be by way of a: (f) Other (please state) - Selling off timber from Queenstown Hill & near skyline.

## Ronald & Valerie Meyer

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## MANZ Queenstown Michael McMillan and Sue Wilson

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

It is believed that for growth and further development of this town a convention centre, specifically appointed, with an associated hotel, is essential. In keeping with the idea of growth of the town, such a project will assist in the improved roadways(s) in and out of the township, the improved movement of people into town and an improved access to the townsite also. Such a venture would also lead to the improvement of business opportunities in the town. Michael McMillan for the MANZ, Queenstown Committee (Blue Peaks Lodge)

## Alan Millar

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Neutral
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

I strongly oppose any situation whereby either the cost of construction or future running cost falls on the ordinary rate payers. If the business community wants a conference centre then let them pay for it. Forsythe Bar Stadium in Dunedin is a classic example of what happens to large similar projects that are not fully costed and which falls back on rate payers to fund. We do not want the same situation arising here in Queenstown.

## D Miller

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:** Wanaka

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

The Council should stay out of this proposed project until its paid for all past projects - ratepayers have had a gutsfull of rate increases to fund "nice to haves"

## Andrew Miller

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Living in Wanaka I would like to see our sports centre that has been promised forever. Queenstown seems to be quite well off for facilities if you ask me. After a long wait and taking our kids into the deep, cold pool, we have been told our pool is finally being furnished with a baby/learner pool but my kids have now outgrown that need. I wonder if I will be in a wheelchair/need walking sticks before the sports complex is finished over here?

## Keith Milne

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Susan Milne

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## J Milward

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

I don't want my contact details made public. There should be an option for this. The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state) - Public open space. Lakeview is a buffer zone between town and suburbs.

## Cameron Mitchell

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Neutral
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Jennifer Mollard

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Ray Molloy

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Convention centre submission The Convention centre could bring benefits to the businesses in the district but should not proceed if the funding and losses are to be covered by the rating base of individual ratepayers. The council should not be developing the proposed centre rather they should be making it desirable for a private developer to go forward with the idea. The idea of a convention centre in Queenstown has been around for many years and has not come to fruition due the reasons spelt out in the CBRE report. • "By itself little or no return to the capital investment" This is why hotel groups who say we need the centre, have not developed one themselves; hotel groups have been land banking for many years & await the right economic climate

to develop these sites into expanded hotels or apartments & not a convention centre. i.e CDL has a whole block of land fronting onto the lake awaiting redevelopment & an easy stroll into town through the gardens. • To burden the ratepayers is going to exacerbate the pressures on families, relationships and the community, in which we try hard to remain in. The area already struggles to attract workers, with high staff turnover & short term residents due to the high cost of living. The possibility of proposed rates certainly won't reflect the demands of the citizens needs or user pays • Should we be pushing the convention centre as an opportunity for economic growth or sort existing problems such as sewerage to land, which has been stalled for a decade, before we place more demands on the areas infrastructure? • The modelling in the report has many points that are only assumptions i.e an extra 466 FTE jobs, which will increase the total rate payer base; if these job numbers do come about, we must remember the majority of workers in the resort are low paid & won't be in a position to buy into property. Quite contrary to this, an increase in rates will make buying property in the district more out of reach to the workers who try to make the place their home. • The lakes district is still paying rates for the Dunedin stadium, which has had over runs of $8.4 m & larger losses than any of the reports or modelling reflected. • Surely we don't wish to open the possibility of loading more debt onto the ratepayers if the proposed centre has larger losses than the reports suggest. • If QLDC offers the land, that is a significant contribution by itself I believe the above points are very pertinent & that the whole Convention centre issue is being pushed & glossed without the true impacts being investigated. We have some wealthy ratepayers but the majority of people who call the area their home are the workers & families who do not fit the wealthy demographic group often portrayed. Ray Molloy

## Daphne Moore

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Let Private Enterprise Fully Fund. Should be encouraged and supported by council - but not become financially involved

## Jim Moore

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:** Support

**Comments:**

1 General reason for a Convention Centre was to enhance current businesses (hotels, retail and services) need to ensure project is not rate payer funded compitition to these - eg retail complex and hotels. 2 Other funding could be to use some of the airport dividend as a large beneficiary of a convention centre will be the airport. Unlikely current airport facilities could cope with a large convention at times. 3 If costs could be kept below the current estimate a combination of all funding models could be used. 4 A bed tax would only be fair if it were project based, time bound and applicable to all accommodation providers including those that rent out short term accommodation in apartments - could also be part of a wider visitor levy. 5 while not personally

against a combined casino on or around the site in return for the 2 current casinos being closed - any facilities that Sky City develop should be done so on an fair and transparent basis - ie they should not get land or benefits to build a Hotel that competes with current businesses 6 The 4 and a half/5 star market in Queenstown runs at 57% in current environment - further stock is not required at this time and should be left to developers who pay for the land and development costs. 7 a shopping precinct in the area will detract from the CBD - and is unlikely to be viable - if the Council is underwriting this it is possible that there will be costs associated with low retail occupancies - eg Sofitel and Kawarau villages 8 there are a number of assumptions in the various reports that are either incorrect or misleading I support the building of a convention centre as originally proposed to enhance the business of Queenstown. Built with joint venture partners and funded by a mix of contribution models however have reservations about large scale development underpinned by casino operations - although have no issue with this if Sky City are paying market rates for land or lease the land.

## Jim Moore

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Support
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:** Support

**Comments:**

1 potential use of the airport dividend as a source of funding - this should be used in conjunction with central govt funding, joint venture partners and potentially an operational lease to reduce risk for council. 2 Hotel developments for this project are not required at this time and while the town may require further development in the future this should be based on a commercial model 3 Bed tax is ok if targeted for a project, agreed by participating businesses and time bound - collection to be mandatory for all accommodation suppliers as part of their license to run their business. 4 Other considerations in regards to traffic, zoning and airport requirements should be considered. 5 While

this submission favours building a convention centre further consultation is required regarding funding, partners and the role of Council in development and under writing the project

## Sue Moore

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

I cannot support the proposal for a convention centre. Such a proposal would benefit only Qeenstown; there would be no appreciable benefit for the rest of the Lakes District. Its value to Queenstown is also in no way guaranteed. The future for a convention centre is questionable with modern technology - witness the success of TedX Queenstown. Its small size will preclude other large events such as concerts. Queenstown is already well-catered for in respect of functions and other smaller events. The response(in the event of a shortfall)that 'The operators are the ones to lose out. Council wouldn't lose out other than they would have a building they have funded sat empty.' is of concern: what about the promised return for the community and also those members

of the community employed by the operation? I am also concerned with the statement that 'The only site with geotech issues is the Gorge Rd site with regard to liquefaction, however no issues are insurmountable.' Surely it would take a lot of money to surmount such an issue and, in any case, has nothing been learned from Christchcurch? QLDC has for some time been spending above its needs; it would do better to care for existing community requirements than enter into a risky venture. Should it, however, decide to do so, I would strongly suggest that the rest of the Lakes District be excluded from any cost (including the value of 'saved' costs) whatsoever.

## Angela Moran

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Ruth Mudge

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The long time residents that i have spoken with see no reason for this project. Even those working in hotels etc say no, citing staff will mainly be imports nad we already have thousands employed in Queenstown now. So saying how many jobs will be created cuts no ice. To destry the town camping ground over a cement building is a backwards step. When there is a financial slump again, we will have a huge useless building. Queenstown used to be a charming little town but now only the mountainous scenery is going for it. Sorry.

## Ron Muir

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

1. Roads in Queenstown are not good for the centre, 750 people 750 cars at lake front 2. What's wrong with Frankton MORE road there 3. Sell the surplus ground that cost Ratepayers 4. the council need a shake up all councillors need to get out at night and look around all areas with there eyes open 5. Money could be spent on other things if Queenstown wants this Queenstown pays for it only on rates etc. Build this Lower the Town hall

## Ashley Muir

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Risky, Unproven Business. The council does not have the expertise to operate such a business and will not be able to establish the required expertise under any council controlled entity. If it is to be a success - leave it to the private commercial sector

## Janice Munro

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

QT Needs to be positive about growth and improving its base. Be refreshing to visit. Dont become a Dunedin Type

## R B Munro

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:**
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Strongly support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Judy Murphy

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

I stronly support the Lakeview site but make sure there is room for expansion.

## Maurice Joseph Murphy

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

I would like to speak at the hearing - only available on 4th September. I strongly support utilising the lakeview site. Some of Queenstown's wealthy residents may be interested in investing/contributing towards the project. Every effort should be made to minimise the cost to ratepayers, other assets should be ocnsidered for sale to offset costs. As the site backs into a hill, multi level development should be considered in order to maximise contribution towards project. Commercial ratepayers will benefit most from this project and should therefore wear a greater proportion of costs/risks. Ensure adequate land allocated for future expansion.

## Ellen Muschamp

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

on no account should land or buildings be allowed to pass into foreign hands. ie: asian or middle eastern countries

## Gill Newman

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Oppose
**Recreational facilities:**
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

In relation to the facilities to be considered, my answers are assuming that Queenstown has sufficient bed spaces available and should focus on filling them and supporting existing businesses hotels and retailers not provide competition for them. Any bed tax needs to include holiday homes commercially rented as well.One of the points used to promote the convention centre is that it will fill hotels, accommodation in the shoulder season, if thats a selling point for having a convention centre it must not add new accommodation as part of its development as this will not support existing providers. It will be more competition for them. Extra facilities should be community focused so the existing retailers get some extra business from the convention centre. If a bed tax it

to be introduced then definately the council should not allow further competition for the existing hotels to be established.  Community areas, parks, residential housing is needed to accommodate the extra staffing required.  We want delegates to experience Queenstown and go into town and on the lake, we dont want a self contained covention community.

## Jon Newson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Brian Nicholson

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:**
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Russell and Marilyn Nieper

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Andrew Nisbet

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:** neither

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

There are comments relating to a 6 star hotel which I find amazing that a boutique 6 star hotel has any place in Queenstown. The hotel needs to be a good 4 star standard, branded hotel, that will help support the function of the centre.

## Audrey Nisbet-Hewson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

1. No Council involvement in Convention Centre 2. Leave commercial developments to private sector 3. Tourist accommodaton "Tariff" $17.00 per person per night for use of facilities. eg. water, sewerage, roading, waste management. Tarrif charge to be paid to "Local Council" only.

## Chris Norman

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

Question d) I strongly oppose Council Financial contribution as Wanaka region has had many items in long term plan deferred because of recession and council restructure. I would prefer to see current Wanaka needs such as sports centre, swimming pool, and waterfront improvements before any other financial commitment to Wanaka specific needs. Wanaka will see no benefit from a convention centre in Queenstown and should not contribute financially.

## A J Norris

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Dorothy Norris

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:**
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Lease land for private developement in order to fund.

## Raymond Offen

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Strongly support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:** Neutral

**Comments:**

## M Officer

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

* Council should not sell off any council land. * Must be a bed tax as other similar towns in the world i.e. Las Vegas $25 US a night. * Council should not get involved in community housing, if I couldn't afford to live here (I) shouldn't be helped by council.

## Trevor Oliver

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Geoffrey Olsen

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

Why not consider a partnership between QLDC and a significant developer as a JV. This would spread the risk and give the ratepayers a return on investment later on . A restaurant as a part of the venture would be huge success I feel with one of the best views in town

## Joe O'Neill

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Peter Orpin

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Eion & Kyra Orr

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Strongly oppose
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

Very stongly against any casino involvement. Residentail ratepayers should NOT be burdened with any costs of this development. The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state) - Open Space

## john o'sullivan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Yes, I would like to make comment here on a few points. I received the Scuttlebutt proposal in the mail today. Firstly I commend council on doing a fantastic job of approaching the proposal with a balanced open mind.Considering the negatives, possible failings etc -well done!. I feel this is a fantastic opportunity for Queenstown, with the flow on benefits to the wider community to be felt for years to come. A word of warning and caution to you! I currently live in Perth and am widely travelled. In my observation, a lot of these projects blow their budget out by very large amounts as the construction phase begins!,so it is very important to have strict financials controls and penalties for "on time" deliveries for construction and all work that is contracted. ALSO, very strict quality

control is needed for the quality of things like sound quality, lighting, comfort etc to avoid a "fizzer" and having later huge additional costs i.e. When the convention centre was built in Perth there were sound quality issues and parking problems resulting in a "white elephant" where they struggled for years to attract customers as no one wanted to hold a function/concert at that venue and customers went elsewhere. The result is trying for a very expensive over budget fix, (where does that money come from? I don't think your buffer zone of 5% comes anywhere near enough!!)or in this case they have ended up building a new centre,at a cost of tens of millions. In summary guys I think it is a fantastic proposal- please watch for budget blow outs and scams (extra work not ordered added in,union problems etc)and please do not burden the rate payers or community with costs, this should be fully commercially funded. good luck. kind Regards John O'Sullivan

## R A Owen

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Tom Owen

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Jane Pairman

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

Although a convention centre would probably be an asset to Queenstown and be beneficial for the local economy, I do not believe the cost benefit factor is sufficiently high for me to support it as a rate payer in Wanaka. The increase in rates is disproportionally high for a ratepayer who would gain no value from an increase in tourists to Queenstown. Attendees at conferences are unlikely to visit further afield (Wanaka). I do not support an increase in rates for the benefit of a small part of the Council controlled region.

