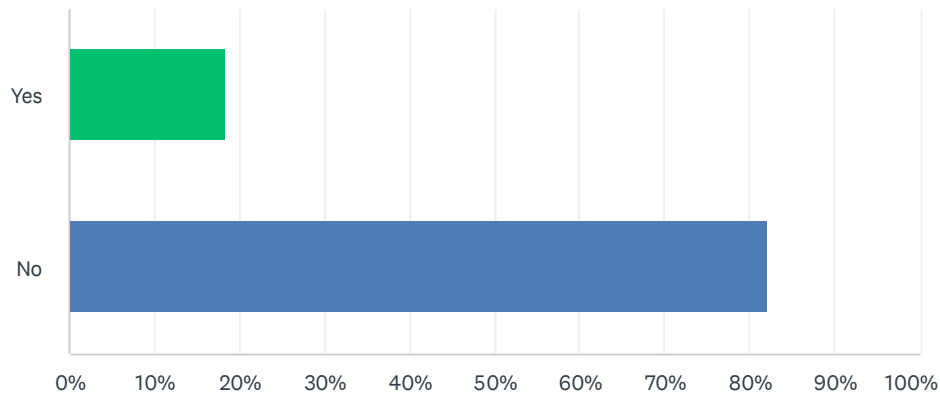


Q1 Should the council build a new \$60 m headquarters building?

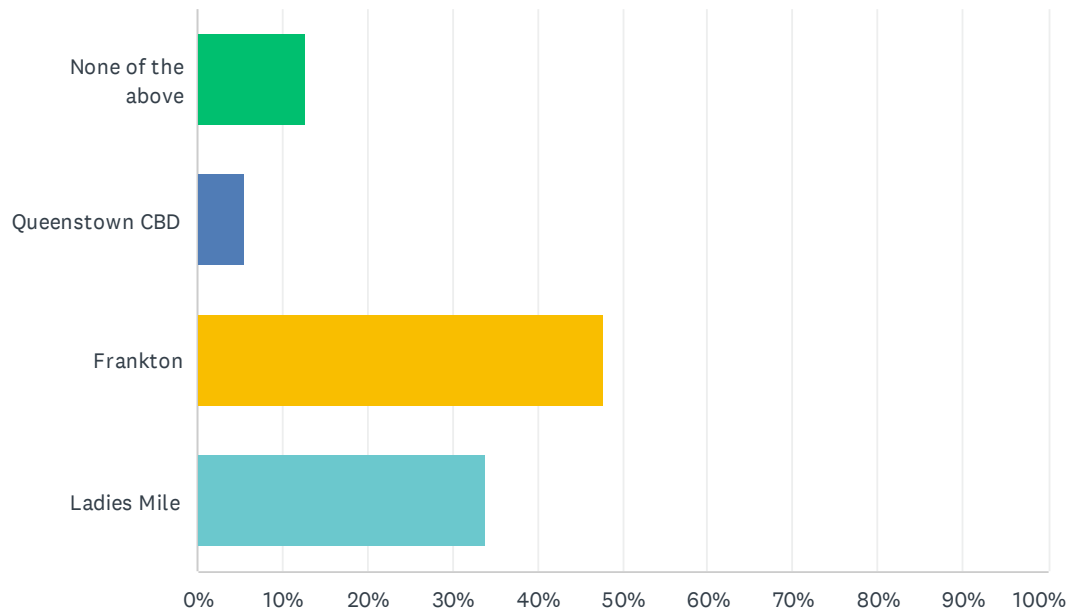
Answered: 713 Skipped: 14



ANSWER CHOICES	RESPONSES	
Yes	18.23%	130
No	82.05%	585
Total Respondents: 713		

Q2 If a new QLDC HQ is built, where should it be?

Answered: 707 Skipped: 20



ANSWER CHOICES	RESPONSES	
None of the above	12.87%	91
Queenstown CBD	5.52%	39
Frankton	47.81%	338
Ladies Mile	33.80%	239
TOTAL		707

#	COMMENTS	DATE
1	Should a natural disaster close Frankton Road a council building in central Queenstown would be cut off from the majority of the population and from thr airport.	5/27/2025 10:52 AM
2	This is the clear HUB for local residents. Easy accessible with plenty of parking and less road congestion in travel. This would clearly be the most practical and sensible position for QLDC building. \$60m is a ridiculous amount to budget for the build when our infrastructure needs urgent attention. Including, but not limited to, both our roading and waste management.	5/27/2025 10:45 AM
3	A large percentage of staff will live in the vicinity making for lesser trafiic congestion and more available staff parking. Significant council buildings at excessive cost do not need to be built on hugely expensive land a cost to rate payers	5/27/2025 8:33 AM
4	Frankton 2nd choice. Closer to travel from upper clutha.	5/27/2025 7:21 AM
5	QLDC serves the whole region so needs to be accessible to all. Take the QLDC traffic away from the CBD	5/27/2025 7:07 AM
6	Sort the othe problems out first	5/27/2025 7:04 AM
7	Seems obvious! where there is low cost available space with less congestion	5/27/2025 5:45 AM
8	It looks like current lease costs are very high, and would be significantly reduced if owned, not leased. Medium term payback then cheaper afterwards.	5/27/2025 1:10 AM
9	Remain where they are. They DONOT need to spend 60million on any new Building.	5/26/2025 11:37 PM

10	<p>The QLDC is (or should be) an organisation whose primary function is to "serve" its ratepayers and residents. At its heart it should be, and operate as, a Service Organisation for its core constituents. Tourists/Visitors are NOT core constituents. The local ratepayer subsidises the infrastructure required by these Visitors. They are not the primary reason for the QLDC's existence. In its current economic condition, why is the Council even thinking of signing up for a "Taj Mahal" edifice in an inappropriate and inconvenient location. Project Manawa is High Risk and inappropriate in the current conditions. Why are we spending \$60million++++ when we know that the chance of this Council and its Contractors delivering a result anywhere near its proposed budget is probably approaching 0%. It/They certainly have no track-record of achieving such an outcome with any recent significant project. Why is QLDC even thinking of signing up for this \$60million ego-Project, when we have leaking, under-specced sewage systems, clogged roads, unsafe water treatment plants, and massive debt commitments from Leaky Buildings settlements? The CBD of Queenstown is now very much about Tourists. 18% of the QLDC population lives in the vicinity of or adjacent to the CBD where Project Manawa is proposed to be located (Queenstown, Frankton Corridor, Fern Hill, Sunshine Bay, Closeburn, Glenorchy). 82% of the Council's constituents live closer to Frankton and/or Ladies Mile! A Service Organisation should surely locate itself for the convenience of the majority of its "Customers" (Constituents) - not force them through snarled-up traffic to where there is no parking, or where there a poor public transport options). Similarly, the majority of QLDC's staff probably live closer to Frankton than Queenstown CBD (as 82% of the QLDC's population does). One of the primary stated goals of Project Manawa is to locate QLDC's fragmented staff in the one place. Surely it makes sense to do this in a convenient location closer to where the majority of staff live? Taking on a commercial lease of a high-quality building at Frankton where there is an existing supply available can be achieved for a much lower long-term economic cost than undertaking a risky construction of its own gold-plated edifice.</p>	5/26/2025 10:10 PM
11	<p>The Stanley Road site is too valuable for use as a CAB. Instead it should be a driver of growth in high yield tourists into the tourism precinct. I.e. a cultural / conference / 5+ Star hotel site. QLDC could secure the bus hub and cultural segment, then let the private sector deliver the hotel / conference centr.</p>	5/26/2025 10:04 PM
12	Needs to accessible to locals	5/26/2025 7:58 PM
13	Ladies Mile also a good option	5/26/2025 7:53 PM
14	Fix the poo ponds before you build new offices.	5/26/2025 5:45 PM
15	Ideally built in Frankton being the most central if Council already owned appropriately zoned land. Otherwise Ladies Mile but would add to the existing congestion along with what's already planned.	5/26/2025 4:09 PM
16	Use the multiple buildings they already have	5/26/2025 3:56 PM
17	Wherever they have easy access and it is a fair price to build	5/26/2025 3:55 PM
18	The engine room for the district should be centrally located in Frankton for multiple reasons already tabled via various consultation processes.	5/26/2025 3:26 PM
19	Queenstown CBD is the true centre of Queenstown, there should be a place downtown to take civic pride in and for the town's inhabitants, the CBD shouldn't be just for tourists. Not everyone lives in the Southern corridor or Shotover Country etc. There's a lot of the community that live and work in Queenstown CBD, Queenstown should fight to keep community services in the CBD like schools, the courthouse, police, town hall, library and the council. Surely council already owns land in town that could be used so not necessary a matter of land cost.	5/26/2025 2:28 PM
20	Let them enjoy the tourism in the town and parking issues for people who works here	5/26/2025 2:18 PM
21	It should be in Cromwell where land is cheaper	5/26/2025 2:13 PM
22	or Ladies Mile	5/26/2025 1:52 PM
23	Stupid to think of a project like this in these economic times	5/26/2025 1:38 PM
24	Fix the sewerage problem first	5/26/2025 1:15 PM
25	But leasing an option too	5/26/2025 1:06 PM
26	Only logical place and at a site the Council already owns	5/26/2025 12:54 PM
27	Ladies mile site is already owned by QLDC so there is a saving straight away on having to purchase land somewhere else. More parking available for ratepayers when visiting council	5/26/2025 12:45 PM

