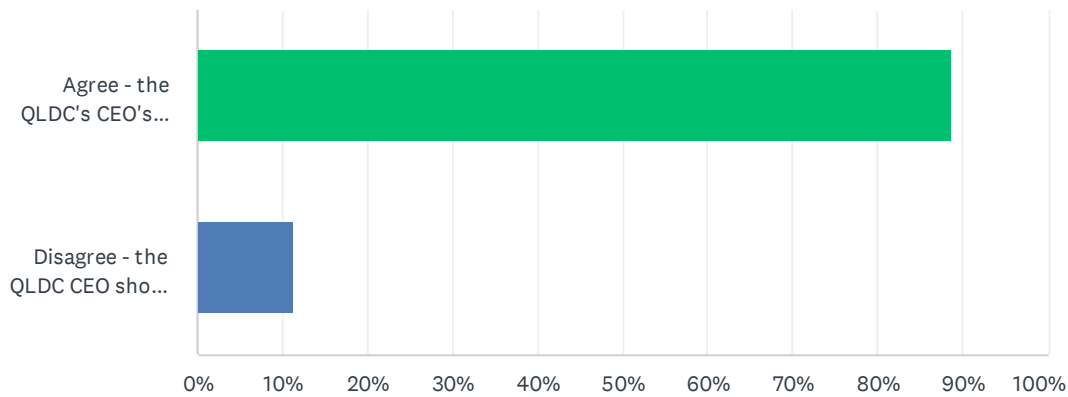


# Q1 Do you support the move by four QLDC councillors to review the sole charge of QLDC's CEO over the \$1 billion Lakeview project?

Answered: 186 Skipped: 0



ANSWER CHOICES	RESPONSES
Agree - the QLDC's CEO's sole charge of Lakeview should be reviewed.	88.71% 165
Disagree - the QLDC CEO should remain in sole charge of the Lakeview project.	11.29% 21
TOTAL	186

#	PLEASE COMMENT ON THE REASON FOR YOUR VOTE.	DATE
1	Transparency . Looking out for the rate payers interests.	6/28/2023 5:44 PM
2	QLDC shouldn't be so closely involved in any sort of real estate investment like this. And in this instance, they've clearly shown incompetence and a tin ear by investing so much of ratepayers money into it without our consent	6/20/2023 4:47 AM
3	It appears the CEO and mayor do NOT have the best interests of the community anymore! They are not representing nor doing what the rate payers of Queenstown want, as usual!!!!	6/19/2023 11:11 PM
4	Appalling how much rate payers have footed the bill for thsi development that should have seen \$ back in our pockets	6/19/2023 9:50 PM
5	The answer is in the question - democracy. If the CEO wants sole control he should take it private and fund it himself.	6/19/2023 3:07 PM
6	I don't know why the QLDC CEO, who time & time again shows us he cannot be trusted, has management & spending rights of ratepayer funds over such a large and controversial (or any) project. Basically single handedly allowed to spend ratepayers money with zero accountability or transparency. And the mayor in bed with him defending his 'right' to do so. Again and again. He needs to stick to managing the Council, & ensuring ratepayers money is spent on ratepayer-benefiting projects. Sadly we have a situation where elected members, representing ratepayers, have to hold their CEO & Mayor accountable.	6/19/2023 12:44 PM
7	Councillors are supposed to provide governance to the Council organisation, and it appears that the Lakeview development has been progressing without any governance, and has resulted in terrible outcomes for ratepayers. While council staff are responsible for management, all management needs governance oversight.	6/19/2023 9:44 AM
8	Mike Theelen seems unable to manage rate payer money. It's time for him to go	6/19/2023 8:03 AM
9	The majority of the councillors have no expertise or experience with large commercial projects	6/18/2023 10:51 PM
10	Most councillors would struggle to run a small business yet alone a large development	6/18/2023 10:29 PM
11	The CEO has a terrible track record of managing our money!	6/18/2023 4:48 PM