## Barbara and Edward Palmer

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Philip Pannett

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Ian Paterson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

The debate on having a Queenstown Convention Centre has been around a long time. The advantages far outweigh the disadvantages i.e. employment, income, new market. If it had not been for the investment in the skifields with snowmaking then Queenstown would be in a perilous situation as a winter destination. The past two seasons (including the present season) are clear indicators that global warming is a real issue. For Queenstown to remain ahead of the eight ball including the potential loss of ski business, then alternatives to ensure visitors keep coming needs developments such as a Convention Centre. Alternatives also need to be looked into such as Health & Education & Sport as means for attracting new industry.

## Scott Paterson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Make it happen. Concentrate on a funding and operating model that guarantees the maximum annual cost to QLDC. We can not afford an open ended underwrite of the operating losses on the Convention Centre.

## Scott Paterson

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Queenstown Convention Centre Submission 1. Queenstown Airport Corporation Limited (QAC) wishes to make a submission in support of the Queenstown Convention Centre and would like the opportunity to speak at the public hearing. 2. We believe that Queenstown Lakes District needs a Convention Centre of appropriate scale to attract international and domestic conferences. Without it we will continue to lose many convention opportunities each year to Australian cities. The result of this is Queenstown Lakes District misses thousands of additional visitors and millions of dollars in economic benefit each year. This has been the case for far too long and, as New Zealand becomes increasingly connected to the rapidly growing economies of Asia, the need for an appropriately

scaled Convention Centre in Queenstown will only increase. 3. We believe that construction of the Queenstown Convention Centre is in the long-term interests of the Queenstown Lakes District and NZ, and will provide benefits to the tourism industry. 4. Tourism in Queenstown Lakes District suffers from very marked seasonality. The Queenstown Convention Centre will play an important role in attracting new overseas and domestic visitors during the shoulder and low seasons, thereby lifting the overall performance and productivity of the local industry. The value to the Region's economy of increasing patronage in the shoulder and low seasons should not be underestimated. 5. The QT Convention Centre will also be important for Queenstown to Continue to attract high value visitors who spend significantly more than the average tourist. The benefits of this additional spend will be felt by a wide range of businesses within the Queenstown Lakes District and ultimately in the taxation revenue collected by the Government. 6. The Queenstown Convention Centre will support the national tourism industry in delivering the benefit to NZ from the Government's recently announced $158 million investment in tourism. 7. In addition to the above tourism benefits, we believe the construction and ongoing operational requirements of the Queenstown Convention Centre will deliver employment and economic benefits to the wider region and New Zealand.

## wayne Patterson

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

Nothing, do not want any council involvement in it at all should be private owned and operated.

## Ling Patterson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

I want a referendum on it

## Karen Pauling

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Stephen and Karen Pearson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Andrew Percival

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Rob Perriam

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Simon Perry

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

Stop consulting and get it done

## Guy Perry

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

QLDC should commit funding equating to $3.2m for each of the next 5 year periods, to enable a large convention centre to be combined as part of of the proposed Ngai Tahu Hot Pool project, thus ensuring a world class facility thatis second to none and attracts international conventions from across the globe. This should also incorporate resiting the current Casino's (both) to the new site of the convention centre, and constructing a new high rise set of tower hotels or similar, such as in Melbourne at Crowne Centre, but somewhat lower in height - think big Council, or u will regret it later! That I promise you, you will gain the support of the ratepayers, just show you have foresight and commitment!

## Martin & Alison Perry & Brown

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

We support QLDC taking the lead on this project and the arguments justifying public sector leadership. It would not be desirable to see a casino being built. It is unfortunate sites are restricted to L.A. owned land - this excludes Frankton/Kawarau Falls which may have advantages & make good use of land affected by nosie (aircraft).

## R Petersen

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

STRONGLY OPPOSE A CONVENTION CENTRE IS NOT ECONOMICALLY VIABLE. R PETERSEN

## Louise D Petherbridge

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Dear Council, Any additonal commercial activities should definately not include a casino. Some commercial activities might be desirable, but one needs to know what those are & how they might affect residents near to the development. The development might benefit enormously from the inclusion of adaquate theatre with tours of concerts & operats in mind. Council should follow a development model that involves additonal commercial activities if those activities reduce the direct financial contribution from QLDC. Depends on what those actitives are.

## Dennis Pezaro

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

1. My name is Dennis Pezaro. I am now retired but I have worked in Wanaka from 1969 and lived here from 1972. 2. I am a strong supporter of the initiative to construct the Convention Centre in Queenstown for the following reasons • Queenstown has an international standard airport with the capacity to handle the large numbers of people involved. • Queenstown has many high quality hotels plus a huge range of tourist accommodation. • Queenstown is acknowledged as one of the centrepieces of New Zealand Tourism. • Queenstown has a well developed tourism infrastructure geared to providing high quality tourist experiences to large numbers of visitors. 3. The features that will distinguish this Convention Centre from others will

include; • Not only is Queenstown a destination resort, it is nearly at the end of the world. While that may deter some organisers, it will also be a huge attraction to others, especially when combined with New Zealands record of friendliness, political stability and safety. • Queenstown has an amazing mix of commercial and environmental entertainment. There are even opportunities for further environmental ventures to demonstrate the amazing biodiversity of the area. • Because of the wide range of outdoor and environmental attractions combined with the distance of travel, this will make the type of conference more attractive for wives/partners/families to accompany participants. 4. I have several concerns to ensure the successful operation of the Queenstown convention centre; • It will be important to avoid tension between the Centre and the people of Queenstown if the centre is seen to provide benefits for visitors using a structure and infrastructure paid for by residents and ratepayers. This problem has been addressed in other centres, particularly in Rotorua, which is the North Island equivalent to Queenstown as a centre for large scale tourism. There a toilet tax was instituted to assist payment for infrastructure costs, particularly those incurred by visitors to the town. Whether Council chooses a toilet tax, a Bed tax or a Room tax is up to you, but I trust that council will use the precedent set in Rotorua and show funding equity between residents and visitors. As this tax will cover the full range of accommodation in Queenstown, there will be equity over all types of accommodation and it should be scalable to cause minimal disruption. (by way of example it can be shown that for the 11,000 tourist beds in Queenstown, assuming 60% occupancy, a $1 per night bed tax would produce approx. $2.4 million annually) • Although flight safety has greatly improved over recent years, Queenstown Airport still has small but significant flight risks. Any aircraft accident involving Queenstown Airport would be a “black swan” type event (extremely difficult to predict but with very severe consequences) that could prejudice the operation or viability of the convention centre. With the growth of Queenstown in general, but in particular, related to a proposed convention centre, reconsideration should be made of safety issues at Queenstown airport along with a possible change to a new airport on a more N/S orientation on land alongside the remarkables. • I have already outlined the possibility that the Convention Centre at Queenstown will attract more wife/partner/family accompaniment of conference delegates. I trust the Centre design will include flexibility to increase the banqueting capacity of the centre if it is to achieve its great potential.

## Wayne F Phillips

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Charlie Phillips

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Conference Centre is strongly supported, however greater clarity around the commercial model and associated risks is required.

## Charlie Phillips

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:** Gorge Road is an option

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Any additional commercial development needs to protect the integrity of the CBD - core focus should be on establishing a Convention Centre. A hotel makes sense (and casino if necessary)as it allows a potential operator to mitigate commercial risk.

## John Philp

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

The financial contribution of the Council to a convention centre project should not exceed $3.2M p.a. - providing the land is sufficient contributin from the QLDC. The calculation of the Council's financial contribution should include the annualised value of the land supplied by the Council for the convention centre.

## Barry-Jon Pick

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

If the research clearly shows that this region will benefit from a convention centre then I am happy to support the idea that QLDC controls its inception & retains some control of its running. I do feel though it should be run & funded by private enterprise and that QLDC funding is kept to an absolute minimum. If its truly a viable business then businesses will happily step in to operate it & pay QLDC for that option.

## Jan Piggot

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:** It should be led by private enterprise, let them decide where it should be they are putting it up.

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

This ia a totally Skewed and un scientific questionaire. Where is the first question? Should we have one at all? Council contribution should be $0, - Private Enterprise. Any Council Contribution should be Voluntary work of councilors who irresponsibly spent our money.

## Stuart Pile

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:** Support

**Comments:**

I see absolutely no fair reason why ratepayers should subsidise the development of a convention centre in Queenstown. I cannot see any benefit the convention centre will provide for the average rate payer. I pay my rates on the basis that the monies collected are invested in infrastructure, community ammenities and the necessary services required of a local authority. Any convention centre built in Queenstown should be privately funded and led by the private sector. QLDC could choose to benefit by selling the proposed Lakeview land to any consortium interested in constructing a convention centre. I would argue strongly against any further financial contribution on this project by QLDC.

## Cesar Piotto

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Ray Polson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Pauline Ponton

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Support
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Shirley C Pooley

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly oppose
**Recreational facilities:**
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Council should have no contribution at all. I feel strongly that the residential ratepayers of QLDC should not be forced to pay for something that is going to benefit only the business and accommodation owners. The people who reap the profits should pay for the cost and any on going expenses (and all infrastructure). The Land (Lakeview)belongs to the people of Queenstown in perpetuity (forever) and can not be sold. The major contributors to the convention centre could possibly get the use of the land with a lost cost long term lease as the rate payers contribution. If the convention centre is built, consideration should be given to making this building safe in a 8.5

magnitude earthquake and could also be used as a shelter centre in a major catastophe. The roof should be built to with stand extremely heavy snowfalls. (drawing shows a flat roof building)

## Donald A Pooley

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

no council contribution at all. I feel strongly that the residential ratepayer should not be forced to pay for somthing that benefits only the business owners. The ones that reap the profits should pay the bills and that includes any ongoing costs. The major contributors could possably get the use of their land with a low cost long term lease as the ratepayers contribution.

## Stephen Popperwell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Oppose
**Other:** Strongly support

**Comments:**

Wanaka residents should not have to have rates increased to support this project.

## Graham & Bev Preston

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Malcolm Price

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Sheila Pringle

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Queenstown does not need a convention centre. It is congested enough now. If the council is determined to have a convention centre it should be funded by the casinos, user pays no other contribution should be sought. No bike lanes in Queesntown. There is only one hospital - have medical facility as part of the complex if it goes ahead. Where will the water come from & will it affect the residential community, what about sewerage - will they have their own? Can our electricity supply be sustained with this additional draw on local resources? We do not want the council to cover any shortfall of a financial nature. This form is not well laid out not enough --- at options? The following facilities should be considered as part of any wider development for a

convention centre project:  (h) Other  (please state)- carparking taxi rank, bus parking, mobility parking  The Council financial contribution to any development should be by way of a: (f) Other (please state) - User pays - only no other contribution to be sough.

## Warwick Purdie

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:**
**Restaurants or other hospitality facilities:** Support
**Retail shopping:**
**Recreational facilities:**
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state) - Hotel/Hospitality School The Council financial contribution to any development should be by way of a: (f) Other (please state) - Toilet Tax - Make accommodation pay its share. Tax should be recoverable by Accommodation facilities.

## Queenstown Chamber of Commerce Queenstown Chamber of Commerce

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

• The Chamber considers Lakeview as the preferred site based on the information provided. • The Chamber supports hotel/accommodation, restaurant/ hospitality & retail facilities as part of the wider development. However, the primary focus for QLDC should be the development of the Convention Centre in the first instance and any other associated development needs to be constrained - the main priority is to protect the integrity of the CBD. • The Chamber remains neutral at this time about development of a casino, recreational facilities and community housing until the extent and scope of the entire proposed development at Lakeview is understood. • Council's financial contribution – The Chamber agree that Council's contribution should not exceed

$3.2m p.a. but remain neutral/undecided about Council following a development model that involves additional commercial activities until such time as the funding model and the Convention Centre consortium makeup is fully understood (as above). • Issues about who pays/how much for additional infrastructure such as roading & landscaping etc need to be understood before the final plan is adopted – irrespective of which site it is built on. • Council's financial contribution should be by way of a targeted rate on the business community and/or a bed or visitor tax. Sale of any Council land will depend on which land is considered for sale. • The Chamber strongly suggests that Council investigate the implementation of a visitor levy (accommodation & hospitality, airport, other) or a bed tax (accommodation only) which could also partially offset future potential increases in the commercial rate. In summary the Chamber fully supports the development of a Convention Centre. However, there remain a number of concerns around the Integrated Development on Lakeview site - that is, the extent and timing of commercial development; competitive issues; the funding model not being fully explained and complexities around the zoning & consenting requirement which will be involved in pursing this option. The Chamber of Commerce Board had a majority consensus on this submission.

## M J Rabbidge

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Jan Rae

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

If the Lakeview Site is the best all round option the "commercial" activities around it should be very carefully considered to ensure the downtown CBD of Queenstown is not affected by new F&B and Retail zones. Hotel and residential Accommodation on this site would complement the Centre. Council land adjacent to the centre could be sold off to fund the centre without Rate payers being adversely affected.