28	Frankton, because it's central to much of the development occurring in greater QT, and (hopefully) should be provide easier access for both ratepayers and QLDC staff. No reason why ladies Mile shouldn't also be in the frame. As to building a new HQ building - again given the area's growth, YES, but the CBD option will surely be by far the most expensive location.	5/26/2025 12:43 PM
29	Tho' QLDC may think it's necessary, I don't think it is affordable in the current economic environment. There are other more critical priorities, namely infrastructure. But if it is to go ahead, a move away from the souvenir centre to where increasing business activity and residential build would be more sensible.	5/26/2025 12:38 PM
30	Like Dunedin Hospital - it has to be done, as the current situation is untenable; and it will just get worse the longer it is delayed.	5/26/2025 12:33 PM
31	There is no reason why the main Chambers can't be built in Frankton and a branch office etc can be built at Queenstown or vice versa.	5/26/2025 12:21 PM
32	Surely it should only be an office building so why \$60m?	5/26/2025 12:19 PM
33	Use the land they already have. Stop being so wasteful	5/26/2025 12:19 PM
34	While the Ladies Mile is my preference, Frankton would also be satisfactory if a conveniently large site with sufficient parking could be identified. I am not at all in favour of Queenstown's CBD.	5/26/2025 11:53 AM
35	It needs to be accessible by all across the Queenstown area. Right next to a brand new bus hub would be ideal and near the airport. Get it sorted before completion of the roundabout.	5/26/2025 11:51 AM
36	It would help to make good on the screw up of buying the over-priced toxic house in the first place. Also, they could build a fantastic community amenity enclave on the land around the new HQ	5/26/2025 11:19 AM
37	It's only taken almost 40 years to get to this stage so no rush necessary	5/26/2025 11:03 AM
38	On land the council owns	5/26/2025 10:40 AM
39	It should be less money and not in the heart of Queenstown tourist centre	5/26/2025 10:28 AM
40	Less traffic in town, QLDC do not need to be in town. Cultural Centre in town YES but not office building for the Council	5/26/2025 10:25 AM
41	Within the developing Frankton area, which is emerging as a hub. There appears to be suitable space available.	5/26/2025 10:19 AM
42	The obvious location for accessibility of all ,	5/26/2025 9:47 AM
43	I'm open to a case for a new CAB but I just don't understand how it can be a priority right now, ahead of essential services like better public transport & roads, a functional wastewater plant and safe, clean drinking water to support the existing community and the massive new & proposed developments happening in our region. And if it does proceed, it makes very little sense to put it in Queenstown, unless there's a great desire by the QLDC to limit real contact with the people they serve!	5/26/2025 9:46 AM
44	Either Frankton or Ladies Mile are most suitable when you consider ongoing residential growth (its a building for the residents afterall not a tourist destination) and the reduced travel time associated with being outside of the CBD esp for people from the rest of the district e g Arrowtown and Wanaka/Upper Clutha	5/26/2025 9:46 AM
45	\$60 million on council HQ is ludicrous. That is rate payers money going to waste when we have serious infrastructure problems that need urgent attention and would be a far better use of ratepayers money.	5/26/2025 9:42 AM
46	Frankton/Ladies Mile but not now. We have so many other pressing issues - water, reading etc that needs attention. New offices really should be on bottom of priority lists.	5/26/2025 9:40 AM
47	how many people apart from the workers visit the building each day Why do they did a new building & for whose benefit? Somewhere with plenty of parking would make ladies mile a better choice	5/26/2025 9:27 AM
48	CBD makes no sense from. Traffic point of view. New housing and commercial area at Ladies Mile is accessible to whole community	5/26/2025 9:24 AM
49	Location to be based mostly on cost and somewhat on staff travel convenience.	5/26/2025 9:22 AM
50	The staff numbers have increased ridiculously but sensible results have not so get rid of staff starting at the top with CEO	5/26/2025 9:19 AM

51	Don't need a new one, stay where they are ---they have already ruined the CBD	5/26/2025 9:17 AM
52	It should be on the Frankton Flats, which is now the centre of the district (5 Mile area or Remarkables Park area).	5/26/2025 9:11 AM
53	They should focus on the real important problems first and once that is sorted. Officers should be considered at a later stage.	5/26/2025 8:59 AM
54	Eithe rladies mile or Frankton...but it should NOT be on the stanley street site. This should be a community building such as a (small) theatre or art building, with usses both for community and tourist things. Even a library mixture as in the Chch library. NOT OFFICES.	5/26/2025 8:58 AM
55	Why would they want to build the HQ in the middle of the CBD when it's a well-known fact that locals avoid the CBD like the plague because of the traffic congestion to get anywhere once you hit Frankton? On a side note - they should be prioritising this money towards infrastructure (particularly water) before a vanity project.	5/26/2025 8:52 AM
56	Not a 100% on that, but anywhere would have to make more sense than downtown Queenstown	5/26/2025 8:51 AM
57	Very expensive build	5/26/2025 8:44 AM
58	Arrogant bastards, they must NOT BE allowed to go ahead with Manama. QLDC start working for the people electing you not against!	5/26/2025 8:40 AM
59	Access ability to council services is best served in a location where there is actual access. You have ruined the Queenstown experience by overdevelopment. The Climate crisis would be best served by putting work locations close to where people actually live and making it easy to access public services. Queenstown only serves tourism now not locals.	5/26/2025 8:06 AM
60	Stop wasting rate payer money on dumb ideas and give us value for money. Get back to doing the basics only.	5/26/2025 8:03 AM
61	I am a rate payer and need to be able to access the CAB. This is almost impossible in its current location. I have, for many many years avoided central Queenstown as there is no free car parking, and very little reason to go there. The shops and amenities are aimed at tourists so I have no need to go there. There are satellite libraries. All my shipping is fine at Five Mile or Remarkable Park.	5/26/2025 7:49 AM
62	QLDC includes Wanaka - and the whole purpose of Ladies Mile was to reduce travel across the bridge. There doesn't seem to be any consideration of this being for wider QLDC?	5/26/2025 7:42 AM
63	On QLDC land only, nit a deal with anyone else	5/26/2025 7:40 AM
64	Easier access for wanaka, Arrowtown etc	5/26/2025 7:34 AM
65	Enough wasted ratepayers money, too much debt, gross financial mismanagement, too many failed and incomplete projects by QLDC already.	5/26/2025 7:22 AM
66	Yes to building but does not need to be 60 million and should be built on QLDC land at frankton or ladies mile with car parking	5/26/2025 7:04 AM
67	Cost should be the basis for any decision. All the otherf stuff is window dressing.	5/26/2025 6:27 AM
68	Not 1 of QIDC staff member apart from ELT want the building in the CBD. It is an obsession with this group.	5/26/2025 6:06 AM
69	Use existing buildings	5/26/2025 12:31 AM
70	Get the buggers out of town we don,t trust them here. Let them all swim in their polluted river	5/25/2025 11:57 PM
71	It would be a better idea to sort out the infrastructure of the area first. sewage and water , roading, and accomodation need attention.	5/25/2025 11:33 PM
72	Five Mile would also be good - especially if the bus hub was at 5 Mile where it obviously should be. Would significantly change scoring	5/25/2025 10:58 PM
73	Remarkables Park makes sense	5/25/2025 10:22 PM
74	Why waste our money on this new building ,when we haven't even got an effective sewage treatment plant that is going to cost us rate payers	5/25/2025 9:57 PM
75	At least QLDC owns the land	5/25/2025 9:50 PM
76	Why build in the most congested and overpriced area?	5/25/2025 9:40 PM