12	Rate payers/retired will be pushed out of area shortly...shouldn't have to pay for one persons unnecessary debts.....Lakeview was originally left to the " people of Queenstown.and only an act of Parliament can change that".....as many older locals tried to tell QLDC over the years...	6/18/2023 1:02 PM
13	I have no faith in the CEO. All the promises have come to nothing and the ratepayers are footing the bill. We ratepayers are entitled to be kept fully informed on the CEO's decisions and they have not been forthcoming. My feeling is that the CEO is advancing the interests of the developers to the detriment of the ratepayers who have to pay for the ineptitude of the CEO in handling the matter. The more oversight the councillors have the better for us. I am heartily sick of the arrogant behaviour of this know all Mr Theelen.	6/18/2023 12:43 PM
14	This project has cost us, the rate payers an obscene amount of money. It is immoral that the unelected CEO has complete control.	6/18/2023 10:30 AM
15	What is QLDC doing even spending ratepayer money on commercial projects like this? Councillors should be involved in every decision to spend ratepayer money - they are our representatives after all. We did not elect the CEO.	6/18/2023 9:02 AM
16	Without a doubt transparency is required here on this issue of QLDC ratepayers assets	6/18/2023 6:35 AM
17	Year upon year the Council foists rates increases upon the populace that are far above the contemporary inflation rate. The reason they need to do this is because they are not properly managing their budget and living within their means. A graphic, flagrant and hugely disappointing example of this is the Lakeview debacle.	6/17/2023 7:13 PM
18	If the ceo dies or leaves then what? Where is the risk management? CEO should be giving regular feedback to clrs on progress, cost and time to date. Also, just what have clrs delegated to the ceo on this project? What is in scope of those delegations?	6/17/2023 3:28 PM
19	We elect the council to control matters on our behalf, the cost increases affect all ratepayers and we currently have no control or feedback over decisions made on our behalf.	6/17/2023 1:19 PM
20	The councillors are elected to vote on what they feel is best for Queenstown. How can they not be involved? The entire Lakeview project has been handled and dealt with as though it is the CEO's private business! Mike needs a reality check and to be knocked off his perch!	6/17/2023 1:18 PM
21	The current CEO has not shown the capacity to handle this project to a standard that is beneficial to this District.	6/17/2023 11:58 AM
22	Democracy.	6/17/2023 11:51 AM
23	There seems no logic to the ratepayers being responsible for financial losses (or gains) with the Lakeview project whilst having no input into decision-making. I understand the argument about councilors not being qualified to make certain financial decisions, but surely with reports by independent individuals qualified to report on those decisions, an open discussion could then be had. It feels incredibly undemocratic for rate payers to be responsible for the costs being incurred yet having no say in the process.	6/17/2023 11:32 AM
24	Because of the woeful example of the Lakeview loss made under Mike Therlan's direction	6/17/2023 10:42 AM
25	The financial reality of the project todate is one of doubled expenditure. The cost increases to the 'infrastructure' aspect of the project, that part that will benefit the broader Queenstown community, needs to have a transparent, value for community, open to the braoder council and rate payers, reading. It appears that deals have been done with the Aussie led Lake View developers that bind rate payers to meet early contractual promises, i.e. Lake View serving infrastructure, at the cost to rate payers and higher priority to the community projects. Transparency around such public spend decisions is democratic necessity!	6/17/2023 9:14 AM
26	CEO's sole charge of Lakeview should be reviewed and reversed so that there is elected councillor involvement in the decisions for such a large enterprise.	6/17/2023 9:13 AM
27	The huge losses so far incurred	6/17/2023 8:46 AM
28	There is enough public unease and suspicion of intentional opaqueness over this project to warrant a review. Perceptions are critical to good governance.	6/17/2023 8:36 AM
29	As a ratepayers I would like to know much more about how this will benefit the whole QLDC ratepayer community	6/17/2023 8:31 AM
30	It seems that the CEO doesn't understand it is rate payers funds. Also who decides if QLDC gets involved in private commercial activities.	6/17/2023 7:46 AM
31	It's a massive project and there has to be a level of accountability to QLDC ratepayers on this that CEO does not have experience for... so more oversight and accountability share	6/17/2023 6:51 AM