## Michael Ramsay

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The submission process is open till 31 August. Today is the 31 August yet your website on QLDC says the submission process has closed. Also, you are not open to the public on Saturday, and no where does it say how posted submissions will be treated in terms of receiving dates. Not good enough. (I have been in Dunedin the past week and it was not possible for me to deliver a Monday to Friday submission.) Submission: 1. A referendum needs to be put to ratepayers for their decision as it is ratepayer money you propose to spend – not yours. 2. If this convention centre proceeds you need to raise a minimum of $20 million from the Government. You seem blithely accepting of the Government initiate suggesting they will put in $10 million. This is insufficient given their benefit, tax

and tourism wise. Also, Queenstown is denied their share of national roading funds, is forbidden to have a tourism bed tax, has a second rate health system, and so on. National Government regards us as a “Decile 10” community and gives us nothing. You guys (as in Council AND permanent QLDC staff) need to aggressively lobby for greater government funding if a Convention centre is to proceed. 3. If the convention centre does proceed, residential ratepayers must not be included in any levies. We do not benefit. Any perceived increase in our property capital values brings with it further rates increases. Our incomes do not increase, and we do not wish to have to leave the district because we can no longer afford to live here. This is wrong. We do not get CEO salaries in Queenstown. Rather, the average incomes here, are less than the national average. 4. The much talked about benefits of additional employment because of a convention centre are a myth. These jobs are low quality and low income. Neither support people being able to afford housing in this region. 5. Additional jobs create additional infrastructure pressures. Roading is appalling in the district. We can’t even build a bridge over the Kawarau river to Kelvin Heights, which was supposed to be completed years ago. Yet for some reason we think we can build a convention centre. Can we please get our priorities right. Roading is more urgent than convention centres. I would like to be heard in support of this submission.

## Phil Rance

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:** Neutral

**Comments:**

## Andrew Rankin

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Paul Raymont

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Oppose
**Other:** Strongly support

**Comments:**

The council should not provide any financial support for the convention centre. The commercial and general rate payers of the district should have not be targeted for this project. If a convention centre is required it should be entirely funded by the developer.

## William Reddell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Brian Reed

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Support
**Other:** Strongly support

**Comments:**

Rather than a "bed tax" I prefer a tourist tax based on a percentage of hotel accommodation spend similar to that found in Canada and USA and other parts of the world. A convention centre is likely to attract larger spenders using more expensive hotels or accommodation and therefore cheaper "backpacker" accommodation will pay proportionally less and not be disproportionally loaded with the flat "bed tax" rate.

## Grant Rees

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Gorge Road

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

A referendum should be held on this. Regardless of who funds this it will not be self sustaining in terms of money generated. As a non commercial rate payer I see that we will be asked by way of a general rates rise to (a) fund the construction and (b) fund the running cost in the future. It will be of no benefit to the Queenstown district as a whole - it will only benefit a minority of the commercial community with the majority residential rate payers funding it. Totally opposed. Why no public submission on a weekend - holiday home owners excluded mid-week.

## Clayton Reid

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:** Strongly support

**Comments:**

QLDC should not pay any money yearly to suport this comerial development but should assist and suport the aplication

## Ewen Rendel

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:** Strongly support

**Comments:**

I support a rate payer referendum to determine overall public support. Prior to such a referendum rate payers need to be provided with more information regarding all costs for such a project both covering construction along with ongoing operational, maintenance, marketing and infrastructure upgrades which will be required over time. I also believe that the decision to go ahead with any project of this size should not be rushed through prior to the election of a new Council. Financial contribution for any development could come from income generated from prudent leasing of land with operators also paying a percentage of their gross turnover as an integral part of their lease agreement.

## Heather Rendel

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I oppose the Queenstown Convention Centre Proposal at this time. I request that a referendum be held providing Rate Payers with the opportunity to vote for or against the proposals tabled. While ultimately a Convention Centre could be an asset to the town we need to ensure it is that, an asset that will pay its way, provide income for the town by way of prudent lease agreements (with a percentage of gross turnover being part of the equation) and benefit those already living in the area. If a Convention Centre could provide a flow on effect that profited the Queenstown Lakes District as a whole rather than a select few companies and businesses then it makes sense for Rate Payers to consider paying extra rates toward supporting it. The towns infrastructure already needs to be

addressed and this should take priority before adding further strain to our systems. The Convention Centre complex along with any other businesses or hotels proposed will put strain on traffic and pedestrian flow, and it is likely that water, sewerage and waste disposal will also need to be addressed. Importantly, quality affordable housing needs to be created for not only those working in the Convention Centre and any other businesses / hotels within the complex but also for those who will be left homeless if the Lakeview site is utilized. Growth for the sake of growth that does not add sufficient benefit or enhance to overall well being of the town and it's people is short sighted. For that reason I believe that all Rate Payers should have their say, via a referendum, as to whether QLDC should proceed or not with any form of the Queenstown Convention Centre Proposal.

## Mandy Reriti

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Man Street Car Park

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:** Strongly support

**Comments:**

Look at existing facilities, that would cost less and also leave at least one camping ground that families can use in Queenstown. Other areas existing e.g. Man St Car Park (already parking facilities available, the Events Centre (large area, car parking available and under utilised) $50m far too excessive and why should rate payers / businesses contribute towards this (businesses are suffering enough)

## Kevin Reynolds

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Andrea Riley

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

This is a commercial activity. The council must not be involved and should not use ratepayer funds or assets. When the Lake Wanaka Centre was built the QLDC was very clear that this may not include commercial activity as this was against council policy. The QLDC refused permission for a commercial cinema site within the LWC. QLDC needs to adhere to this policy. If the convention centre was a viable proposition the private sector would build this. I strongly oppose this proposal.

## Matthew Riley

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I believe that the convention centre is fantastic in bringing work, tourist and business people to the Wakatipu basin however I do not believe that the rate payers should fit any of the bill. My reasons for this is that the benefits for the rate payers are very small in comparison to say the event centre, aqua pool or, parks for children. There is very little justification in charging the rate payers for a convention centre building.

## liz rimmer

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Duncan Ritchie

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

I oppose the convention centre for the following reasons. You write this as if it is a done deal. 1. I would prefer that $ is spent on retaining/having a decent library service as we have now with professional librarians. 2. And I would rather the $ was spent of recreational activity and facilities - like a new swimming pool and sport centre for Wanaka. This proposal supports businesses only and personally I don't really want to see Queenstown grow any more - how can you use "reinvigorate" when the downtown is currently totally bursting at the seams! It is invigorated now! If we are to have no choice on this, we should at lease have choice on our library. I was amazed at the arrogance of the recent questionnaire on the mooted Convention Centre for Queenstown. There

was no space for saying if one agreed or disagreed with the QLDC's involvement in the process….It was written as if it's a done deal and yes the QLDC will be putting money into it. Let a private company build it. I don't wish the QLDC to put a cent towards it or provide the land. I would rather the QLDC spent money on having good library services and sports facilities/swimming pools etc throughout the QLDC area.

## Margaret Ritchie

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:** Wanaka

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Neutral

**Comments:**

The local council's job is to regulate shared use of the area and to provide and maintain necessary infrastructure for the ratepayers. A convention centre is not necessary infrastructure and will only benefit a handful of ratepayers; those in commerce and in Queenstown. I object strongly to the proposal that I be forced to pay for a fancy building in Queenstown when we are told we are struggling to maintain the road network that is vital to the district.

## Ian & Heather Rizzi

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:**
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Craig Rizzi

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Lakeview is the best site for a convention centre development: i) Alternative: Stanley Street; Gorge Road; Other (please state) - Parking

## Mr Robertson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

This is not a council responsibility. Council needs to focus on core responsibilities i.e water etc and not indebt itself and ratepayers on frivolous projects, just to suit a few cronies. Example Dunedin stadium is crippling council/ratepayers and council services. If building was a viabLe project it would have been buiLt by private entrepeneurs some time ago. This is a noose around ratepayers necks and will cost QLDC ratepayers millions, and not make any real revenue for anyone. The financial contribution of the Council to a convention centre project should not exceed $3.2M p.a. - NO CONTRIBUTION EVER.

## Tony Robertson

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:** Frankton Flats

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:** Neutral

**Comments:**

Queenstown has been talking about the need for this for the last 25 years that I can remember. This is perhaps the closest we have got to it. Push ahead. While a casino led option is attractive I dont think it is the desired option. Having been to many a convention centre around the world I havent found not having a casino/hotel onsite to be too much of a burden. As a "stand-alone" facility it then services all the businesses in town, not just one as would occur with the casino proposal. The problem would be with the funding. The drive must be towards a "Bed Tax" and this again, is something the community has been talking about for years. We have to make this happen. Having it situated at Frankton Flats means the council could free up the Motor camp site for Hotel

development at a later stage. It has the advantage of being large, flat, parking areas available, nearby to an existing facility that could be utilized for smaller "breakout" conference groups. It is next to airport, only 15 mins by bus/taxi to Q'town, Still has the amazing "iconic" views and

## John Rogers

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:** Gorge Road

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Save up the money first. This is another Dunedin Stadium project - that we can't afford. You would be indebting the next generation of rate payers.

## Beryl Rogers

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## B L Rolston

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

If Built, cost over run would be more than 25% look at stadium southland...

## Mark Rose

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:** Stanley St

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

A bed tax makes complete sense as long as the money collected goes to support the conference centre

## Bruce Rosie

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## JAN Ross

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## L.A. Ross

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Sharnae Ross

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Ivan William Roulston

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Sara Roy

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

I support the development but prefer outcomes which enhance the central tourist restaurant/shopping precinct. I support additional commercial activities being included where they achieve this objective. I support the sale of non-strategic council assets.

## Ben Ruffell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:** Neutral

**Comments:**

## Norman Ruru

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## A & S Russell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Marie Russell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Elizabeth M Russell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Lance Ryan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Ross Sanderson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

If a contribution was to be considered from the public, it should be restricted to the Queenstown CBD area since as outlined in the proposal summary, it will "Reinvigorate the Queenstown CBD". This is the area that will receive the benefit. The effect on local residents of a facility of this nature could be considered to be negative in terms of quality of life, a factor that is often missed when only the economic benefits of proposals such as this are considered.

## Aftaab Sandhu

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Council must try and find revenue for this project through means other than the ones mentioned above. Best of luck.

## Philip & Joce Sanford

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:** Lake View

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Strongly oppose any increase in the number of gaming tables and poker machines that already exist at the 2 present casinos. We would have no objection to combining present casinos with the convention centre.

## marc scaife

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Council should question the underlying assumption that growth, whether measured in GDP or population, is an appropriate objective. Economic growth can become an obsession. It may provide an exciting opportunity that allows councillors and council executives to jump on their hobby horses, but if that is what they want to do, maybe they should do so at their own expense rather than at the ratepayers expense. They are free to do all the jumping they like n the private sector. Furhter, capacity for growth at some point becomes limited and starts to run into physical constraints, congestion, inflation of cost of limited resources, quality of life and environment. It can also lead to significant new costs for the ratepayer eg need for a traffic by-pass. The convention centre could

be justified as an investment with positive collective return for local businesses, and one which any individual business would not undertake on its own. The Council could legitimately act in the role of coordinator and instigator of this investment. But that does not mean that the general ratepayer should be contributing to this investment: the funding should be exclusively from commercial rates. If the council is to act in this role then the business community needs to be in agreement with Council taking on this role, and be prepared to pay a special rating levy to fund the council's input. Further, the council should be careful to quantify the new extra costs on the ratepayer that could follow from the convention centre going ahead, and factor these into the equation. The argument that everyone will benefit is similar to the old argument that "what is good for General Motors is good for America". This does not wash. ron the costs to os lead to We are A imping e can Growth , yi per capity, perwhether its role is to grow f

## Henry Scaife

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:** Strongly support

**Comments:**

The development contributions, rates, lease returns from the development etc should fund the council's contribution.

## L Schmidt

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

No council financial input. No use of my rates for this. People who want it - pay for it themselves. I'm totally sick of the council taking the hat around to every citizen & forcing contributions given to business. Chamber of Commerce business - not Council's job to fund business. Council's job is to make sure its built properly. The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state) - HOT POOL The Council financial contribution to any development should be by way of a: (f) Other (please state) NONE

## Dennis Schwarz

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

The Council Contribution to any development should be by way of a business contribution. Totally against Residential & Rural Ratepayer funding. PARTICULARLY for Wanaka where most ratepayers would get NO benefit. OUR LIFESTYLE not some visitors lifestyle Information was not available on the website ANY ANNUAL QLDC payment is opposed.

## John Scobie

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** non-council land ?

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Question e) doesn't make sense - there should be no QLDC liability at all! Sale of Council assests at market levels - not subsidised The land should be leased on a commercial rental. If it doesn't support a rental - it shouldn't be done

## Dr Howard Scott

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** None

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

No council $ at all (for the financial contribution of the Council to a convention centre project) This is not the business of Council. This survey form Assumes that the proposal is a good idea. It is NOT. It has nothing to do with ratepayer or Council. If the private sector what a Convention Centre tell them to get on with it.