77	Only when they get spending and detp under control	5/25/2025 9:30 PM
78	Vanity project writ large. Higher priorities for ratepayer funds. Other options need more air time. Community consultation must rule this decision. Smacks of vanity project and consultant capture.	5/25/2025 9:11 PM
79	Frankton is the new centre...all day sun, transport options, accessibility - its a no brainer. It allows the Queenstown CBD to be what it should be, a real tourist destination.	5/25/2025 9:04 PM
80	I'm struggling to pay my rates as it is	5/25/2025 8:44 PM
81	Where to start... most of council's staff live outside of Qt CBD or immediate surrounding areas e.g. Central Qt, Fernhill / Sunshine Bay (would be good to see actual figures?) so increased traffic, pollution etc from commuting into the CBD along an already congested road... Ladies Mile closer to most of the Qt population, abundant parking etc... A CBD location a virtual FU to the rest of Qt Lakes esp Wanaka by making the new location as inaccessible as possible (see above traffic)... just fucking arrogant tbh & totally detached from the wishes of the community who pay their wages via rates & are the people they supposedly serve first & foremost.	5/25/2025 8:27 PM
82	Let's get the Road to Nowhere completed first by completing the additional stages through to the new Fernhill roundabout.	5/25/2025 8:23 PM
83	Or Lad	5/25/2025 8:21 PM
84	The majority understand that it's not just a Council building but library and community facility as well	5/25/2025 8:02 PM
85	Qlbc staff support a lot of small businesses in the CBD , morning coffees , lunch and after work drinks . \$60m seems a bit excessive for an office building and what would happen to the offices they have in the CBD already	5/25/2025 7:53 PM
86	I think the consultants missed the point. How often do the public go to the council offices to interact and if it's only a few times a year and it's an extra distance away it's not a huge inconvenience over a year. Why do all the criteria within this report have any real relevance of what happens at council offices- these are really offices where people work and a small area is an interface for the public. They should be on land owned by council, where the public can access them and have parking, where public transport access close by. A functional building with room to expand. Definitely not in the town centre which has constraints already.	5/25/2025 7:39 PM
87	Down town makes no sense, sell the land and build at ladies mile. Don't need more playing fields.	5/25/2025 7:26 PM
88	No need for new building. My rates are excessive already. Think before you spent . Look at efficiency and practicality.	5/25/2025 7:22 PM
89	With out a doubt	5/25/2025 7:10 PM
90	Nowhere!!!	5/25/2025 7:03 PM
91	Frankton or ladies mile	5/25/2025 6:58 PM
92	What is wrong with their current building. Stop all this empire building to see who has the biggest and best place of bullshit	5/25/2025 6:57 PM
93	It should not be built at all. The reason our local governmental consenting authority is utterly dysfunctional (is that different to not functional at all which it also is(n't)? - I think so) is that the ratepayers of this district employ ten times as many cubicle dwelling rule maker uppers and enforcers - let alone bullshit maker upper and seller consultants - as are needed to run a functioning society. If we just fired 90% of them we could just downsize from the present building to a little walk-up office space in Frankton and we'd all live happily ever after.	5/25/2025 6:54 PM
94	For the majority of residents, i.e. the most important people, Ladies Mile is much easier to get to, better parking, less traffic to contend with. The CBD is the worst possible.	5/25/2025 6:46 PM
95	It's a definite no for Queenstown CBD	5/25/2025 6:46 PM
96	Maybe if they need a new office they should relocate to Wanaka 3 parks or cardrona might be more cost effective	5/25/2025 6:35 PM
97	Obvious future focused location. Free up prime downtown land for other use.	5/25/2025 6:27 PM
98	Look at this as a resident of anywhere in the district. Frankton (Rem Park through to 5-Mile) is the hub where we go for most services. Many of us don't go to Queenstown unless we have to.	5/25/2025 6:25 PM

99	Makes more sense to build in Frankton, flat land less risk of blowing out the budget compared to CBD.	5/25/2025 6:18 PM
100	Definitely needs to be out of the CBD. Land is already owned on Ladies Mile. Otherwise Frankton, Remarkable Park area.	5/25/2025 6:14 PM
101	How can Qldc afford such a building when so many other things need attention, sports grounds , sewage etc etc	5/25/2025 5:58 PM
102	Frankton is also worthy of consideration	5/25/2025 5:51 PM
103	Central Queenstown is inaccessible to the majority of ratepayers	5/25/2025 5:50 PM
104	Ha not taken onto account future population expansion is OUTSIDE the CBD. Also who will use the facilities (ie the population_	5/25/2025 5:47 PM
105	Rates have been skyrocketing, both directly and through rezoning. Such costs seem a luxury.	5/25/2025 5:38 PM
106	Why jam up an already high volumn area & stop future playing field areasladies mile would service all areas & have car parking to visit QLDC....none others would have that..Staff fill them up...	5/25/2025 5:21 PM
107	They need to get their literal shit sorted first	5/25/2025 5:13 PM
108	or Ladies Mile.	5/25/2025 5:05 PM
109	Absolutely a silly idea to build in town CBD. Some serious planning needs to happen at Frankton around the 5 Mile area	5/25/2025 4:58 PM
110	Use an asset that is already owned, keep costs down for the sake of the ratepayer. You remember, those guys you work for? And stop contributing to the traffic congestion going into the CBD.	5/25/2025 4:57 PM
111	A Frankton site, whether owned or leased, appears by far the most logical and future-proofed.	5/25/2025 4:49 PM
112	On their current gorge road site with attached carpark , beautify the recreation grounds ... Great spot ... cr Ballerat & Stanley should be an arts centre	5/25/2025 4:45 PM
113	I'd rather infrastructure was fixed first right now, though eventually I hope the QLDC all work together in one building....at Frankton, Remarkables Park.	5/25/2025 4:31 PM
114	None the council should first deal with sewage issues and built proper infrastructure for new subdivisions in Queenstown and Wānaka	5/25/2025 4:31 PM
115	It makes sense to have one space for all council activities but only offices not any extra civic buildings	5/25/2025 4:31 PM
116	What have they done to deserve even more of our rates , why aren't the locals able to park. Why the high parking penalty. , where did all the money go on the short piece of ridiculous road. , will the office building double in price. , does the council realise that they work for us , not the other way around	5/25/2025 4:30 PM
117	They don't bloody need new offices while rates still go up and they're pumping sewage into water because of infrastructure being outdated and we don't have clean drinking water. Disgusting	5/25/2025 4:26 PM
118	Stay where they are.	5/25/2025 4:22 PM
119	Frankton or Cromwell if a merge happens with CODC	5/25/2025 4:02 PM
120	Put it next to the event centre. Central to the whole city.	5/25/2025 3:54 PM
121	Keep some local things in town - but needs parking and let's tell allied to fuck off the car park now	5/25/2025 3:49 PM
122	Either Frankston or Ladies mile if it must be built.	5/25/2025 3:47 PM
123	A no brainer as the major expansion of the district must occur in the Q'Town Basin.	5/25/2025 3:45 PM
124	Most work should be done remotely with only customer facing services requiring an actual building	5/25/2025 3:45 PM
125	What's wrong with the current building? With an already overloaded overdraft don't spend any more	5/25/2025 3:43 PM

126	We should delay any new builds until we can elect a trustworthy, more competent council. The current one could not be trusted.	5/25/2025 3:37 PM
127	With the amount of tax that ratepayers are subjected to already, money shouldn't be wasted on something that's not really needed...	5/25/2025 3:37 PM
128	We don't have money to burn.	5/25/2025 3:34 PM
129	The council needs to concentrate on other infrastructure. Roads sewage. No parking in Queenstown. Ladies mile offers plenty of space.	5/25/2025 3:28 PM
130	Common sense suggests that Council administration should be gathered together in either a single building or a collection of close proximity premises, and throw in a bit more of that common sense by considering just a few critical core factors relevant to the location, and you end up in the Frankton/Remarkables park area. In this area, either a single building or a close collection of premises would seem feasible.	5/25/2025 3:12 PM
131	Bus and bike links can be developed, and nearby development of supermarket and other businesses across the road will benefit from the staff.	5/25/2025 3:07 PM
132	Or Remarkables park. All the others have issues with access, parking and space	5/25/2025 2:55 PM
133	Where is the money coming from!	5/25/2025 2:55 PM
134	Centrally located to all the major suburbs. Land/space already available. Frees up prime CBD property for sale or development to the tourist sector or community needs. We need to get away from cramming more and more in the CBD at the expense of the resident community.	5/25/2025 2:54 PM
135	Put it where the people are.	5/25/2025 2:50 PM
136	There is not enough information to provide a answer. QT CBD risks dying through the mass exodus to 5 mile. A new building with great events etc would be great to bring people back but its not clear to me what we would get and the actual benefit to the rate payers	5/25/2025 2:41 PM
137	Prior to the current woes on sewage and infrastructure I would have voted Ladies mile , it is also closer to Wanaka. However I now think it should not go ahead and needs to go on hold until other more important issues are addressed.	5/25/2025 2:40 PM
138	I've been wanting to get those clips for my rubbish bins. But can only get them from the QLDC offices in Qtn... nowhere to park so I haven't been able to get them!	5/25/2025 2:30 PM
139	A prudent build or got out of an existing building is wise given the inept council management of our rates, the lack of expertise at every level & the need to focus on the SERVICES they provide NOT the building it is conducted from	5/25/2025 2:24 PM
140	Maybe Wanaka	5/25/2025 2:20 PM
141	Maybe Ladies Mile where they spent the money in the house that had to be pulled down. Make use of existing property.	5/25/2025 2:08 PM
142	It should be central to all suburbs	5/25/2025 2:07 PM
143	This is not a priority. QLDC should now focus on the proper working of the sewerage system	5/25/2025 2:04 PM
144	CBD will be clogged if there - a building site mess then admin people adding to traffic - it's a tourism/F&B destination not admin zone. Lawyers etc mostly moved out to Frankton already.	5/25/2025 1:59 PM
145	And since they insist car parking is not essential for locals they should lead by example and have no staff parking, they of all can use public transport.	5/25/2025 1:56 PM
146	Only reason to build it in town would be to impress upon the coucillers how utterly inadequate the infrastructure is in the cbd and why they need to stop building new things to further flog up the already completely failed infrastructure. Qtn is now a junk. You can't get in and you can't get out.	5/25/2025 1:55 PM
147	Why was Wānaka not considered as a location? I thought the council was responsible for both towns, so why are we so Queenstown centric with the location?	5/25/2025 1:53 PM
148	Lack of justification for a new building in the first place. There is a growing sense of dis ease around some of the QLDC setting themselves up to serve themselves rather than the community	5/25/2025 1:52 PM
149	Where is the \$60M coming from to build a new building...	5/25/2025 1:49 PM
150	Queenstown CBD is the urban jewel in the crown from a tourism perspective. Don't bugger it	5/25/2025 1:45 PM