	on this project definitely gets my vote as minimises the risk sitting with the CEO alone.	
32	What applies at national level in a functioning democracy should apply also at local government level: elected politicians accountable to the electorate run things, not unelected and unaccountable public servants.	6/17/2023 6:12 AM
33	I have little confidence in the CEO to represent the views of the Queenstown community, or to exercise the fiduciary competence and authority that such a role requires. Much is wrong with the culture and administration of QLDC. Only our elected representatives are in a position to enforce corrections to ensure that the administration responds to and is truly accountable to the Queenstown community.	6/17/2023 4:46 AM
34	The council needs to have much more direct oversight of the project because the community has been committed to high levels of future debt by an unelected council employee.	6/16/2023 10:33 PM
35	Seems the decisions made to date, and not only in this instance, have led to a rather large cost to the ratepayers, Time to face the fact that the ceo requires guidance and needs to be held accountable for his actions, I've read all the articles over the years and, along with what should be the rest of the community, think this all needs a serious review	6/16/2023 9:32 PM
36	He's already proven he's not fit for the job	6/16/2023 9:27 PM
37	This is rate payers money that is being committed. At the very least, rate payers representatives should therefore be vested with some level of control as to how that money is spent.	6/16/2023 9:17 PM
38	Transparency is important	6/16/2023 8:28 PM
39	CEO has no mandate on behalf of the community and rate payers	6/16/2023 7:03 PM
40	Stop Mike Theelen	6/16/2023 6:49 PM
41	As it stands, no transparency and the CE has no commercial acumen based on the little information but poor results to date	6/16/2023 5:57 PM
42	There is No sound reason the contract should be excluded from the the ratepayers. The CEO should not operate out of the public eye . Ratepayers are funding this development.	6/16/2023 5:53 PM
43	Where is the honesty (willingness to front the public and back up decisions) and transparency? Ratepayers deserve better than this	6/16/2023 5:37 PM
44	The Lakeview process should have always been to maximise value for the ratepayers from the sale of the land. What has transpired so far has no effective transparency, and indicates a singular lack of competence from the CEO to achieve this. In fact it has all the hallmarks of a complete fiasco, with the ratepayers investing large sums, and taking a lot of development risk, for an undefined future benefit. None of which should ever be core Council business, and certainly not delegated to the CEO without best practice checks and balance from the Council	6/16/2023 5:30 PM
45	The reported cost overruns in infrastructure cost alone suggest that already the project may not stack up as well as the CEO had expected. The apparent obfuscation makes it look like, rather than providing tangible assurances to our elected representatives and in turn to ratepayers as to the wisdom of commercial arrangements, he's just defending his patch - avoiding scrutiny, but worse, opportunities to correct any of his own bad calls - sorry Mike, but your defensiveness doesn't give me any confidence. It's clear that the outcome of this project (positive or negative) will have a huge impact on council finances into the future, and our elected councillors need sufficient information to make informed long term planning decisions. The present position where they are shut out of such information offends my view of democratic process. Our CEO might well be best placed to lead, but he must be accountable to someone other than himself.	6/16/2023 5:01 PM
46	Since he (Thelan) does have pockets deep enough to cover these over runs he relies on us (rate payers) to cover the cost - therefore we should have some ability to review/hold accountable.	6/16/2023 4:54 PM
47	This should be controlled by councililors by using a property expert in this type of build to advise them	6/16/2023 4:34 PM
48	Unelected officials should only be there to carry out the wishes of elected officials. The tail is wagging the dog here.	6/16/2023 4:25 PM
49	It seems to me the CEO is completely out of his depth managing this development, confirmed by the massif cost overrun, lack of transparency, and complete lack of experience in projects of this nature.	6/16/2023 4:12 PM