## John Scott

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:**
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## peti seiuli

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

Hello First thing I would like to say is I believe that Queenstown needs a convention center. It will boost the reputation as a main contender for high end business groups to come and enjoy our town thus boosting our local economy. That in itself is a no trainer. The main issue of contention that I have it the proposed convention center site. The Man Street cabin's offer a big service to this town in the form of affordable housing for people on a low income. If you build the proposed convention center on this spot then Queesntown will lose the best affordable housing we have in this town. Of the people who are living here many of them are families with children who cannot afford to live anywhere else or long term residents who cannot have a house of their own because the majority of

housing in Queenstown is either more like a backpacker's accommodation or fully furnished three to four bedroom houses that cost more than these people make in their weekly incomes.The main reason for choice of this site is because of it's stunning lake/mountain views but I submit to you that as we are in Queesntown we have nothing but stunning lake/mountain views where ever you put it so please take into consideration the people you will be forcing out onto the street if you put your center here. Displacing these people will be detrimental to Queesntown because the people I describe are your back bone of the community and do the jobs you yourself would most likely not be willing to do. It's my understanding your job is to serve the community that put you into the possession that you are in so you need to support these people and not just the business community that's only objective it making more money or else you have no one left to do the job's you would not be willing to do because they can't afford to live here. The other problem I can see is the Sky city involvement itself. Obviously they will want to put a casino on the convention center but in order to do that the legislation will have to be changed in Wellington (as far as I am aware). With a looming election do you really think any legislation change involving the building of casino's will go through parliament any time soon? What happens if it does not? Who will be there to front up for the bill for a convention center that usually takes more money to run than it generates? Will the council, therefore the rate's payers and the people who rent your accommodation, cover that? Will it be the local Queenstown businesses who do not have the kind of money needed for this proposed center cover that? Lastly as an idea for the Man Street cabin's I would like to propose instead of destroying what we have improve it. They can be an excellent source of income for a council that is already struggling to pay it's bills if it was looked at from a different perspective. Repair the housing that is in need of repair Place new cabin's to increase the amount of rent the space can generate. Improve road ways in the site. Remove old holiday park buildings and increase capacity. If these four steps were taken then we would have a far more viable use for this space, a cheaper cost to council and we would not have to displace a whole community of our essential work force. Thank-You for your consideration. Yours Sincerely Peti Seiuli

## mary shanahan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Vinesh Shankar

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:** Strongly support

**Comments:**

Financial Contribution - Council should not fund this, even if the contribution is low. Put out another RFP with clear terms that the Convention Centre be fully funded by prospective investor. The Rates as it is, is already high. With no real income growth, local residents will find their savings decrease year on year if the Council investment in any Convention Centre is funded by way of Rates increase. Casino - If SkyCity is the preferred operator then they should not be able to negotiate (which may not be the case right now or is just my assumption at this stage) as part of the deal to: (a) Move the Casino operations to the Convention Centre site; and (b) Allowed to build/fund/operate hotel, albeit Boutique Hotel. Hotel - If SkyCity is allowed (that is if) to build/fund/operate a hotel at the site

then this will put stress on the current operators. Yes, Convention Centre will need rooms to accommodate attendees, but that can be catered for by the existing supply of accommodation rooms in the market. Secondly, SkyCity will dish out lower rates for gambling patrons and that will then make that site a gambling hub, which in turn will affect the wider community with social/communal problems. Another RFP - Maybe there is potential for Hotel Operators/Managers or any Other Party to bid for the possible funding of the Convention Centre. And in turn they can manage it as well. Queenstown needs a Convention Centre. I am supporting this move. But I am not in support of Council Funding a certain portion which in turn will most likely see a Rates increase.

## Jeremy Shearer

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Stanley St

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly support

**Comments:**

The QLDC should not provide any financial contribution to the operational aspects of the convention centre ie not $3.2M p/a. Your question regarding operational costs is misleading. You have not given the option to have the convention centre funded outside the QLDC financial bounds.

## Penny Sheehy

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Andrew Shepherd

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:** Neutral

**Comments:**

The paper version asks for Other facilities that could be part of the development of the wider convention centre project (not on this online form). It would be good to see broader cultural facilities integrated into the centre project (i.e. art gallery/museum etc).

## Peter Shepherd

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

I run the Queenstown research week meetings that bring around 1000 people to Queesntown for meetings in late August every year. Current facilities are really unsuitable for our meetings as we have to spread over several sites and run sequential meetings. Key form our point of view is a cost effective convention centre so that we can keep registrations reasonable as travel is a big component of a delegates cost and if registration fees end up too high they won't come. Also I would say that while it will be tempting for you to raise income by having monopolistic commercial activities associated e.g. in house caterers, this willonly reduce our flexibility in running meeting and increase our costs so may get to a point where we wouldn't use it. As for the building itself, it

doesn't need all the bells and whistles.  Keep it cheap and cheerful in the first instance and you will be far more likely to succeed.  Also make the internal room layout flexible so we can subdivide easily.  In term of space I would say something with double the floor space of the conference facilities at Rydges would be about right.

## Mandy Sherson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:** Strongly support

**Comments:**

There is nowhere to say this but I strongly oppose the whole idea. This project should not even be contemplated until the long overdue Wanaka Sports Centre becomes a reality. Why should Queenstown benefit from yet another facility using combined QT/Wanaka rates which will take the council even further into debt and force the planned Wanaka sports complex to be even more long term or even shelved? It is time for Wanaka to see some benefit from new resources rather than Queenstown.

## Gillian Sim

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

If Casino is part of development they should pay an addition tax/fee to help fund the development.

## Paul Simpson

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

## Roger Simpson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

## Eric Simpson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

As far as I am concerned the format of the submission form is rather overdone. To simplify the situation only two questions should be asked, they are: 1. Does Queenstown need a convention centre? 2. Who will pay for it? My answer to question 1 is YES. My answer to queston 2 is Private enterprise should handle the whole project (no input from ratepayers). We are still sucking on the Dunedin Stadium lemon! When the two questions above are settled everying else will fall into place.

## Juliet Sims

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The Council financial contribution to any development should be by way of a: (a) A general rate on the community (b) A targeted rate on the business community (c) Sale of Council assets (e.g. land) (d) A bed tax (no current legal basis) (f) Other (please state) - Should be a mixture of these but what benefit would Wanaka get from the convention centre so a rate increase is not fair.

## Michael Skeggs

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Greg Sligo

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Visitors will continue to come to Queenstown because of its spectacular scenery. There are already adequate facilities to cater for most of the functions that the proposed convention centre would host. 1. Why should residential ratepayers subsidise this proposed commercial development. 2. Why should Wanaka ratepayers subsidise something they will receive no benefit from? 3. Why does QLDC not give urgency to reducing debt? 4. Has the expected increase in interest rates been built into projections? 5. How many more rate increases* do you think ratepayers can stand? *above the rate of inflation.

## Russell J Smith

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## N Smith

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Nothng should be done that will increase rates. The Council financial contribution to any development should be by way of a: (f) Other (please state)- Extra dep/arr tax from Queenstown airport for foreign passport holders.

## J.W. Acton Smith

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:** Have you considered expanding the Frankton Stadium?

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Andy Smith

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

There should be a government contribution - Strong financial input from Cenral Government in return for future share of revenue. This is a national asset not just Queenstown

## Sebastian Smith

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:** Both alternate sites are constricted and allow little room for growth or development of associated amenity

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:** Support

**Comments:**

The Lake View site would allow on going commercial development and leasing as the demand for associated facilities grows. Revenue generated over time from this commercial and residential mixed use precinct could assist with overall budgeting.

## Viv Smith

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

We desperately need a convention centre and I think Lakeview is the best site by far The benefit to the community will be large, both for businesses and for residents Please vote yes for this proposal Thank you Viv Smith Director Fear Factory Queenstown Ltd

## John Robson Southern Discoveries

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Don Spary

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Commercial ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Don Spary

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The QLDC Convention Centre Proposal Summary correctly covers the details. But does not highlight that QLDC and New Zealand need more income in the present world financial situation they face. It is hoped that all submitters will appreciate that! The ideal location should ideally be 1 Adjacent to exisiting CBD 2 Have minimum complications for CBD as CBD will continue to have its own life and needs 3 Have additional space to "future proof" new additions Summary - The only realistic location is Lakeview Site. In consulting with the public there will be the expected positions that 1. We do not want casinos 2. We do not want any more expansion 3. We like Queenstown as it is 4. We do not want to be association with "Big business" either jointly or by leasing or selling public

land. QLDC is faced with the fact that a competition exists both within New Zealand and the world for our share of the available business particularly of tourism of all kinds. The best answer is to combine with private enterprise to provide major financial and operating input. The alternative is that we will drift along without any of the benefits that the proposal offers. Let us all get on with it!!

## Mark Spencer

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state) - Garden and green space Oppose bed tax for convention centre but a bed tax should be put on and used for water, sewage and waste management.

## Kim Spencer-McDonald

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## T & E Spijkerbosch

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:** Area has never been known we suppport the use of the old Queenstown Motor Park land - has never been know as Lakeview land until media started calling it that recently.

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

We support a general Arte to assist with the capital development of the facility DO NOT support ANY funds from rate payers to subsidize operations. funding should be over 50 years not 25.

## Paddy Stafford-Bush

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

The following facilities should be considered as part of any wider development for a convention centre project: (a) Hotel/accommodation - needs to be elsewhere otherwise canabalising exists ones = fighting against the commercial vibrancy that already exists in Queenstown. Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC. - Have to have care not economically driven vs sensibility. The Council financial contribution to any development should be by way of a: (b) A targeted rate on the business community - Businesses are going to be compromised anyway. (h) Other (please state)

## Jeff Staniland

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## Jo-Anne Staveley

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Dominic Stayne

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Neutral

**Comments:**

a) I oppose any Council funding of a convention centre that results in a Wanaka rates increase. b) I believe studies showing trickle-down benefits from convention centres are flawed, and that these benefits will not manifest. c) If there is a commercial case for a convention centre then commerce can fund it. d) The council's intent to hear this matter just prior to council elections is arrogant & cynical. A proposal to spend this much money should be a declared intent of nominated candidates. Ratepayers should have a say in this matter via the voting process rather than being pacified with the political valium of "consultation".

## Selwyn Steedman

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Be open minded for commercial leasing. The financial contribution of the council - do it once do it right so if good info is supplied, the cost could be higher. Have a good mix of ways for council to financially contribute, not against a one off say $100 per property payment to get it rolling.

## Pamela Steel

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Oppose
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Paul Stephens

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

Target ratepayers that will benefit from visitors to queenstown. Do not target wanaka ratepayers or others outside Queenstown/Frankton area. Target Commercial (retail) ratepayers not industrial

## John Stevenson

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

We need this for the conference and incentive market, and business viability, hence the business's that pay the rates

## E M Stewart

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Andrew Stewart

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

As a frequent visitor to Queenstown and ratepayer I support the concept of a Convention Centre for Queenstown, but I believe the suggested size of 750 is quite inadequate and likely to result in ratepayers being lumbered with an expensive white elephant. The specialist Medical Colleges, who I am confident would be enthusiastic potential users of a facility in Queenstown, regularly have registered delegates well in excess of 1000 at their annual meetings, and at international conferences significantly more. Speaking with acquaintances in other disciplines, the situation is the same. To attract any congresses of a size capable of justifying the costs of maintaining a Conference Centre one is competing not only with Auckland, and to a lesser extent, Christchurch,

but Darling Harbour in Sydney, the Melbourne Convention Centre, those in Brisbane and the Gold Coast as well as the two in Perth (in the CBD and at Burswood). The natural attractions of Queenstown would outdo any of them but will not compensate for an inadequate facility. In addition to a hall with raked seating for at least1200 in plenary session, there needs to be partitionable accommodation for concurrent sessions of 50-2/300 people as well as sufficient space for accompanying trade exhibits in close proximity to the main halls so that delegates can easily visit during the morning/afternoon and luncheon breaks. Associated 5 and 3 star hotels would be an added advantage and possibly make it more attractive to a private investor. The Lakeview site is probably the only one capable of a project of this scale with sufficient parking. A hall of 1200, with suitable staging facilities would double as a welcome venue for concerts/theatre performances, something which Queenstown notably lacks. Smaller halls are just not financially viable. It would make it possible for visits by the NZ Symphony Orchestra and the Ballet Company (both of which have recently appeared in Invercargill) as well as potential inclusion in tours by international Chamber Music groups in association with Chamber Music Society of New Zealand and Musica Viva Ausralia. All stages of the competition, instead of just the preliminary rounds as at present, of Michael Hill's internationally recognised Violin Competition could then be held in Queenstown with huge international attention. While recognising the attractions as a venue for cricket and rugby, many visitors coming to Queenstown for them as well as winter sports and golf, remark on the dearth of much in the way of any cultural activities.To be able to address that as part of an appropriate Convention Centre would be an added bonus. I question whether the ratepayers should be responsible for funding what should be a commercial venture, supported in part by the NZ Government, or the wisdom of the Council attempting to manage it.

## IAN STEWART

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

I have attended many conferences[50+]in NZ and internationally,varying in size[50-6000] and have been closely involved with organising some of these,including four in Queenstown in the late70s-early90s.I have had to turn down organising international conferences in Qt. because of lack of capacity for anything greater than 200[late 90s].Queenstown is easy to sell as a conference venue in Australasia,somewhat less so internationally because of travel. Optimum size is catering for 500-800.Close consideration should be given to'piggybacking' on larger Australasian conferences-Qt. is an attractive destination for a specialised after conference conference,which can add attraction to the combined package. Any centre must include adequate trade display areas-these subsidise the

conference.  On site accommodation is attractive to many,but more important is siting within easy walking distance to accommodation.Morning tea and lunch facilities are needed in proximity to trade displays.  A casino is a marginal attraction to the average conference attendee,but if costs can be reduced by including a casino,go ahead.

## Catherine Stewart

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Targeted rate on only businesses that will directly benefit from the Convention Centre.

## Donna Stewart

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

We strongly support the proposed Convention Centre, however believe the capacity should be between 1,000-1,200.

## Robert Stewart-McDonald

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

The development of a Convention Centre will benefit all sectors of the community by growing employment and supporting one of the highest value areas of tourism. I also support a bed tax in general as a small community of permanent ratepayers will always struggle to provide the infrastructure needed in New Zealands number 1 tourism destination.