	up with a civil servant's HQ	
151	For the Wanaka residents, it should be on Ladies Mile as it is the most central location of all constituents and parking can affordably provided for the rate payer.	5/25/2025 1:43 PM
152	1) how many of the current QLDC workers would be closer to the Ladies Mike site than the QLDC site. 2) Obtain a price for the Ladies Mike site to provide a comparable option	5/25/2025 1:42 PM
153	Or Ladies Mile. Definitely not town	5/25/2025 1:38 PM
154	Review current staffing levels first, way too many staff for the size of the district. No consideration of a new building until the debt is under control, we the ratepayers can't afford it	5/25/2025 1:37 PM
155	Open to Frankton or other sites - just not the CBD.	5/25/2025 1:34 PM
156	A new building is not possible at this time because of our financial situation. We do not have the money available.	5/25/2025 1:33 PM
157	love how Qldc has made it imposable to park in queenstown cbd unless you pay for parking and now wants to move away from town. if the present building is earthquake safe whatsoever the problem unless the present building is now to small for there staff	5/25/2025 1:31 PM
158	Document fails to refer to the needs of Wanaka area residents.	5/25/2025 1:28 PM
159	A new headquarters should be put on hold until basic needs are met for the town such as sewage facilities. The current headquarters should be refurbished for much less than 60 million or built at ladies mile im sure a 20 million bild would still meet office needs. The spending of the current council needs to be reined in and future spending needs to be explained in lamens /transparent manner for all rate payers to understand. They are simply causing ratepayers angst. The job of mayor used to be to serve the community and was a privilege.... not a paid role. However nowadays serving a community seems to have been put on the back burner and it is all about greed.	5/25/2025 1:26 PM
160	When we have infrastructure installed and paid for then we maybe consider this kind of expenditure	5/25/2025 1:24 PM
161	Built for less \$\$	5/25/2025 1:22 PM
162	No council building until problems with safe drinking water and waste water are sorted.	5/25/2025 1:21 PM
163	Five Mile would be best location for reasons outlined at end of report	5/25/2025 1:21 PM
164	Frankton or ladies Mile ie where there is space to build and available parking / public transport access	5/25/2025 1:13 PM
165	As a rate payer of a young family it fries my mind trying to understand why with current debt levels and u resolved issues a new HQ is even a consideration.	5/25/2025 1:12 PM
166	In this report nothing about where staff are likely to live 20, 30 years from here.	5/25/2025 1:06 PM
167	Absolutely no need for a new building! Get real QLDC 😞	5/25/2025 1:06 PM
168	Why do QIDC need a 60 million Monument to themselves	5/25/2025 1:03 PM
169	Certainly not the CBD. Not sure how many cars QLDC have, but they take up an unbelievable amount of CBD parking space, whilst the occupants sit in their current ivory tower, doing diddly squat !	5/25/2025 12:59 PM
170	Easier access and the land is already in council ownership	5/25/2025 12:55 PM
171	Queenstown has no space no parking and will spread east not not west. Has to be Frankton or ladies mile on the cheapest land available	5/25/2025 12:53 PM
172	No mention in the report of Wanaka which in the short to medium term will have a larger population than Queenstown.	5/25/2025 12:52 PM
173	Only sensible location. QLDC through QAC and Events Centre owns significant land in this location- this appears to be ignored	5/25/2025 12:51 PM
174	less traffic on frankton rd is good . less debt is resilient	5/25/2025 12:49 PM
175	Frankton makes the most sense. It has already become the centre of gravity for local residents	5/25/2025 12:48 PM
176	Further clogging of town centre with wasteful use of money. Leave the town center to visitor amenities, frankton to locals' amenities and get qldc workers to an area with no distractions.	5/25/2025 12:45 PM

New \$60 million council HQ - Best location or no build?		SurveyMonkey
177	or Frankton	5/25/2025 12:44 PM
178	Seems very easy for QLDC to spend rate payers money without any regard to the rate payers options or feelings. Does the QLDC feel the they know best and us laymen really don't know a lot?	5/25/2025 12:43 PM
179	Frankton or Ladies Mile. They chose to relocate the CBD - they need to be where the locals are, not the tourists.	5/25/2025 12:42 PM
180	Currently to go to the council offices you have to park in Frankton and take the bus - then you have to work out which office you need to go to, Stanley st, church st, gorge road, shotover st is there anymore?	5/25/2025 12:41 PM
181	Even churches are leaving cbd and moving to Frankton. It is central for more of the population and will more so in the future. Better for staff, businesses and public.	5/25/2025 12:39 PM
182	It is way too difficult to get into Queenstown.	5/25/2025 12:39 PM
183	Old camping ground site stands out	5/25/2025 12:39 PM
184	If they were to build a new HQ, it should be at minimal cost.	5/25/2025 12:37 PM
185	Almost totally unnecessary. Flexible work arrangements could allow a huge proportion of staff to work from home, the technology is here... use it. Spend more on staff, like training etc... so the QLDC workforce is efficient for the residents and can be way more economic in the longer term.	5/25/2025 12:35 PM
186	QLDC should NOT be building such a facility- find a commercial Company to build a multipurpose community facility and be QLDC become tenants	5/25/2025 12:34 PM
187	It doesnt need to be in town, the council hardly relies on drop in traffic!! Keep cars out of town	5/25/2025 12:34 PM
188	Make do with what they have. Those fuckers need to tighten their belts and get back to what they are there for: Footpaths, rubbish collection and cleaning public toilets.	5/25/2025 12:31 PM
189	Need easy car access and parking	5/25/2025 12:30 PM
190	Less congested better access for staff and residents	5/25/2025 12:29 PM
191	Reduced price tag, on council owned land and without other parties	5/25/2025 12:29 PM
192	QLDC should rent at Frankton and defer building until the shape of urban development and the future multi location city in Central Otago / Lakes is more defined. The 'centre' could be Cromwell or Wanaka in 10 years	5/25/2025 12:27 PM
193	Five mile	5/25/2025 12:27 PM
194	Move QLDC out of down town QT - can't get a park there anyway even if I wanted to visit. Plenty of areas in Remarkables Park - why not re-develop these instead if they want something new and shiney. It wont improve QLDC poor performance will it?	5/25/2025 12:26 PM
195	Council can't be trusted to deliver anything on budget but Frankton is more accessible and central to QT as it grows. Also adjacent to proposed cable car/gondola so would solve access issues	5/25/2025 12:26 PM
196	Common sense dictates Ladies Mile, keeping untold council vehicles out of town.	5/25/2025 12:25 PM
197	On a cheap piece of flat land in a reasonably accessible location - I don't care where that is as long as it's not in downtown Queenstown!	5/25/2025 12:23 PM
198	Frankton is the current centre of the universe for locals - Queenstown CBD is tourist orientated.	5/25/2025 12:23 PM
199	Frankton or Ladies Mile which are both fast developing areas. Any of these locations would be good for the majority of staff to get to work so reducing travel time, costs and emissions. Its more central and accessible than a QT central area and will relieve congestion on Frankton Rd. Frankton has easier access to more things including the airport (for business and conference arrivals), and the 5 Mile business and retail hub.	5/25/2025 12:20 PM
200	The report when it gets to assessment only mentions the CBD no mention of how the options compared against the assessment criteria therefore the report is incomplete	5/25/2025 12:20 PM
201	Why not in Arrowtown or closer to Wanaka???	5/25/2025 12:19 PM
202	Cheapest site possible, with parking car availability	5/25/2025 12:18 PM