## Samantha Stirling

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Support
**Other:** Neutral

**Comments:**

## Craig Stobo

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Stanley Street (wlak to & from town)

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Please don't allow the current casino operator to expand its operations under the guise of a convention centre partnership. Please let the private sector build housing or retail/office/hotel activities on Council land which attracts rental/lease income for ratepayers. I have doubts that a stand alone convention centre can make money at all but as part of a hotel group development, it would be possible. The following facilities should be considered as part of any wider development for a convention centre project: (b) Casino (legislative change required) - Very Against this!! The financial contribution of the Council to a convention centre project should not exceed $3.2M p.a. - Council should not contribute at all (let private developer do this.) The Council financial

contribution to any development should be by way of a: (f) Other (please state) - Don't forget Council will have to contribute infrastrucutre.

## Michael Stockham

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

I have worked in this industry for many years and continue to do so. As this project continues I would like to see consultation with the end users of the facility e.g. event / conference managers, a v and lighting companies,staging and exhibition design etc. All current facilities in Queenstown have various drawbacks e.g. poor access and load in , size issues, low ceilings, parking problems etc. The original Harrahs later to become Skycity lost 37 events in the first 6 months of operations because they could not get a car into the conference room. And may I suggest that the exterior look of the building should have an extremely exciting and dynamic look that reflects what Queenstown and the region is all about. This building will be pictured and advertised in all the overseas conference and

incentive publications and will no doubt do so for many years to come and will be competing against other centres so the " look " is important. Thank you.

## Donah Strong

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Not impressed. Times are tough. No more projects PLEASE. Finish what you have started first.

## Sandra Stuart

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Stuart Sutherland

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

As a Wanaka ratepayer I think only Wakatipu Basin ratepayers should be involved as there are plenty of Wanaka projects requiring funding. This proposal only gives direct benefit to Queenstown businesses so in effect ratepayers will be subsidising their profits. Council should be avoiding commercial activities and worrying more about water, sewerage, roading where 3.4 million a year would benefit everyone. I can see a Dunedin stadium situation developing here with a similar drag on ratepayers bank accounts. You should get Steven Joyce and John Key involved so they can alter the rules and let Sky City build it in conjunction with a large casino at no cost to the ratepayer other than the land.

## Arthur & Robyn Sutherland

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## K Sutherland

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

If built in Queenstown it only benefits Queenstown - Not the region! My suggestion is for a massive marque that can hold up to 750 delegates. It can be moved around the district - Moke Lake, Arrowtown, Jacks Point, Millbrook, Wanaka - even Te Anau. Ok it will need a fleet of half a dozen truck and trailer units to carry generators, seating etc but it won't fall over when the "big" earthquake happens - which is predicted within the next 50 years. In fact the "tent" would become the first aid, accomodation centre set up on Queenstowns Memorial Ground. I've been to a wedding in Penang, Malaysia where the "tent" held over 750 guests and it was sensational. Even the portaloos were more flash than many of the local hotels. People love something different and under

canvas is one of them. The one failing with this idea is extreme snowfall - but that is rare. Outisde buying the "tent" and a fleet of trucks and a secure parking space for this equipment when not in use (for Queenstown this would be the majority of the year) it would cost only 10% of a permanent structure. I can envisage large wedding parties from Australia using it, large events like the Hills, Arrowtown Autumn Festival, Queenstown Winter Festival etc etc. Most importantly it won't add more congestion to downtown Queenstown. The money should be spent on a 1000 vehicle underground car park (should survive the earthquake) on Stanley Street opposite the old Council Building. NB. Has anyone asked the Hotels here how many times have they had to turn away business because they can't accommodate over 400/500 delegates? If you did you would find it extremely low - tourism is a fickle industry - don't get caught up with Nationals Thinking Big. It didn't work for them under Muldoon/Birch and it won't work now. PS. As for Skycity being involved - they would insist on more pokies -just ask the Salvation Army how many local people have had their lives ruined in Queenstown - it's in the hundreds, families destroyed etc. Its a radical idea using a circus type tent but I'm positive its the way to go. The delegates get to return to Queenstown (where ever) in the evenings for meals etc. Not another ho-hum convention centre please. NB I may have already suggested this idea previously. One of the reasons why this won't be accepted is "big business" who won't profit from it - Skycity if involved etc. We all know the proposed $50 million convention centre will eventually blow out to over $100 million and secondly the revenue the Council can gain from selling privately to developers etc would go to building the 100 car park in Stanley Street.

## Andrew Sutherland

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

It is arrogant of QLDC to consider spending my rates on a proposal that has no basis in a commercial reality (if it did the private sector would have done it). The DCC has already made the same mistake with our white elephant stadium. Stick to your knitting. The Convention Centre idea is so last century. Come up with something new & sustainable if you want my vote and rates to be paid. I am totally opposed to the idea!

## Barbara Swan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## wayne sweet

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:**
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Keith Syme

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:** Support
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

The Convention Centre must be financed from a private source. The land it is built on if Q.L.D.C. should be on a lease only. Any moneys spent by Q.L.D.C. should be on infrastructure, not a convention centre!

## Sayaka Taguchi

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Matt Taplin

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Janet Taylor

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Liz Taylor

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

It is going to end up like the "Dunedin Stadium". Keep ratepayers out of this - rates are now too high - do not add an extra burden. Let the ones who want it, put money where their mouth is.

## Pat I Taylor

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:**
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## John Taylor

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:**
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Leave it to the Private Sector, Oppose any council involvement. Queenstown should not expect others to contribute towards this project. There is a stadium in Dunedin that cannot make a profit, unable to attract concerts etc. The present council have no mandate to push this through. Put it to the vote with local body elections. We are expected to pay towards cardrona sewage and subsidise the ski fields use of the same. We should not be subsidising some private entity to build a convention centre. Is this being done at the expense of Wanaka Sports Centre? 50 million dollars is unlikely to be the cost according to some sources, it is believed that the cost will be significantly

more.  The money would be better spent building an international Airport at Wanaka.  Totally Opposed to any involvement by QLDC on this proposal

## Andrew Taylor

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:**
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

I strongly oppose Council financial support for a Convention Centre. If a Convention Centre were a viable financial proposition, commercial interests would fund it entirely. With this proposal the ratepayer bears a big chunk of the risk & operating costs. It is a huge financial gamble for the Council. Conference Centres around the world struggle to be profitable. It's a buyers market, with very tight margins. Competition in NZ could be equally fierce. The claimed benefits for this proposal are unrealistic, & over optimistic. Have we learned nothing from the financial debacle of The Dunedin Stadium? I believe this council was elected to pursue financial austerity & do the basics well, not to get tangled up in a doubtful & expensive vanity project like this.

## Heather Taylor

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

I am strongly opposed to the Council being directly involved in funding a Convention Centre. This venture would be a gigantic risk for the ratepayer, at a time when Council should be reducing costs & concentrating on core services & infrastructure. I believe that many claims made in this proposal are overinflated & risks downplayed. All of a sudden Queenstown is doomed without a Convention Centre. But Council being involved like this is a massive financial gamble. Let commercial backers fund it entirely themselves. Why should ratepayers subsidize their profits, & carry a huge chunk of the risk?

## Peter Thodey

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Alistair and Christine Thomas

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Tim Thomas

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

Funding the project is obviously the big issue here and if the council is looking at commercialising the centre (ie a casino)for it to help pay its way wouldn't it make sense to take the proposed locations to the market? Then rate relief &/or a zero $ ground rental could be offered to the operator to help pay for the asset? In my opinion the Stanley St site is vastly superior in terms of location, contour, having the adjoining 47 Ballarat Street site available for parking or future development and the ability to close off the lower part of Ballarat Street for big event bus parking ect.. I don't have any problem with two level nor do I think that there is a need for ample parking as lets face it most

conference goers don't need cars. Most city's have convention centres in their CBD's. Why are we trying to put ours in a residential area? Kind Regards,

## Margaret Thomlinson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Ken Thomlinson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## W J Thompson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

There is no benefit whatsoever for the wanaka commnity for this otherwise positive proposal. Wanaka Ratepayers must not contribute to the costs of the centre

## Greg Thompson

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Unable to answer question relating to the value of councils financial contribution as all responses could be interpreted in either of 2 ways. I strongly Support the Lakeview site for a convention centre. The construction and ongoing running costs of a convention centre must not be a charge on domestic ratepayers. If Private enterprise is so keen on having a convention centre they can invest in one and run it. If it doesnt stack up commercially then why should the ratepayers be burdened with it? Greater clarity needs to be given to the mixed use model - it is not at all clear what is involved and how it would work.

## Phil Thompson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

A convention centre will provide long term advantages to Queenstown so whilst there is likely to be some financial pain now it will never be any more affordable than today. A Joint Venture with Business Partners, like Sky City for example, offers a massive potential upside and reduced risk for the community.

## John Thompson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:** Support

**Comments:**

Possible visitor / convention centre users contribution

## Ken Thompson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I like many others wonder who should pay for the centre i would wuggest those who want it ie hotel, motel, food outlets pay Rate payers now pay for eventrs centre, forsyth barr stadium Payment ie bed tax per hotel motel

## Mary Thompson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Is it possible to have a tourist tax, similar to GST, charged at retail level, as often encountered when overseas.

## Ian Thomson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Gary Todd

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Gorge Road and Recreation Ground

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Support
**Other:** Strongly support

**Comments:**

A Convention Centre will increase profit to the Queenstown Airport therefore a percentage dividend generated from the Airport annual profit could be attributed to the Convention Centre. Please refer to additional documents as appendices in support of my submission with includes document titled "Queenstown Convention Centre Precinct and CBD Development Plan" as emailed to Shelley Dawson

**SUBMISSION – QUEENSTOWN CONVENTION CENTRE PROPOSAL**

1. I am Gary Todd a resident in the Queenstown Lakes District and wish to make a submission in respect to the Queenstown Convention Centre Proposal ("QCC Development").

2. I acknowledge that the Queenstown Lakes District Council ("QLDC") issued a Request For Proposals ("RFP") for the QCC Development and I advise that I was involved with others in submitting a proposal to the QLDC ("Bennett + Todd Architecture Proposal"). information pertinent to this submission is attached which supports and clarifies this submission proposal.

3. During the course of preparing the Bennett + Todd Architecture Proposal I carried out detailed investigations and gained considerable knowledge of the various options available to the QLDC in respect to the QCC Development, and I also engaged various experts to assist with such investigations. I therefore believe that I am very well informed as to the pertinent matters relating to the QCC Development and as such I felt compelled to make a submission to ensure that the QCC Development adopts the best ownership model and utilises the best site.

4. By way of further background I am a Multi Disciplined Design Lead LPB D3 - All Buildings (equivalent to Architect), Professional member of ADNZ and former Board member (who has received numerous Regional and National Design Awards), Professional member of NZGBC and Green Star Practitioner, (one of the few Registered Green Star Practitioners in the District), with over 30 years' experience in Architecture, Town Planning, Urban Design, Interior Design, and Landscape Design. During my career I have attended numerous conferences in a range of locations and I have previously held a position on a Board responsible for organising architecture conferences in Australia and New Zealand which is relevant to understanding how Convention Centres operate and function from both a provider and user expectation. I have been involved in the design of projects such as the Otago Polytechnic Campus with central courtyard, New Cromwell Town Centre and public space, Logan Park sports field layout and conversion of former Art Gallery to Sports Administration and Function Centre, ADNZ team Leader at 48 Hour Christchurch Design Challenge submission to Green the Christchurch Cathedral Square with integration and activation of the CBD adjacent. Prepared ten year Master Plan for the Queenstown Primary School redevelopment.

5. Against all of that background, I feel that I am highly qualified and uniquely placed to provide an educated and informed submission relating to the QCC Development.

6. As referred to above, the two areas that I wish to focus on in this submission are on the Economic, Environmental and Social development issues:

   a. Ownership model.

   b. Location of the site.

**Ownership & Control**

7. Queenstown is the premiere New Zealand tourist destination. In the recent edition of Scuttlebutt, the QLDC identified the need for the QCC Development in order to acquire a greater percentage of the international convention market and also to act as a catalyst for wider economic development in the region. In my mind, community support of the QCC Development, and a sense of connectivity to it, is also very important given the opportunity for integration of the QCC Development with existing civic and public facilities and the general benefits this project will inevitably generate for the entire local community. Therefore while I agree that the QCC Development must represent an international quality convention centre, I believe it is critical that the QLDC has a majority ownership stake and controlling interest in the QCC Development.

8. The Queenstown Airport Corporation ("QAC") is an excellent working example of this approach. The airport is the gateway to our premiere tourist region and is owned by a joint venture between QLDC and Auckland Airport, with QLDC having the majority (75.01%) shareholding.

9. Crown support will be critical to the QCC Development on the Gorge Rd site, given the Crown's ownership of the greenfield space forming part of the overall development. In addition some private investment may also be necessary to fund the QCC Development but I believe it is important that we as a community do no relinquish overall control to the private sector.

10. The QLDC owns a number of existing assets that could be realised to meet its funding contribution, for example sale of the Lakeview site $15m, sale of land adjacent $5m and sale of surplus council land within the District $5m or greater could generate approximately $25m.

11. The Government has indicated that it could provide a funding contribution. Central Government could contribute on a $ for $ basis to match local Government (Council funding).

12. Lease Council land on the Gorge Road and Recreation Ground to realise further funding to support the Convention Centre should this be required by the Operator to provide further funding to a Council Controlled Organisation "CCO".

**The Site**

13. As disclosed in the recent issue of Scuttlebutt, the QLDC has considered the following sites to locate the QCC Development:

    a. Gorge Road car park;

    b. "Lakeview" (the former Queenstown camping ground);

    c. Stanley Street car park.

    d. Other – I propose Gorge Road and Recreation Ground Site as attached documents.