203	Get out of the CBD, its for tourist shops, pubs and nightclubs no-one goes there for any other reason.	5/25/2025 12:16 PM
204	It will blow out many more millions, the consultants infer IL2 building, where at the very least it needs to be IL3 possibly 4 due to its emergency center particularly in our region- Local yeah right	5/25/2025 12:15 PM
205	More money down the road to nowhere	5/25/2025 12:15 PM
206	Congestion in the CBD plus the population gravity shift make it obvious that Frankton is the only sensible candidate.	5/25/2025 12:14 PM
207	Already bought the land with this in mind or else why was it bought?	5/25/2025 12:12 PM
208	Easy access and parking	5/25/2025 12:08 PM
209	Lakeview	5/25/2025 12:08 PM
210	This is not what we should be spending money at this point. There are MUCH bigger issues we need to deal with. Also there are MUCH better uses for the very important land in the center of Queenstown than this! QDLC needs to stop think of themselves now in a few years but of the grandchild, great grandchild and generations beyond. The LACK of any real understanding that the council and the elective representatives is to be very frank is simply Unbelievable!!	5/25/2025 12:05 PM
211	It's vanity to imagine that the Council offices should be where it is proposed. The centre of commerce is at Frankton and access for all is much better	5/25/2025 12:05 PM
212	The tail is wagging the dog, ie council staff are telling elected councillors what should be done. They should give advice not give directives	5/25/2025 12:03 PM
213	Do not build the building on Stanley Street, because that area should be used for car-parking instead. Thank you !!!!	5/25/2025 12:03 PM
214	Council owned leaky building property purchased with ratepayers funds. No where Else.	5/25/2025 12:02 PM
215	If built it needs to be out of the CBD as it would free up significant parking and reduce congestion. A report on why it is necessary in the first place would be useful. I would have ticked a don't know option on question 1 as I have no idea if it is needed or not.	5/25/2025 12:01 PM
216	make the councilors have to drive thru as much shit roading/road works as possible each day to see the chaos they've help create for us doing the same driving missions to work every day	5/25/2025 12:00 PM
217	They don't need a new building they need to half the staff instead of recruiting new staff monthly	5/25/2025 12:00 PM
218	As much as they are trying to push cycling and public transport, given the fact that the area covered by this council is large and mostly lacking public transport, easy parking should be a major consideration.	5/25/2025 11:59 AM
219	Already own the land, not far from Frankton	5/25/2025 11:59 AM
220	Having it in the CBD with 500plus staff etc only adds to congestion and does not allow for ease of access or parking for ratepayers etc who need to use the building.Further it is simply not cost effective .It seems current council and management have an hidden agenda perhaps involving local lwi to have this building in the CBD.If they are hell bent on the CBD why not use the Lakeview or Warren Park sites? It appears that Lakeview developers are not in a position to proceed and the QLDC should put them and the ratepayers out of their misery and financial black hole.	5/25/2025 11:58 AM
221	I think they have already signed up with Ngai Tahu and keeping it a secret.	5/25/2025 11:58 AM
222	If it does get built it should be away from any high value commercial land	5/25/2025 11:57 AM
223	The council needs to better maintain its infrastructure especially, sewage, waist water.	5/25/2025 11:57 AM
224	Only build if it allows consolidation of all QLDC in one place!	5/25/2025 11:56 AM
225	Future proof for space. Growth. Parking. Ease of access. Takes 500 people and vehicles out of the already congested CBD	5/25/2025 11:56 AM
226	He that pays the piper etc etc	5/25/2025 11:56 AM
227	Wherever land is best value	5/25/2025 11:55 AM
228	QLDC Headquarters don't need to cost \$60 million. It needs to be functional with a decent	5/25/2025 11:54 AM

	event centre for important guests. Also it doesn't need to be designed by Council staff & consultants it need to be designed by the rate payers.	
229	Reduce the budget, live within your ratepayer means not your bureaucratic fantasy. The future of the CBD is clearly tourism related.	5/25/2025 11:53 AM
230	Needs to be away from CBD due to congestion and access. FRANKTON BUS HUB should mean most workers can bus to work. Pick up council cars from there. CBD is likely to be unusable after an earthquake. Ladies mile and frankton less likely to have a problem.	5/25/2025 11:53 AM
231	Most central location for staff and residents. Cheaper build location not needing traffic management for construction. They own the land. Doubles to ease traffic congestion from the CBD.	5/25/2025 11:53 AM
232	Put the money towards fixing sewerage infrastructure	5/25/2025 11:51 AM
233	New council buildings are needed. Have some foresight and move them to a location that is not overly populated but will be central by the time the building is in use.	5/25/2025 11:50 AM
234	Or Ladies Mile	5/25/2025 11:50 AM
235	It's a no brainer . 1 stop spending unnecessary money are rates are f#ed already and CBD is a dumb place to build it anyway we all avoid the CBD and circle ground Frankton as you well know	5/25/2025 11:49 AM
236	A man bought a beautiful garden with 5 acres of pristine lawns He did not have a lawn mower	5/25/2025 11:48 AM
237	Time to cut staffing numbers and leave them where they are.	5/25/2025 11:48 AM
238	While council has major problems with sewerage and until they are paid for realvestate deals they involved in should not consider a new build its ratepayers money my money	5/25/2025 11:43 AM
239	I don't know anyone who lives in Queenstown and surrounds that wants a Council building in the Queenstown CBD for multiple reasons	5/25/2025 11:32 AM
240	Not in the CBD	5/25/2025 11:32 AM

Q3 Rate the QLDC consultants report.

Answered: 672 Skipped: 55

2.1★
average rating



	VERY POOR - OF NO USE	POOR - OF VERY LIMITED USE	NEUTRAL	GOOD WORK - USEFUL	EXCELLENT - VERY USEFUL	TOTAL	WEIGHTED AVERAGE
☆	30.51% 205	38.10% 256	26.04% 175	3.87% 26	1.49% 10	672	2.08

#	COMMENTS	DATE
1	I thought we were trying to reduce the amount of money wasted on consultants. I'm sure this wasn't cheap.	5/27/2025 10:52 AM
2	Indecisive and muddled with no clear outcomes. A report that is a complete waste of tax payers money	5/27/2025 10:45 AM
3	Not enough exploration into Ladies Mile option. Get the council out of town on land already owned. Make it a destination	5/27/2025 9:53 AM
4	The report is not specifically looking at the council building and its location. It seems like it is using the importance of the infrastructure and facilities to make a judgment about where it should be but in reality it has no importance where the building is as most people find picking up a phone is the most common way to reach out to their council if they need it.	5/27/2025 8:48 AM
5	Looks like the brief given is slanted towards CBD location	5/27/2025 8:33 AM
6	Very hard to understand, apparently contradictory, too much jargon.	5/27/2025 5:45 AM
7	Confusing. Mainly the final recommendation to include the Historic core does not make sense!!	5/27/2025 1:10 AM
8	That report is a load of garbage.	5/26/2025 10:48 PM
9	Seems self-serving, and focussed on a pre-designed outcome. ("Never ask a question unless you know the answer!"). How much have these consulting firms earned from QLDC over the last 5-10 years? It seems that EVERY project the QLDC has tried to implement over the past 10 or more years has gone over budget and been very late in delivery. Yet, it is the SAME Consultants that are involved in the design, planning, and project management execution each time. WHY WOULD WE TRUST ANYTHING THEY SAY NOW!!?? Given the track records, WHY ARE ANY OF THEM EVEN ALLOWED TO BE INVOLVED WITH ANY FUTURE PROJECT? This report smacks of protecting the Gravy Train, and pandering to the over-inflated egos and empire-building ambitions of an out-of-touch Council Executive, commissioning this type of confusing pseudo-science "technical" report to deliberately confuse, influence and manoeuvre the elected Councillors into rubber-stamping the decision and outcome they want.	5/26/2025 10:10 PM
10	Significant options were missed including buying an existing building in Frankton or Queenstown.	5/26/2025 10:04 PM
11	Shocking	5/26/2025 7:53 PM
12	Would have been much better if it had also considered the option of council leasing a purpose-built office to be constructed in Frankton. The rate payers cannot afford to build a new office but could afford to lease one in a better location (Frankton). This would be cost neutral compared to the status quo or perhaps a cost saving.	5/26/2025 7:39 PM
13	So over this council corruption.	5/26/2025 5:45 PM

14	BCR is difficult to interpret as there is no supporting data / definition. The sale of Manawa site does not seem to be considered whereas Gorge Road has?	5/26/2025 3:26 PM
15	Haven't read it.	5/26/2025 2:28 PM
16	I have ticked No to build a 60 million \$ building, but a lower cost building with everything (Council wise) in one place and easy parking for us ratepayers, and council staff really points to Ladies Mile being the only suitable spot.	5/26/2025 1:52 PM
17	The Council should listen to the Ratepayers not these overpaid Consultants	5/26/2025 1:38 PM
18	As it emphasises, very subjective analysis. Doesn't mention the Council commissioned report from Colliers some years ago which surveyed staff and users asking them their preferred location? Why not? Users views very important I'd think.	5/26/2025 1:06 PM
19	Extremely convoluted with faulty reasoning	5/26/2025 12:54 PM
20	Quite frankly a bunch of gobbledegook!	5/26/2025 12:43 PM
21	Your description wasn't encouraging, nor did I have time to read it, sorry. If the document was for public consumption, then it should be easily and readily understood by the average reader.	5/26/2025 12:38 PM
22	Stewth! One page might have done it. Reads as if they had to justify their own existence, and very jargon-heavy. The assessment itself was thorough and leaves decisions with the Council, which is appropriate. But the jargon, the buzzwords, the circumlocution... Hard work reading that lot. One page, please!!	5/26/2025 12:33 PM
23	confusing, subjective and appears to be designed to effect an income the council wants	5/26/2025 12:32 PM
24	I'm tempted to call the report mumbo jumbo, or more politely "Gobbledegook". It is subjective in the extreme, and pretty much impossible to understand. QLDC should not be paying for this report!	5/26/2025 11:53 AM
25	Really also rate payers money being spent on more and more advisors. Why can't they make a decision. Unbelievable.	5/26/2025 11:51 AM
26	I haven't read it	5/26/2025 10:40 AM
27	I had initially considered Ladies Mile but on reading the report I moved my focus to Frankton. Easily read and understood report.	5/26/2025 10:19 AM
28	It is the view of a few, takes no account of costs and or lifetime costs, nor cost benefit analysis. All costs should be transparent and no hiding behind commercial sensitivity.	5/26/2025 9:47 AM
29	I feel very sorry for our Councillors having to wade through this swamp of unintelligible, unhelpful nonsense which no doubt cost significant money to produce.	5/26/2025 9:46 AM
30	The consultants have had a field day preparing a barely legible report designed to confuse and obfuscate the facts. Chris Ferguson is a RMA planner, The Property Group includes the likes of Mark Bretherton, former chief planner for QLDC. You could have summarized things in a couple of pages. Once again the elected members thru the block voting of the pale male and stale set have given QLDC staff the space to waste ratepayer funds	5/26/2025 9:46 AM
31	Haven't read it sorry	5/26/2025 9:42 AM
32	I am a retired consulting engineer who is used to reading reports and study documents. I have to say that this is probably the most confusing report I have ever read and it appears to have been written to justify a foregone conclusion. I sincerely hope that my rates contribution did not fund this.	5/26/2025 9:34 AM
33	Attempts to provide justification without taking into account community accessibility	5/26/2025 9:24 AM
34	As usual it reads how the mayor and CEO asked for Bullshit	5/26/2025 9:22 AM
35	Have not read	5/26/2025 9:22 AM
36	Total waste of our money there are much more important issues	5/26/2025 9:19 AM
37	Hard to understand ---didn't need all those consultants, use common sense	5/26/2025 9:17 AM
38	The council is ignoring the community: their rate payers and reason they exist.	5/26/2025 8:58 AM
39	More wasted money, these guys the same ones used for Lakeview?	5/26/2025 8:51 AM
40	More consultants fees and nothing done	5/26/2025 8:44 AM

41	We don't need anymore consultants - it's obvious local services are in Frankton - Council should be where the people are.	5/26/2025 8:44 AM
42	with all the discussion already, this report is totally useless and ignores the people that council should be working for	5/26/2025 8:40 AM
43	CBR a bit hard to fully understand. Visual presentation is helpful. No need to repeat Maori terms right through presentation. It detracts from the purpose and impedes understanding. Almost didnt bother reading the report.	5/26/2025 8:30 AM
44	Lost of work but readability is atrocious if your not used to reading this type of critical document.	5/26/2025 8:06 AM
45	Stop wasting rate payer money on this silly project. Build a new building out in ladies mile on the land you've paid 16 million of rate payer money for.	5/26/2025 8:03 AM
46	My quick look at the report, if it is based on the counsellors subjective rating of the sites, then they would naturally weight their preference to where they currently are. This however does not reflect how useful is location to rate payers as we are not provided with subsidised car parking, and many of us can not afford lunch in cafes and restaurants and will typically brown bag our lunches to work, so the standard of nearby eateries is not a consideration in the placement of the new CAB. This report appears a fair representation of the biased data that has been supplied.	5/26/2025 7:49 AM
47	I wonder how much this report cost? it shouldn't be that complex and it looks like they are making it complicated to earn their pay (and make councillors feel like they can't have an opinion as they haven't done the detailed analysis)! realistically there are a limited number of sites, and it is pretty easy to assess location/cost etc. Why couldn't internal staff prepare this report themselves? I suspect too that by suggesting that they have to go through the process of multi use criteria and cost benefit analyses that there is no room for debate about the option they come up with, because of course we are all too stupid to understand the complexities behind such a decision. When it is not actually that hard. I hope the councillors push back and recognise that this is a load of waffle. It is also all good and well coming up with this stuff, when in reality it depends on what sites are flat, and owned by QLDC. I still worry that they are Queenstown focused, forgetting about wanaka. And BTW I wanted to click on 'poor', but it automatically highlights both very poor and poor.	5/26/2025 7:42 AM
48	Too costly, always cost blowouts more debt	5/26/2025 7:22 AM
49	A bit too much goobledgook, some of which gives the impression that a predesired outcome is being aimed at. Cost should be the main criteria and reduction is traffic coming into town. Keep it simple	5/26/2025 6:27 AM
50	The councilors need to stand up to all this bs	5/26/2025 12:30 AM
51	Wasting more ratepayers money and full of nonsense crap	5/25/2025 11:57 PM
52	Less consultants and a bit of common sense would be better value	5/25/2025 11:33 PM
53	Council needs to prioritise needs over wants and build where there is plenty of parking and transport for staff. Downtown QT is not the place for this. It also needs to prioritise spending within a long term plan and look at where ratepayer \$ are BEST spent over the next 20-30 years - money is required elsewhere right now for infrastructure of a rapidly growing district. We need less money spent on council not more.	5/25/2025 11:10 PM
54	It seems cobbled from older reports and aimed to prove the QLDC should be in the CBD. Many of the factors seem to be of dubious relevance. The assessment seems to forget it is permanent residents who need to access the building - not tourists	5/25/2025 10:58 PM
55	Didn't read it. More \$ wasted on consultants	5/25/2025 9:50 PM
56	Didn't read it	5/25/2025 9:46 PM
57	Showed it to a couple of people who asked after looking through it 'what was the point of the document? What was it produced for?'	5/25/2025 9:04 PM
58	Does anyone understand it in detail.??	5/25/2025 8:29 PM
59	Self-serving BS commissioned by council... to project council's favoured option. A retarded leprechaun (no offence intended to either) could see this for what it is.	5/25/2025 8:27 PM
60	Or Ladies Mile. I think this is where most of the resident population lives, or will live.	5/25/2025 8:21 PM
61	Apart from few pop out quotes which don't seem to align with the data re benefits the overall report clearly states the preference for frankton village i.e. Frankton Golf Course!	5/25/2025 8:02 PM

62	Why was it necessary to pay for consultants to do a report? Waste of monies yet again. If QLDC doesn't know what the community wants and needs, they need to listen better.....we keep telling them but they don't seem to be listening.....	5/25/2025 7:59 PM
63	How to create total confusion! Graphs, tables etc without really giving any well explained overall vision- once again following some acronym that someone came up with. So much in this report seems irrelevant.	5/25/2025 7:39 PM
64	As a resident of 33 years I look at QT now and think could you make this place worse. The council are intelligent but lack common sense and partiality.	5/25/2025 7:22 PM
65	I couldn't even understand it so didn't finish reading it	5/25/2025 7:17 PM
66	Jobs for mates report	5/25/2025 7:10 PM
67	seems designed to justify the preferences of vested interests	5/25/2025 6:58 PM
68	Keep up the good digging	5/25/2025 6:57 PM
69	I wasn't expecting this one in the survey but I didn't think it was really fair of me to just assume any and all consultancy reports would, of course, be utter bullshit. So I just spent half an hour (wasted half an hour of my life) looking over it and, well. Well, I'm not in a humorous rip the fools to bits mood anymore. That thing was simply terrifying. Is this is truly the state of our civilisation today? Do absurdities such as this truly hold sway and do our elected leaders, as they sit paralysed with fear of making a decision, truly defer to obvious mockery of humanity such as this and then charge we fools out here in the producer class (who pay our way through life and theirs as well) half a mill for the privilege? Perhaps it is time to give up. Bureaucracy truly is the Dictatorship of Democracy and Consultancy truly is bureaucracy's Hit Man. This is terrifying and we should all rise up against it somehow. Peter Newport, please tell me this isn't real. If it is real then it really is pretty much over for civilisation as we presently know it. Plug me into the matrix, I'm finished. Rik Deaton - LandEscape Wanaka	5/25/2025 6:54 PM
70	Interesting to see the various considerations .	5/25/2025 6:46 PM
71	I'm concerned about the cost of these "experts"	5/25/2025 6:46 PM
72	Useful to assess the options - perhaps more info on Ladies Mile would have been useful to explain why it didn't stack up compared to the Frankton Options. Frankton is obvious.	5/25/2025 6:27 PM
73	I can't believe they are only projecting a 25 year useful lifespan for a 60 mill build cost.	5/25/2025 6:27 PM
74	Interesting to read the various criteria, though I don't rank some of them as important compared with the practicalities of access.	5/25/2025 6:25 PM
75	As it is a subjective report one has to question the weighting decisions that were given. If I was been cynical i would suggest influence by senior mgrs led to higher ratings for the CBD	5/25/2025 6:18 PM
76	This report is over the top with its' fancy graphs and repetitive explanations of rationale and explanations of methodology.	5/25/2025 6:14 PM
77	Extravagant	5/25/2025 5:58 PM
78	As a professional consultant, I observe that this document has clearly not been checked before issue and the author(s) have shown little to no care in their work. Sadly, this is not a surprise. QLDC seem to insist on utilising large national or international consulting companies who have little, if any, connection to the community or understanding of the same. The amount of money that QLDC wastes on these providers is both astonishing and shameful. QLDC staff (executive and management) seem to prefer to use out of town advisors who have limited local knowledge or connection to the community. Many of the local consultants have concluded that QLDC staff would rather be in a room with a remote consultant (who they can direct to an outcome they prefer (on the promise of further work)) than the alternative of being in a room with a resident consultant with acute knowledge who might responsibly push back on the direction being taken by the QLDC staff. It's a very sad state affairs. It doesn't actually matter where the council building might be, the prognosis for the community won't improve until the contents of the building, and it's culture, undergo significant change.	5/25/2025 5:51 PM
79	Shows little regard for current trends in access and development and no regard for consented development.	5/25/2025 5:51 PM
80	Actually not that bad because you never get consultants in unless you know the outcome (I was one for years!)	5/25/2025 5:47 PM
81	Confusing and appear to have little understanding of Queenstown problems. Road	5/25/2025 5:45 PM