14. With respect, I believe the identification of the Gorge Road site in Scuttlebutt is somewhat misleading given that in my view the site should not be restricted to the car park area (only 0.598 hectares) but should incorporate the surrounding QLDC and Crown land, giving a total potential site area of approximately 4 hectares.

15. In my view, the Gorge Road and Recreation Ground Site is easily the most attractive option, having the following principal attributes:

    - The site is ideally located, being just a short easy walk to the CBD (approximately two minutes) and in close proximity to high density residential zones that contain a mix of residential and commercial activity. Part of the site is designated for a Car park building and expectation of a public facility, and will greatly revitalise adjacent land.

    - The site is presently under-utilised as community space that can be greatly enhanced.

    - The adjoining land is home to Council Chambers, Council offices and the Library and therefore there is an opportunity to create a "Civic or Convention Centre Precinct" comprising these buildings and the QCC Development together with other existing assets such as Memorial Hall, Road Reserve and the Recreational Reserve Ground.

    - The site offers a sheltered park land setting with panoramic scenic views and a strong visual connection to the township and surrounding landscape. In addition, Horne Creek compliments a natural environment that is a treasured open public space.

- The entire site offers opportunity to create a distinctive identity and sense of place 'Turangawaewae' and promote environmental and social responsibility ' Kaitiakitanga'.

16. On the other hand, the Lakeview site is located approximately 0.7km from the CBD, a 12 minute walk uphill and without protection from the elements. This physical isolation of the site from the CBD and other civic and commercial facilities challenges the ability to create a real community space for the benefit and enjoyment of the District and greatly restricts the possibility for integration and connection with existing facilities. Furthermore, the natural physical barriers created by the elevated site and existing land forms means that even as the CBD goes through further development and/or expansion, it is unlikely the Lakeview site will ever form part of nor be connected to the CBD in the future, and that it is desirable to do so.

17. I have provided in support of my submission a document entitled "Queenstown Convention Centre and Business Neutral Development Plan" dated August 2013, which sets out a more detailed analysis and comparison of the attributes of the Gorge Road site and the Lakeview site, including pictorials of urban framework in relation to the CBD and a Convention Centre precinct and indicative Convention Centre design that supports the potential use of another site based at Gorge Road that includes all Council land surrounding and including the Recreation Reserve (Rec Ground) plus Road Reserve, synergy with and stimulus to the area.

I do not believe the Stanley Street site warrants any further consideration given that the overall space available is too small to accommodate an international quality convention centre.

I do not believe the Lakeview site warrants any further consideration given that the proposal is not considered an Economic, Environmental, or Socially responsible development. The greater infrastructure costs and use of the Lakeview site are not economic and to prop these up with other commercial development with significant adverse environmental effects and the displacement of the CPD and residential use is a socially detrimental option compared to the better alternative based at Gorge Road as per attached document using an urban structure.

**Conclusion**

18. In summary, I have no doubt that the Gorge Road and Recreation Ground site is the best available public space for the QCC Development and that the majority ownership stake in this remarkable public asset should be held by the QLDC on behalf of the community it represents.

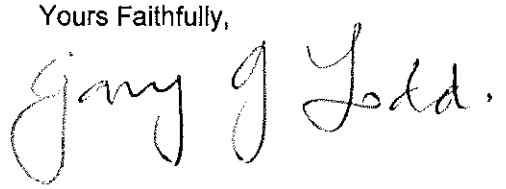
19. If the case for Lakeview is considered viable by others then according to my research and independent expert opinions sourced from regional, national, international consultants the stronger case for a Gorge Road and Recreation Ground site is even more compelling.

20. I am absolutely passionate about the District and the success of the QCC Development, given what it will mean for the District. There is so much at stake for the District, and ensuring that the QCC Development is a success has compelled me to make this submission in my capacity as a local resident and design lead with a professional duty of care and responsibility to our built and natural environment.

21. I am strongly opposed to the proposal, and opposed to ratepayer's tax increasing as proposed.

22. The QCC Development represents a once in a lifetime opportunity for the QLDC to create a unique public asset and community space to be utilised and enjoyed for many many years to come and the key to the success of the QCC Development rests with the best site under the best ownership model. There is no question in my mind that the QLDC having a majority ownership stake and controlling interest in the QCC Development located on the Gorge Road site is the winning formula that requires further public consultation and a positive resolution.

Yours Faithfully,



## Rhonda Tomlin

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Strongly oppose
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## roger tompkins

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** stanley street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Jeff and Eileen Toner

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

This is a very badly worded questionaire as it assumes the QLDC will go ahead with a Convention Centre. It may have been more honest to ask the first question as to whether the community supports QLDC being involved at all in a centre. IF the hotels and business owners believe a convention centre is necessary, then let them pay for it and also the ongoing deficit.

## Sean Toomay

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## T and C Topping

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

as a Wanaka Resident i do not want to contribute 1 cent to this. What on earth was the Events Centre Built For?

## Michael Towarek

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:** Support

**Comments:**

Airport travel tax or future tax on revenues from the convention centre

## Wayne Tuck

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:**
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Jill Turley

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:** Neutral

**Comments:**

Whilst this would provide jobs in the short term for the building of the Centre, it is unfair on the rate payers to fund such a project when we are already funding the Sports Centre, with no quid pro quo discounts to use such facilities, and it would seem that this sort of a facility would benefit the business community rather than the rate payer by potentially bringing in Conferences etc. It is a fact that getting more people to visit Queenstown is a great incentive, but does Council have to do it alone, or could it be shared in some other way.

## Jon Turnbull

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:** Strongly oppose stanley st and Gorge Road - Frankton Rd, Hilton Hotel Site.

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:**
**Residential:** Support
**Restaurants or other hospitality facilities:**
**Retail shopping:** Support
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## M Turnbull

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

No council contribution in any way. In no way should the QLDC be involved in developing, promoting or paying for a convention centre of any kind. Historically these types of facilities have been promoted as bringing in jobs, growth and other "good things" to a community. They never do and become a millstone for ratepayers in various ways. There is not the general infrastructure (roads, worker housing etc) to support the facilities QLDC does have. Until that is in place QLDC should not be considering or permitting any additional so called "growth" facilities

## Margaret Turnbull

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I logged on to your website in order to make my submission and found a message saying that submissions had now closed. The August Scuttlebutt clearly states that submissions close 31 August 2013, both on page 10 and page 11. It is now 10:51am on 31 August, so I insist that this submission be accepted as it is well within the given time-frame. I strongly oppose any QLDC ratepayer money input into a convention centre. This is not part of the core responsibilities of any council. If people in the Queenstown area want a convention centre then they should fund it themselves. If it is considered such a great idea there will be plenty of wealthy people lining up to work towards this end. If they are not doing so already, one knows a convention centre will be

loss-making from the start. I note that a successful conference with over 1000 attendees was held in Queenstown within the last fortnight, and that with existing facilities. It seems we are in an era when small groups of people suddenly think it would be nice to have some swept-up facility to suit their needs, and an expectation that Councils (i.e. ratepayers) will simply come up with the funding. No thought is given to the pockets of ordinary people who are struggling to pay for necessities via their rates; these glamour projects are wants not needs. I have before me a copy of a similar paper when it was proposed that Dunedin look at 3 possible options regarding Carisbrook's future. One could be cynical enough to call it pages of lies, lies and more lies. Possible cost for a new stadium: $100 million. Cost so far is approaching $400 million. Estimated Rates impact $67.00 pa per ratepayer: actual cost $88 pa, plus more via ORC rates, in our case on our Dunedin property AND on our simple Albert Town "crib". Economic benefits will continue: well, they never even began! Estimated Total Economic Impact: brochure talks about "Art Exhibitions" bringing in $9.9 million over 90 days of any given year! We are still waiting for the first one! The proposal in Scuttlebutt is similar with its glowing promises. If this goes ahead I suspect I will, in time, be making similar comments to those I make regarding the Stadium. And as with the Dunedin Great White Elephant, by the time the same sorry scenario emerges those pushing the project will have scarpered off to lie low out of the public eye. The presence of the Forsythe Barr Stadium has had no impact on my pocket, nor will a proposed convention centre in Queenstown. Some things are classed as for the common good and those are things for which Rates money should be used. A convention centre is NOT one of them. I am unable to fill in the P.11 questionnaire as I have been refused access to the website one, but I think my position is clear. If private developers wish to work towards a convention centre that is fine by me. I am a ratepayer to the QLDC. I am unable to speak at the hearing because I cannot be in Queenstown next week.

## Ray Turner

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Absolutley against further rates going to subsidise other peoples activity when viable options abound. 1. Reduce Council owned land to allow further commercial/residential development eg. Stanley St. Use funds to contribute to start up costs 2. Council to impose tax on each user "ticket" and/or % of bookings for conventions/performance costs to cover ongong shared maintenace costs. 3. Seek GST refund from NZ Govt for events since QLDC & Convention Centre is/will be contributing to GDP of teh Country hence be taxes to govt. The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state) - Why not align pts a,b,c etc ADJACENT to ranking!! The Council financial contribution to any development should

be by way of a: (f) Other (please state) - Again ranking next to pts!! % take of entrance fee (as above)

## Philippa & Mark Tyrrell

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

For most people in the residential communities of the district, there will be NO benefit whatsoever. We pay high rates on a section in Luggate and strongly oppose this proposal as entirely irrelevant for us. The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state) - Cycle Tracks The Council financial contribution to any development should be by way of a: (f) Other (please state) - Government Contribution

## Ange van der Laan

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

1. I am a ratepayer and a resident of Arrowtown for 10 years. 2. I am a final year student in the Bachelor of Environmental Management and Planning at Lincoln University. 3. I do not support spending $50 million on a proposed convention centre or using residential ratepayer rates to fund it. 4. I do not support the proposed Lakeview site as I believe this will create congestion in an area currently devoid of traffic congestion, split the Queenstown CBD and will fail to attract locals as an alternative retail/entertainment area. I also question the impact on the viability of existing retail and entertainment in the Queenstown CBD. 5. I do support a bed tax to fund the proposed Convention Centre. 6. I do support a community conversation on how best to achieve sustainable

and desirable growth in the district ie. if we had $50 million to spend, how might we spend it? A convention centre is more of the same (tourism albeit forecast higher value) and while is also forecast to provide 466 jobs these are likely to be in low paid jobs for which the NZ government will likely be forced to grant working VISA's to non-NZ residents (as already occurs). 7. I do support a joint venture on developing affordable housing on the Lakeview site. 8. I support the proposed Gorge Road site, despite the apparent limitations, because it is central, not located in a residential area and close to existing accommodation. 9. I do not stand to materially or directly benefit from a convention centre and nor do I wish to see property prices pushed any higher than they already are as a result of more visitors to the area and more demand from workers on existing real estate. 10. I do not wish to be heard on this submission as I will be out of town. GENERAL COMMENTS AND OBSERVATIONS 11. The documentation that has been available for public feedback is extremely skewed to the Lakeview site to the point where this site is presented as a fait accompli. This consultation does not appear to be about the best site – it is a consultation on whether the public supports the concept of funding a Convention Centre. The two distinctly different ideas have been combined and unhelpfully muddy the waters for the public. 12.

Further detail is required on the value of all sites and the opportunity costs of developing or not of all three sites. 13. On the stated risks in developing a convention centre: a.

There is no evidence that has been shared with the public that there is sufficient demand for the Convention Centre, particularly in light of proposed Convention Centre developments in Auckland and Christchurch. b. There is no detail on required infrastructure such as roading, sewage, water or power on any of the three sites. It is not clear if additional accommodation (hotels) is required, at what point and if this is considered desirable by the community. As stated in the document, the 29,000 residents in the district already service over 2 million visitors. Is this sustainable and desirable? c. The Shaping our Future process identified a desire to broaden our economic base to make it less vulnerable (a lesson the country is now learning with the Fonterra botulism scare) – and I am left wondering to what extent this goal has been considered in this proposal since it is not mentioned. d. We are told that the proposed convention centre could attract between 10-20 large conferences per annum which means at best, 50-100 days (at a generous 5 days each) of use for actual conventions. Surely we must question if this is the most efficient way of building our economy. If it attracts more conventions, will it be taking business from existing conference facilities? 14. If the proposed convention centre is well managed (and that is a big if on current information) then it can expect to make a modest profit. As a community we must ask ourselves why anyone would invest $50 million to make a modest profit. Once again, the community (residential) certainly should not. If spending $50 million to make a modest profit is indeed a wise investment, then a private investor will surely appear. 15.It is noted that the cost of land is excluded from the $50 million but are not given the values for all three sites. Presumably the Lakeview site, since it is significantly larger, is also worth significantly more and this is important for the public to know. 16. It is further noted that contingency, furniture and fittings replacement and depreciation are excluded from the estimated budget. An explanation on why has not been included since this is likely to be a not insignificant cost. 17. I fundamentally do not agree with public assets being traded off for retail, hotel, or any other commercial development in the context of a convention centre development. 18. Information on the proposed sites is provided and as noted, the Lakeview site has already been selected as the preferred site. This is based on it: - meeting "optimum functional requirements" in terms of space utilisation. Since the public is not party to the design process (competition) that has occurred it cannot be expected to knowledgeably comment on

this. - "offers the most attractive location" – this is entirely subjective and based on the illustrations is seemingly about the view the audience will have while at the convention. It is my understanding that conventions are about listening to speakers, watching powerpoint presentations or enjoying entertainment. A spectacular view would appear to be neither necessary or probably desirable since it is likely to divert the audience's attention. - "will have the greatest economic impact" – this is apparently due to the sites ability to support additional infrastructure such as an accompanying hotel, casino and retail. If this is the case, the other two sites were never in contention so there seems little point in consulting on them. Further, this project is therefore not just for a convention centre – it is ALSO for an accompanying hotel, casino and retail. See below: from "The integrated mixed used development model is reliant on the synergy, or cross pollination, that is likely to occur between the convention centre, market square, casino, hotel, food and beverage and the high end retail offering that is proposed. Collectively and together with the proposed residential development these elements will create a vibrant and desirable precinct. It is this sense of place and the development of a 'precinct' offering significant amenity, which will in time underpin the residential sales prices required to make development feasible in the medium term " (CBRE, P5). Further, this is reliant on a transfer of the casino license from its existing location. - The question is, how this will impact on existing businesses? 19.It is noted that" Horwath HTL's feasibility study suggests that Queenstown's existing hotel capacity is sufficient to accommodate the proposed convention demand". (CBRE, P9). If this is the case, why is a broader model encompassing a hotel and casino etc under consideration, since additional hotel rooms will likely impact existing hotel providers in Queenstown. 20. It is noted that a discount rate of 15% has been used – it is my understanding that government infrastructure projects would normally use a 10% discount rate – for what reason is 15% considered appropriate? 21. "enhance central Queenstown as a place to visit and a place to live" (CBRE, P5) – I am unaware that the CBD requires further enhancement or that visitors and residents are lacking. My understanding and experience is that the CBD is a dynamic compact environment offering an interesting range of entertainment experiences and that there are plenty of visitors and happy residents (as evidenced by soaring real estate prices). 22. To what extent has it been considered that QLDC will compete with existing conference facilities. I believe this proposal needs significantly more public consultation particularly around the desirability of a convention centre as a way to enhance economic impact.