	congestion. No of council workers cars comgesting inner Queenstown.	
82	The language and methodology of the report are opaque, the tables and charts hide assumptions about preferred options on the part of council. Some of the criteria are good, e.g. cyclability .etc.	5/25/2025 5:38 PM
83	Perhaps all QLDC staff should be banned from driving into Queenstown at present.....bus/cycle /walk as telling residents too do.....might open their eyes..	5/25/2025 5:21 PM
84	Too much "consultant speak," trying to obfuscate the fact they are trying to justify what the council itself wants to do. Should be independent and genuinely analyze the options.	5/25/2025 4:57 PM
85	Contrary to the Crux article about the report it provides some very useful criteria and discussion to help inform a decision on a future council administration building in Frankton.	5/25/2025 4:49 PM
86	Could be useful ... but Speedy & Miller not qualified to deal with major investments	5/25/2025 4:45 PM
87	Comprehensive, in depth work, but I need to be a lawyer to understand properly. Love the use of colours!	5/25/2025 4:31 PM
88	The QLDC is in great debt why do they need a 60 million headquarters??? If there is money to spend they should spend it on fixing current issues like sewage issues but also built proper infrastructure for new subdivisions. What a joke this report is.	5/25/2025 4:31 PM
89	The consultant report is simple to understand but should take out the extra civic building in project Manawa	5/25/2025 4:31 PM
90	Why isn't a government official stepping in and taking over this incompetent council?	5/25/2025 4:26 PM
91	Just astonishing word salad nonsense!	5/25/2025 4:22 PM
92	Lovely colorful diagrams and pictures back lacks substance and dealing with all the issues. As usual QLDC is not listening to what its constituents want. The events center is already built and the social hub in Frankton is already happening!	5/25/2025 4:02 PM
93	What has happened to common sense?	5/25/2025 3:58 PM
94	they are always crap and too expensive ! better than the nanny's report from bolt period !	5/25/2025 3:49 PM
95	does not include the scoring outcome for other sites. incomplete!	5/25/2025 3:47 PM
96	Too much "Consultant Speak" to justify all the work, My feeling is that a competent person reach similar conclusions without all the \$\$\$\$\$\$.	5/25/2025 3:45 PM
97	They have to be that verbose to justify their exorbitant fees	5/25/2025 3:43 PM
98	Unless it were in George Road, any suggestions for building a council building in downtown Queenstown are nuts on the land utilisation level. The current design is an ego build rather than a commercial office property. It needs to be in an area where you can build a high-level building with adequate underground parking.	5/25/2025 3:37 PM
99	A huge waste of money when the rate payers have already told the council we can't afford the extravagant building that only the council hierarchy want.	5/25/2025 3:36 PM
100	All the funding should be paid from investing not from rates.	5/25/2025 3:34 PM
101	Confusingly complex	5/25/2025 3:31 PM
102	I get that you didn't understand it, but I think it was fairly clear in its objectives, methodologies and assessments	5/25/2025 3:23 PM
103	Maybe build it in the future when everything else has been taken care of. Like sewerage and water and trading and over tourism	5/25/2025 3:13 PM
104	Most of it was padded out with jargon and contestable opinion. I did not see any facts to support the opinion.	5/25/2025 3:12 PM
105	Some of the criteria used may be of less importance to the ratepayers, like mana whenua connection to the site.	5/25/2025 3:07 PM
106	Any consultant should live here so they know the local issues. I gather the consultants don't live here otherwise the centre of Queenstown wouldn't have been a consideration. Frankton is way to busy traffic wise to increase pressure by putting in a council building i would have thought.	5/25/2025 2:55 PM
107	Smoke and mirrors. Seems like it was created to stymie the reader. Simplify. State your case and get away from "fill in the blanks" computer programmes.	5/25/2025 2:54 PM

108	As usual, very wordy to the extent t that it hides the critical information. Will have cost a fortune and could have been in house to give some of the staff something meaning full to do.	5/25/2025 2:50 PM
109	There is not enough detail on the actual options . Is the only benefit a A grade fit out and all councillors under 1 roof? How about a value on improved efficiency like any other capital requirement	5/25/2025 2:41 PM
110	It reads as per a decision made to reflect outcomes decided before research. I.e. QLDC wanted it in downtown so that's where report skewed towards. However no that we have huge infrastructure issues the money would be better spent on the basics at this point in time. Get the sewage sorted first. Project Manawa is a vanity project.	5/25/2025 2:40 PM
111	Likely biased	5/25/2025 2:29 PM
112	It's no in my field of expertise but it was most likely very expensive	5/25/2025 2:08 PM
113	Intentional obfuscation	5/25/2025 2:07 PM
114	waste of money	5/25/2025 2:04 PM
115	Find it interesting that if you bus to work or cycle to work that has a greater priority than if you need to park your car... have they polled their staff/ratepayers who would frequent the building to see who travels and in what way to the building currently... prior to applying the ratings they have? I think they need a bigger building... not in downtown QT... in the Frankton Five Mile area which is accessible for Wanaka people when they have to go over the Crown Range... I have been into Five Mile an average 20 times per year from Wanaka and into downtown QT... on average 1.5 times/year in 10 years.... I understand they have to consider their staff... but they have to also consider their ratepayers ... not all of whom live in downtown QT and the accessibility for those rate paying people... after all... we will be the ones stuck w the bill that will inevitably blow out like the majority of QLDC projects.	5/25/2025 2:00 PM
116	lots of word/graphics salad, little on timeframes of mess and affordability.	5/25/2025 1:59 PM
117	Looks like AI BS to me	5/25/2025 1:58 PM
118	Any competent council could have had a two hour workshop on the pros and cons of options.	5/25/2025 1:56 PM
119	I see the coloring department has been hard at it again, but the report is not very clear about the considerations.	5/25/2025 1:53 PM
120	Has a sense of it being presented as though to justify a particular outcome - but obscuring the process with fancy hypothetical charts. There is no sense of how much the consultants have been paid for this work, how the bidding process went, where consultation with the community occurred, etc. A top-down approach that failed to provide justification for the existing quarters being insufficient.. And calling QTn CBD a Metropolotan area is a stretch!	5/25/2025 1:52 PM
121	All factors not considered and starting point from preconceived position.	5/25/2025 1:33 PM
122	Sort out the waste water issues first. That's one of the main reasons for the councils exsistance.	5/25/2025 1:33 PM
123	Document fails to refer to the needs of wider Wanaka area residents. (Upper Clutha) By not including the people of the entire QLDC area the report is meaningless.	5/25/2025 1:28 PM
124	What a great money-making report for the consultants, & of little, or no use, to the residents of Queenstown Lakes who pay for it.	5/25/2025 1:28 PM
125	Transparency is needed.	5/25/2025 1:26 PM
126	Didn't bother to read it. I trusted your summary frankly. Their (QLDC) way of reporting leads one to wonder if the ever the KISS method	5/25/2025 1:24 PM
127	Spending more money on consultants! Well done QLDC	5/25/2025 1:24 PM
128	These reports ought to be clear to read, not complex charts/ diagrams to be better understood, at least for 16 yr old level.	5/25/2025 1:22 PM
129	Wonder how much was spent on this useless paperwork?	5/25/2025 1:21 PM
130	Tried to put star in Poor box, but didn't work	5/25/2025 1:20 PM
131	Didn't read	5/25/2025 1:13 PM
132	I'm pretty intelligent , but I would think out current group of councillors will be lost reading this	5/25/2025 1:07 PM