## Gilbert van Reenen

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Oppose
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

The public information provided and the research undertaken by council is absolutely appalling The economic justification & modelling is pathetic The structure & design of this questionnaire is of a very low standard The council has not sufficiently engaged the community in the project and the risks have not been properly identified.

## Jim & Ruth Vause

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

This is desperately needed. I am on the board of a national organisation that has stopped taking its annual conference to Queenstown because the facilities for meetings are not big enough. Queenstown also lacks any reflection of our Maori heritage - its impossible to see any kai tahu/kati mamoe culture except for NgaiTahu name on building development. The would also aid development cost. The following facilities should be considered as part of any wider development for a convention centre project: (h) Other (please state) - Theatre/performance art/culture (Maori)

## Joy Veint

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Gorge Road

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

The Convention Centre should be on an arterial road before the town centre. The reason being over the last thirty years the traffic in down town Queenstown is a crazy hideous. Planning in the last thirty years has taken the locals away from down town area but the streets are still left jammed up all year round. The roads are never going to cope going to the Convention Centre in Lake View. Emergency Services are already now jammed and trapped in this crazy hideous under the hill side of town.

## Michael and Janine Venz

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:** Nowhere

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:** Strongly support
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

It is not appropriate for Residential or other rate payers to be subsidising the business activites of other people. As Wanaka Residents we would rather that our rates be used here in Wanaka to keep facilities like the service centre or Library staff rather than subsidising buildings in Queenstown

## Osmo Virtanen

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Ray & Sandy Voller

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Joan Waldron

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Although I agree we need a convention centre, I think not enough info has been given. e.g. completed cost etc. As a ratepayer of 38 years I now do not want to have an increase in my rates, sell the land to the highest bidder, the casino sure make enough.

## Cathy WALKER

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Whatever the council contribution is it should be minimal- the Council should lease the land at lakeview to commercial entities who will develop the convention centre and associated facilities through private enterprise. The impact then on ratepayers and the community is as low as possible whilst still gaining an economic benefit.

## Bruce and Suzyt Walker

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

Council shoudl leave development and by way of a contribution, lease the lakeview shite to the operator for 99 years + renewals and allow Skycity/Ngaitahi to build the facility at their cost. A casino is no needed as we have 2 and by only allowing some hospitality/retail with the complex "conference" users will be encouraged to venture into the CBD for entertainment, meals or retail, this way QLDC receives a set lease amount the integrity of the CBD is not compromised by splitting off a section, private enterprise can build, operate and market the facility - the better they are they greater potential for profit exists and QLDC is not having a funding burden in the quiet times.

## Basil Walker

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Council Financial Contribution should be by way of ORC Targeted Rate and Airport Levy. I request to be given the opportunity to speak to my Submission. My Submission is to enlighten and prove that the QLDC can provide a Conference Centre for Queenstown without burdening ratepayers and without reliance on a contentious New Zealand Casino Law Change. I conditionally support the construction of a Convention Centre Proposal (CCP) in Queenstown and request: 1. QLDC instigate visionary certainty to funding the CCP to expedite construction and accept that the biggest risk to ratepayers is a poorly sited CCP with negative aspects. 2. Remove the uncertainty of the Casino law change requirement from the proposal and require Sky City Consortium to enter unconditional

purchase of the Lake View land parcel. 3. Place a realistic future value of the land parcel ($80-100 million) and not a current deflated price to realise the burden on ratepayers or use the land for the existing residential zoning. 4. Accept Queenstown is no relevant to the major Australia cities cited in the report. 5. Adopt the scenario that only the very best site in Queenstown will enhance the marketability and acceptability to conference organisers and that may not be the lakeview site. 6. Consider the south west corner of the Gardens Peninsula as a realistic site for the CCP because it will better enable the economic, cultural and social requirements of the wider community. 7. The Peninsula site exceeds all Lake View requirements and eliminates the Lake View negative aspects and allows an existing QLDC ratepayers asset to be better utilised and enhanced. 8. Acknowledge that the Queenstown Airport trans tasman capacity gives a distinct advantage over most other provincial cities vying for conference buisness. 9. Form a vision of 500 workers accommodation scenario on high rise buildings at the rear of the Lake View site against the cluff therefore eliminating any view corridor blockage. 10. I suggest and initial 100 homes and 45 annually thereafter for 9 years to give eqaity certainty to the CCP development and immediate funding of the CCP. 11. Accommodate that sale of a parcel of land for a retirement home to Ngai Tahu Properties and Ryman Healthcare to assist with immediate funding of the CCP 12. Understand that the "Ratepayer Cost" is not synonomous to "Cost to Ratepayers" because of the effect of the GST on rate demands which is not relected in the CCP costings and thereafter QLDC operation. 13. Understand the potential of the IRD refund of $15,000,000 (fifteen million dollars) by using the hard fought contribution evidence formula instigated by myself that was subsequently used by Otago Regional Council contribution to Forsyth Barr Stadium allowing a ratepayer savin of almost $40 million dollars for Otago Regional Council Ratepayers. 14. Understand that the ORC ratepayer commitment was reduced from 15 years to 5 yeats for the Dunedin Stadium bu instigating the $40 million saving. Legal certainty and Proof available. 15. Accept that the $247,000 per annum payment by QLDC ratepayers for the ORC is now ended and potentially could be considered for the CCP without changing existing rating budgets.

## Alan Ward

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:**
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Have an airport departure tax, Activities Tax on sightseeing activities.

## David Warrington

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

1. It is imperative that plans for the development consider longterm Queenstown roading objectives. (The sketches do not appear to consider these) 2. It is imperative that planners consult IN DETAIL with local bus and tour coach companies to arrange sensible access / turning / parking requirements. It is worth noting that developments in other cities have made a complete hash of that point, to the longterm frustration of conference organisers, urban traffic flows, and the public at large.

## Vanessa Warstat

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** High School Wakatipu

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:** Support
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Government has changed laws for Lord of the Rings / etc so a law change shouldn't be that hard for a bed tax.

## Neil & Martina Watson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Trish & Michael Watt

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Sharon Weir

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## John Wellington

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

At a time when the emphasis is on local authorities focusing on core activities, and also cutting key services like library staff, I cannot see how this project is acceptable if it involves any financial imput from the public via QLDC. Any direct profits from the centre will flow directly to private businesses - mostly accommodation providers. I do not see that it is QLDC's role to be subsidising private enterprise. The issue of funding from ratepayers should the project proceed should be as a targeted rate in the Queenstown ward. Virtually no benefits will be received in the Wanaka Ward and therefore a district wide rate would be inequitable. The above survey is poorly drafted and leading...for example the question should public support be limited to 3.2m per year. Strongly

support option means that you are happy to fund up to 3.2m per year. Stongly Oppose can be interpreted as not supporting a cap to the public funding and therefore supporting an even higher public subsidy. There should be a no QLDC funding option. Altogether, this project is being rushed through council with indecent haste and with limited and leading leading consultation, with the cynical goal of getting it approved prior to local body elections and committing the new council to the project. If the project stands up financially then the private businesses that will benefit from it should be funding it.

## Linda Wells

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## John Wenneker

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Agnieszka Wensley

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Strongly oppose

**Comments:**

Queenstown has a glut of accommodation facilities, but lacks evening entertainment facilities other than bars/restaurants. A casino would be a massive draw for chineses tourists (see Melbourne casino for comparison). A spa facility, indoor sports centre would also add something that is currently lacking. Please don't let cashed-up property developers dictate the usage of the spare land on the selected site.

## Nigel Wensley

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:** Neutral

**Comments:**

The development should be an attractive addition to the lake shore inline with the area's natural beauty.

## Jordan Wensley

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

I favour the QLDC with the involvement of property developers (private ones) If decision making is handed to private property developers to save the the rate payer in the short term, then Queenstown risks being further despoiled by more unsightly hotel complexes which blight the shoreline. If use of prime locations is always placed in the the hands of the highest bidder then Queenstown will end up looking like the spanish shorelines, with concrete monstrosities occupying all the prime spots. Look at the Italian Amalfi coastline for an example of strict planning and tight limits on how many beds are available in hotel complexes.

## L & MJ Wensley

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

The following facilities should be considered as part of any wider development for a convention centre project: (a) Hotel/accommodation - There is already a surplus of accommodation in the area and accommodation returns are very very poor. (f) Recreational facilities - If you are going to a conference you should not have time to spend at recreational facilities. Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC. - See answers to previous sections. The Council financial contribution to any development should be by way of a: (a) A general rate on the community - eg. the Aqua Centre

## Toby Wheatley

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Mark White

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## L.S. White

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

I as a ratepayer in the Wanaka ward of the QLDC, am strongly opposed to my contribution to the project from our area. There will be little benefit for our area. If it goes ahead it should be funded by & from Queenstown contribtuions from the commercial sector particluarly the hospitality industry would be important.

## Charlotte White

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:** Neutral

**Comments:**

## Bryce Whiting

**Speaking at the hearing:** Yes
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I make a public submission on the questions ( a ), ( b ), ( c ) & ( f ) of the Submission Form and an Additional Comment ( G ) on which I will give Evidence at the Public Hearing. A. Should QLDC lead the development of a Convention Centre for Queenstown ? The Relevant sections of the Local Government Act 2002 are : * Section 10 PURPOSE OF LOCAL GOVERNMENT especially ( 1 ) ( b ) the purpose of local government is ....to meet the current and FUTURE needs for good quality LOCAL INFRASTRUCTURE..... ( 2 ) ( c ) " good quality " means....infrastructure that [ is ] ....appropriate to present and anticipated future circumstances * Section 11A CORE SERVICES TO BE CONSIDERED IN PERFORMING ROLE especially ( e ) In performing its role, a local authority

MUST have particular regard to the CONTRIBUTION that the following core services make to its COMMUNITIES : .....libraries, museums, reserves, recreational facilities, and other community infrastructure. * Section 14 PRINCIPLES RELATING TO LOCAL AUTHORITIES especially ( c ) when making a decision, a local authority should take account of - ( i ) the diversity of the community, and the community's interests, within its district ( ii ) the interests of future as well as current communities ( fa )( h ) ( i ) the social, economic, and cultural interests of people and communities & ( ii ) & ( iii ) The current Proposal for a Convention Centre appears to proceed solely on the basis of economic benefit to Queenstown , that it would be essentially a commercial venture, and there is no expectation that it will make a profit.( see Scuttlebutt page 3 para 1 & p9 ). Although some ancillary community uses have been suggested ( see SB p4 pa 5 ) these seem to be totally incidental and secondary to the primary purpose as a Convention Centre. This purely commercial, rather than public use and benefit from the building, seems to be confirmed by the Mixed Use facility model as described in SB p5 pa 3. Also by reference to QCC Opportunity Overview 2.2 " Why does Queenstown need a Convention Centre " ( content ) & 2.4. " Key Success Factors " ( order and substance ). The present proposal must be at the very edge of what could come within the reasonable definition of " local infrastructure " in Section 10 ( 1 ) ( b )LGA 02. " Infrastructure " is undefined in the Act. The Collins Student Dictionary 2010 Third Edn defines it as " The basic structure of an organization or system ; the stock of facilities, services, and equipment in a country, including factories, roads and schools ". However the Proposal could not be regarded as a Core Service under Section 11A. The only possible sub part of that section that could apply is ( e ) " libraries, museums, reserves, recreational facilities and other COMMUNITY INFRASTRUCTURE " The examples in ( e ) all have a cultural or recreational or educational or physical amenity component and are free or non commercial services. The Convention Centre component shares none of these characteristics. Conversely this Proposal does appear to be a " commercial activity " subject to Section 14 ( fa ). As such Council is instructed to : - asssess the expected returns to the authority from investing in it - be sure the expected returns are likely to outweigh the risks inherent in the investment or activity In my Submission the Proposal does not satisfy that test. I therefore conclude that the proposal in its current form is " ultra vires " the Council's Purpose ans Principles of operation. To bring it within its Powers the proposal needs to change from a Convention Centre with possible community use to a building that is designed and used primary for community benefit but can also be used for convention purposes. A good example of this would be the Gold Coast Arts Centre in Queensland, Australia, opened in 1986. See " www.theartscentregc.com.au ".Surfers Paradise is a location whose rapid and exponential development, like Queenstown, has been based on International Tourism. It is 20 to 30 years ahead of Queenstown so is a good model to follow. The idea of creating a national or international class performance venue with acoustical design,orchestra pit, and top sound system and stage facilities as they have done is not fallacious. Sir Michael Hill has pioneered a world class international musical event in Queenstown ( 2001 - 2013 ) using our modest town hall.From the website you will see the truly multi purpose nature of GCAC building. Queenstown may not have the reason or finances the cover all the bases that building does - but it could cut its cloth accordingly. B Is the Lakeview Site the best for a Convention Centre ? If the proposal was changed in its purpose and scope to become " community infrastructure " , as suggested above, then using the Lakeview site would have some notable advantages : 1. It is the largest site which would allow for complimentary landscaped grounds and parking and possibly future buildings to compliment the Arts Centre theme e.g. music school or art gallery etc. The options listed in C ( a ) - ( g ) would not be appropriate. 2. It is a unique