133	I am very used to reading complex reports, and this report is designed to confuse. There is also no plain English summary for each section	5/25/2025 1:06 PM
134	Clearly they have a QLDC Management agenda they have been instructed to please !	5/25/2025 12:59 PM
135	It seems to ignore community feedback as a criteria. CBD only features in the top 3 in a single category, so why is it one of the two recommended options? All they've done is fiddle weights to get the answer the CE wanted.	5/25/2025 12:59 PM
136	The elected members and employees don't need consultants to tell them what common sense dictates 1 cheapest land 2 accessible by public transport 3 parking availability Anyone living in the Queenstown original town can see the absolute stupidity and unsuitability of the area to a new local body building Staff should be asking themselves why was a bc report necessary as nd would they meet the cost from their own pocket	5/25/2025 12:53 PM
137	What was the total cost of this report and who authorised it, certainly not the rate payers	5/25/2025 12:52 PM
138	The centre of QLDC - including Wānaka is now Frankton. It is close to airport - public transport - offices- schools - it is also accessible by car which the CBD isn't	5/25/2025 12:51 PM
139	It seems to be over complicating this process. Yes subjective, so the more subjective decisions that are made to create so many traffic lights the more mediocre the results.	5/25/2025 12:49 PM
140	ladies mile might have been underrated, particularly as the Council already owns the land, it is vacant, and flat.	5/25/2025 12:48 PM
141	Again, huge waste of ratepayer money to generate such rubbish lacking all common sense.	5/25/2025 12:45 PM
142	What an absolute load of self indulgent garbage! Are we as ratepayers seriously paying for that?	5/25/2025 12:45 PM
143	make it so it can be understood	5/25/2025 12:44 PM
144	Still doesn't show the \$\$\$, just the waffle. Zero justification to anything. The elected members just have to 'trust' Theelans mates were professional and subjective As ever their is a huge disclaimer excluding them from this on the first page.	5/25/2025 12:42 PM
145	Too lengthy and verbose for general public and probably councillors as well. Only read the summary.	5/25/2025 12:39 PM
146	Why pay impartial consultants that don't deliver and not ask the ratepayers. What was the cost of the report?	5/25/2025 12:39 PM
147	Needs a summary but covers all the bases for alternative sites.	5/25/2025 12:33 PM
148	Had minds up before the research	5/25/2025 12:30 PM
149	Started with an end in mind influenced by the people who requested the report.	5/25/2025 12:29 PM
150	Looks like a Power Point presentation	5/25/2025 12:29 PM
151	What a waste of money. According to the consultants report , accessibility is high on the list of priorities but for whom? I ask who will even go to this building when everything can be done on-line. Is this development just to house the QLDC staff? I know in all my years here I have never once physically gone into the current QLDC building for anything! This is so wrong when there is so much everyday infrastructure needing attention first.	5/25/2025 12:26 PM
152	Can't understand why Council paid consultants to do this work as it is not original work and supposedly utilises widely used approaches. It appears to state the obvious and should have been produced by Council employees	5/25/2025 12:26 PM
153	Consultant crap as usual	5/25/2025 12:25 PM
154	I honestly can't understand this report well enough to know what it is recommending. If it is recommending the CBD, then clearly they were briefed on the correct answer in advance because the CBD is so clearly NOT the right place to put something as huge as this !	5/25/2025 12:23 PM
155	I cant easily see what their preference is.	5/25/2025 12:23 PM
156	Firstly, why do we need this right now when we have so many other more important things to attend to, like the sewage plant and paying off debt. But if this does go ahead, then I read the report as clearly showing that Frankton is the most cost effective and central location for the purposes in which it would serve. The QT central location has more limitations than the report might suggest, including parking availability and general accessibility for locals when there for business purposes. Also, I doubt it would adequately support staff accessibility for work (commuting from LHE/ Shotover Estate/ Frankton or beyond where	5/25/2025 12:20 PM

	many of them would be living), including car parking once they get to work. I would suggest, most of the employees at Council live in Frankton and the surrounding outer suburbs, so congestion on Frankton Rd will remain, as nothing will have changed or it may get worse. Leave this main arterial route (Frankton Rd) for tourists and keep locals off it who are trying to get to work or to the council offices for business. The purpose for Civic buildings is for local business, not tourists, and not international exposure. Bring it out to Frankton or Ladies Mile. Its cheaper to build it there too. MAKES SENSE, LETS HAVE SOME COMMON SENSE!	
157	Seems simple but not clear. Maybe with proper explanation it would make sense but not to the public on its own.	5/25/2025 12:20 PM
158	What and why are they considering this considering the state of the sewage situations all over QLDC area not just Queenstown sort the infrastructure before ya flash new building	5/25/2025 12:18 PM
159	QLDC are not doing what we ask. No dodgy deals with Maori landlords. No expensive office sites in town.	5/25/2025 12:16 PM
160	Anyone can sway the assessment to produce the outcome, puppet strings, the CBD is dying, look at how many places are closing down, leave it to the drunks	5/25/2025 12:15 PM
161	Full of abject rubbish, e.g. "These inform a judgement decision making exercises(sic) implicit(huh?) with weighting of each criteria". The only recipient who would benefit from this document is one completely bereft of basic logical decision-making capabilities. It is a classic piece of ultra-worthless bureaucracy, setting out a list of criteria and then finger-in-the-wind conjuring of weighting percentages. And by burying the cost of the thing as the last of 20 criteria with no possibility of accounting for more than 21% of the overall weighting is surely some sort of sick joke.	5/25/2025 12:14 PM
162	Takes some understanding ! Town centre is so congested & projected local growth is in the corridors from Frankton onwards	5/25/2025 12:14 PM
163	Ridiculous graphics	5/25/2025 12:14 PM
164	Queenstown Lakes District Council is a clown show.	5/25/2025 12:12 PM
165	Far too complicated to use as a basis for public understanding. Perhaps they should have had an executive summary.	5/25/2025 12:08 PM
166	I would hate to think of the costs around getting this and it's shocking Written is a way that is of no use is real decision making. It really looks like we want this outcome can you make it look like it works so they've made it unreadable.	5/25/2025 12:05 PM
167	They obviously don't live in Queenstown and have to deal with the traffic. The Ladies Mile location makes so much sense on every level.	5/25/2025 12:05 PM
168	Do not build the building on Stanley Street, because that area should be used for car-parking instead. Thank you !!!!	5/25/2025 12:03 PM
169	Ratepayers fund Queenstown. Consultants work is commercially funded by ratepayers, Not the council with grandiose ideas. Get a Grip	5/25/2025 12:02 PM
170	Unbelievable document. For example apparently a council building will give a sense of authenticity to the CBD. This is clearly waffle. I for one would be more interested in what the authentic cost of this report was.	5/25/2025 12:01 PM
171	Mostly stating the obvious that council should have been able to nut out themselves. Just more wasteful spending of our dollars.	5/25/2025 11:59 AM
172	Only pointing in the direction the Council paid them to go.	5/25/2025 11:58 AM
173	Waste of funds	5/25/2025 11:58 AM
174	Not good - jargon, waffle waffle, don't trust it or QLDC, they will hide behind it, don't know how to use other peoples money (rates) no translation into how it will affect ratepayers	5/25/2025 11:57 AM
175	Consultants could not organise a piss-up in a brewery....	5/25/2025 11:57 AM
176	Haven't time to read yet	5/25/2025 11:56 AM
177	Why use consultants? They only report what you tell them. More mindless waste.	5/25/2025 11:53 AM
178	Full of rubbish. Could be more succinct and to the point. This has been written to give an outcome the CEO wants. The CEO needs to be given enough rope to hang himself.	5/25/2025 11:53 AM
179	Using a traffic light system, is a brain washing technique to get the outcome council want.	5/25/2025 11:53 AM

	It's a no trainer to put it in ladys mile.	
180	Council have 0 money for this project, can't fix the current wastewater ,sewage and provide safe clean drinking water ,another vanity project to distract from all the real infrastructures issues that queenstown and surrounds ratepayers are currently facing, just keep rolling in the tourists though hoping they boost the economy and keep queenstown pristine what a joke whilst spending on vanity projects absolutely glossing over and making things look good is not sustsinable and we resident ratepayers are paying the price.	5/25/2025 11:52 AM
181	This council needs to get over it's vanity projects and get the basics right first. Sewerage systems that work; in both Queenstown and Lake Hawea.	5/25/2025 11:51 AM
182	Shouldn't need an expensive consultant report to spell out what should be common knowledge.	5/25/2025 11:50 AM
183	What a load of crap that reoirt is. Id need another report to help me understand that report.	5/25/2025 11:48 AM
184	Not impressed	5/25/2025 11:32 AM
185	Cant understand it.	5/25/2025 11:32 AM