and prime piece of Council owned land in the CBD and deserves to be used for a building of public importance and outstanding design. 3. It has views over the Lake which could be utilised in the design ( see how the views are used in some of the function rooms in the GCAC ). 4. It is directly on the proposed Town ByPass route. 5. The Man Street car park is in close proximity. 6. It has significant mature and established trees which could form the foundation to the surrounding green areas landscaping ( e.g. the Millbrook entrance drive ). 7. however it would be necessary to set aside a significant strip of the land adjioning Thompson Street ( say a 12 m inset ? ) for the purposes of the future bypass. It may also be an appropriate time to trade some of the Lakeview site to acquire a similiar width strip from the owners of the Lakeview boundary to 39 Thompson Street. F. If the Council is to contribute land to this proposal, and particularly if it is the Lakeview site, it should be by way of lease, fixed term, not exceeding 50 years, and with controls over what further developments and changes can take place on the land. This piece of land forms a unique site in Queenstown. It will be of unestimatable value in 50 years time.The World and Queenstown will be very different by then. The current purposes may be completely obsolete. We owe a duty to keep it for the future generations. Any lease could start and remain at a peppercorn rent until circumstances were such that it was appropriate for a commercial or quasicommercial rent be charged. G. Miscellaneous Comments on Queenstown's unique Labour Market. To be made orally at Submissions Hearing. Relevant to BERL Economics claims that Convention Centre will create another 466 full time jobs ( QCC Opportunity Overview page 4 para 1.2.3 & page 6 Quickfacts ).

## Purdey Wild

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:** Gorge Road

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Tony Wild

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:** Gorge Road

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Roger Wilkinson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Support
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## Kim Wilkinson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly support
**Other:** Strongly support

**Comments:**

A Visitor levy of some sort should be introduced to assist the small rate payer base to fund the infrastructure needed to provide a quality experience for both locals and visitors when living in the Queenstown district.

## Graham Wilkinson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

Queenstown Convention Centre I write in support of the concept of developing a Convention Centre. However, the support is conditional, as it must be from any supporter, being subject to actual terms of any arrangement. The economic effects of a convention centre are unlikely to be anywhere near as dramatic for the region as the "expert" studies conclude. The same experts have completed feasibility studies for various Queenstown developments, none of which have performed to the projected level. There are countless studies around the world that determine convention centres, sporting arenas and the like have minimal positive long term economic benefits, and rely more on the "feel good" factor which may or may be appropriate in this case. A simplistic analysis

reveals that Queenstown has approximately 1,000,000 hotel bed nights annually available of which around 690,000 are occupied. Assuming the Centre attracts the equivalent of 20 conferences with 500 delegates, without displacement, and each delegate stays for 4 nights [some would say optimistic projections], then the extra 20 x 500 x 4 = 40,000 nights generated are 4% of capacity or around 6% increased occupancy on current visitations. If these people all came in shoulder seasons [they won't] it would help, but it is difficult to see how a convention centre will give the economic impetus that has been postulated. Council appear to be predetermined in their approach. Even a novice market researcher would shudder at (d) the Scuttlebutt survey asking whether Council should contribute more than $3.2m per year. I hope Council does not use the answers to that question as justifying annual expenditure at anything like this level. Despite the lack of any major commercial rationale for the Centre, I am still supportive of the concept, as the QLDC CEO is correct in that the town needs to move forward; but only if the cost can be mitigated to a level where the on-going cost to ratepayers is at a level more commensurate with the very real risk, commercial reality around the stimulus and our small ratepayer base. Fortunately, from the pronouncements to date, there appears to be a genuine opportunity to secure third party funding from a corporate who may be willing to provide capital as part of their wider vision. Council should be applauded for attracting and entertaining that party to date. There should be no issue with providing land for a convention centre, and hotels and casinos, at no cost for any such party which contributes in this manner. It is unlikely the Lakeview land will generate any significant return in the foreseeable future. However the Auckland agreement that Sky City recently concluded with Government does show they are extremely hard negotiators. The concern is that Council may become over-zealous in their keenness to conclude an arrangement in Queenstown. Given Sky City's profit levels and apparent desire to have a premium boutique operation in the town, they should pay the majority of the cost; give them the land, a rates holiday, and even some short term terminating financial assistance if absolutely necessary. If Council can conclude a deal with Sky City or any other party who provide sufficient capital to ensure annual Council expenditure is capped at $1m then that would be an outstanding result. Much more than this sum and ratepayers become exposed to a cost disproportionate to the potential return. If over two thirds of the published funding can come from third parties, excluding land, then all of Queenstown should fully support it and I would certainly applaud the Council for their negotiation skills and business acumen. Otherwise, they should reject the creation of a long term significant burden on the ratepayers of Queenstown with very little evidence of the upside.

## Robynne Williams

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Support
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Oppose
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:** Strongly support

**Comments:**

Add taxation onto entry into Queenstown Airport for international visitor arrivals.

## Marelyn and Peter Williams

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Megan Williams

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Oppose
**Recreational facilities:** Support
**Community housing:** Strongly support

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

Further to e)regarding the development model...Yes as long as council is not forced into other concessions / deals with the developers of those activities.

## Lindsay Williams

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:** Strongly support

**Comments:**

QLDC rates are too high now. Every effort should be made to avoid increasing rates to fund this project and its operation. QLDC should be focusing on reducing its current debt.

## G. Williamson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

## David Williamson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Kath & Ken Wilson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly support
**Recreational facilities:** Neutral
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Veronica J Wilson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Support
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Bruce Wilson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## paul wilson

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:** stanley st

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Strongly support
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly support
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Phil Wilson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

---

### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

The cost to the community other than providing the land must be kept to a minimum. Council should be looking to private enterprise and Government to absorb as much of the cost of construction and the ongoing running cost as possible.

## John Wilson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:**

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I am a strong supporter of this project but I was horrified when I saw the architect's impression in the ODT 22 August. It has all the panache and excitement of a multi level car park! I was fortunate to be a member of the committee which had the responsibility for the Alpine Aquatic Centre. We made a decision early in the process that the design should have the flair to reflect the dramatic landscape in which it sits. I think that in a large part we achieved this and got a well functioning building as well. Why don't we insist that the new convention centre design captures part of the inspiring landscape in which it will sit. John Wilson Arrowtown

## J F G Wilson

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

QLDC should keep out of commercial development.

## Dennnis Winchester

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Support
**Recreational facilities:** Oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Neutral
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Max Winders

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly oppose
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

There should be no ratepayer contribution and no contribution financially by council. This is not core council business rates are already too expensive.

## Peter Windle

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Neutral
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Neutral
**Sale of Council assets (eg land):** Oppose
**A bed tax (no current legal basis):** Oppose
**Other:**

**Comments:**

## B Winter

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:** Stanley Street

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Support
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Neutral
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

We Suggest to sell lakeview for maximum funding and develop stanley street to be most central to all types of accommodation

## Anne Withington

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Neutral
**Retail shopping:** Neutral
**Recreational facilities:** Neutral
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

## Mt Iron Trust WJ & LF Hamilton

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

As a ratepayer in Wanaka we strongly OPPOSE the construction of a conventon centre. At present ratepayers are struggling to pay existing rates. A convention centre in Queenstown would have NO benefit for Wanaka community. People will stay in Queenstown for convention, make use of tourist attractions in Queenstown vacinity and leave. Very few will venture anywhere else.

## Victoria Wood

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Support
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Support
**Recreational facilities:** Oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

The following facilities should be considered as part of any wider development for a convention centre project: (a) Hotel/accommodation - existing accommodation not at capacity or anywhere near. In future possibly.

## R.F. Wright

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:** Strongly oppose

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly oppose
**Casino:** Strongly oppose
**Residential:** Strongly support
**Restaurants or other hospitality facilities:** Strongly oppose
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly oppose
**Community housing:** Strongly oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly oppose
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly oppose
**Other:**

**Comments:**

To the Council, Having been (unwillingly as 78% of Dunedin people were), like so many people here the same feeling is emerging i.e ITS ALREADY A DONE DEAL and this is just a "going through the motions" exercise! P.S. as a pensioner, quite frankly its an expense I can do without!

## michael wyatt

**Speaking at the hearing:** No
**Resident/ratepayer:** Commercial ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:** Camp Ground

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Support
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Oppose
**Recreational facilities:** Oppose
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:** Support

**Comments:**

There is a better site namely the Camp Ground site, because it has a direct relationship to the CBD. Rezone the land for hospitality and that will arrest the decline in the CBDs importance.The rezone will enhance the value of council held land. Long term lease this land so that it remains in public ownership. Play hardball at the negotiations with Skycity/Ngai Tahu but be flexible .Remember they can make good profits targeting high rollers, so when they say convention centres dont make money dont feel too sorry. Good luck.

## Kenichi Yamaguchi

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Neutral

**Alternative site:** Near the airport/Henderson Hole

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Neutral
**Residential:** Oppose
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Support
**Recreational facilities:** Support
**Community housing:** Oppose

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Support
**Other:**

**Comments:**

Where ever the convention centre is, Council should think about parking problem. If Council cannot sort this out, we do not need to have this in CBD.

## Trent Yeo

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Oppose

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Support
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly oppose
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

Part of the reason a conference centre as a project is viable here is because of the landscape and environment surrounding it. I have not heard a comment in the scoping of this facility that should represent sustainable design principles (social, cultural). It should echo the ethos and spirit of this place not turn its back on this place that we sell with tourism images of beauty and natural beauty. Also the survey does not really give options for cultural and education opportunities for locals. There is much to share within the district and there should be opportunities outside commercial events that help to keep the spirit of Queenstown locals alive. Could this place be the centre for innovation? Could it be a place to gather and relate to each other. Could this be showcased as

representing Queenstown and therefore, what should it represent? I am interested in the general discussion that is that convention centres generally do not make any money. They obviously bring high yield and off peak traffic which is great but the mechanisms for income are light??? Just wondering how to enable this place to be booked out all the time and when not filled with 'money spending visitors' make it full of local life.

## Akira Yoshikane

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Neutral

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Neutral
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Strongly support
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Neutral

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Robert Young

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly support
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:** Strongly support
**Recreational facilities:** Strongly support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:** Strongly support
**Sale of Council assets (eg land):** Strongly support
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

## Emma Young

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Oppose
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Strongly oppose
**Recreational facilities:** Strongly support
**Community housing:** Neutral

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Strongly support

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Support

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Strongly oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Support
**A bed tax (no current legal basis):** Neutral
**Other:**

**Comments:**

## Fiona Young

**Speaking at the hearing:** No
**Resident/ratepayer:** Non-ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Support

**Q2: Lakeview is the best site for a convention centre development:** Strongly Support

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:** Strongly support
**Casino:** Strongly oppose
**Residential:** Neutral
**Restaurants or other hospitality facilities:** Support
**Retail shopping:** Neutral
**Recreational facilities:** Support
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.** Neutral

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:** Strongly oppose

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:** Oppose
**A targeted rate on the business community:** Support
**Sale of Council assets (eg land):** Neutral
**A bed tax (no current legal basis):** Strongly support
**Other:**

**Comments:**

## Janet Young

**Speaking at the hearing:** No
**Resident/ratepayer:** Ratepayer

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### Submission:

**Q1: QLDC should lead the development of a convention centre for Queenstown:** Strongly oppose

**Q2: Lakeview is the best site for a convention centre development:**

**Alternative site:**

**Q3: The following facilities should be considered as part of any wider development for a convention centre project:**

**Hotel / accommodation:**
**Casino:**
**Residential:**
**Restaurants or other hospitality facilities:**
**Retail shopping:**
**Recreational facilities:**
**Community housing:**

**Q4: The Financial Contribution of the Council to a convention centre project should not exceed $3.2M p.a.**

**Q5: Council should follow a development model that involves additional commercial activities if those activities reduce the direct financial contribution from QLDC:**

**Q6: The Council financial contribution to any development should be by way of a:**

**General rate on the community:**
**A targeted rate on the business community:**
**Sale of Council assets (eg land):**
**A bed tax (no current legal basis):**
**Other:**

**Comments:**

I strongly oppose the convention centre development at this time. There have been a number of large residential building sub-divisions given the go-ahead - what is therefore necessary is the "infrastructure" within the community to adquately cope with this proposed growth. It is more important that focus is given to "basic" facilities such as the new sports facility and an upgraded swmimming pool which is already at its capacity.