50	QLDC does not work in the rate payers interests - it works in the none answerable council staffs own best interests. Only problem is the elected council has not shown it self to be capable of much better or managing the employed staff.	6/16/2023 4:01 PM
51	While i do not have much faith in QLDC councillors I do have more hope that two or three of them may make decisions more beneficial to Queenstown ratepayers than any decision that may be, or have been, made by CEO. I find the current situation of the CEO's powers being dictatorial.	6/16/2023 3:34 PM
52	My understanding is that the QLDC CEO acts on the advice of a panel, so this question/answer is disingenuous.	6/16/2023 3:27 PM
53	At least we can lobby our councillors with our opinions on Lakeview - I dont believe we can lobby the CEO	6/16/2023 3:21 PM
54	Our Elected Councilors are we Ratepayers sole representatives in managing our compulsory levied RATES in all things undertaken and all obligations of, the Administrative Council. We need transparency to record, sound and uncorrupted dealings. We can tolerate temporary commercial sensitivity during periods of activity provided that full and correct information without omission is provided to an independent group ie Councilors (possibly under a time defined non disclosure) and without limitation to the Audit Committee for permanent reference. Simple. There is NO Ratepayer authority for Council Officers to arrange or agree non disclosure with commercial suppliers to eliminate Councilors from their elected role. The employee appointment is at the sole purpose of working for the collective Ratepayer body, these employees certainly have NO exclusive rights to reserve Ratepayer owned information to their own exclusivity. The role of Elected Mayor is that of policy co-ordination and leadership. The Mayor has no legal mandate to restrain Councilors from undertaking their elected obligations, nor is there any legal mandate for collusion with Employees, contractors or suppliers to that same effect. Does it take a Judicial Review to establish the Rights of Ratepayers and their elected Representatives. Individual Persons DO have a presumption of Innocence, but Corporate and Collective Bodies DO NOT. Corporate and Collective Bodies may be considered as working in self interest and even crony arrangements (following the ageless pattern of human nature). This is the very state that the system of elected Councillor Representatives is designed to bring transparent oversight to.	6/16/2023 3:13 PM
55	This is one of the most important projects and community owned land holdings in the district. It should have councillor oversight and public visibility. The unelected CEO and his project manager should not be allowed to make secret deals on our community's behalf. We had the opportunity to ensure good public space, inclusion of affordable housing, and a real asset for our community (both physical and financial). Instead, we gave control to Australian developers with no transparency and no knowledge of process or product for either Councillors or community. The benefit cost ratio of stages two and three of the Man Street bypass are so low as to be laughable - continuing with them could only be the result of requirements of a secret agreement between the developers and the CEO/project manager. If everything is rosy and above board, then why would the mayor and executive leadership team not be happy to have the agreement made public (with minor exceptions the commercial confidentiality) and for all councillors to have oversight?	6/16/2023 3:09 PM
56	Im a rate payer and lam very concerned that the council seem to have no say in anything. I cannot see the point in having a council if that is the case. They are supposed to be representing the rate payers and yet they appear not to have any control on decisions made on how to spend the money. Neither the Mayor nor the CEO should be the final decision makers. When councillors query any of this, they seem to be shot down in flames. The CEO needs to remember that he is not in charge of a private company and that he can do what he likes. I think is he was and anyone looked closely at some of his decisions, he would have been given a golden handshake well before he could do any more damage.	6/16/2023 3:09 PM
57	The CEO is vetoing the planners bad decision disregarding the traffic issues. The planners are out of date with modern town planning.	6/16/2023 3:09 PM
58	lack of transparency	6/16/2023 3:07 PM
59	QLDC's (Ratepayers) costs for project have spiraled so excessively there is a very real possibility of ratepayers being in a deficit well before the project is completed. The only winners being the developers. Councillors definitely need to review governance of the project and ensure transparency of expenditure of ratepayers funds.	6/16/2023 3:07 PM
60	The local government act 2002 is very clear on what the purpose of local government is ( <a href="https://www.legislation.govt.nz/act/public/2002/0084/latest/DLM171802.html">https://www.legislation.govt.nz/act/public/2002/0084/latest/DLM171802.html</a> ): (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the	6/16/2023 2:57 PM

	present and for the future. Clearly what is happening now ticks neither of those objectives. Thus change is required.	
61	This whole situation is now open to allegations of corruption by the CEO and Mayor	6/16/2023 2:55 PM
62	Too much power with the CEO who was not elected!	6/16/2023 2:51 PM
63	Unbelievable this has ever been allowed to of happened in the first instance.	6/16/2023 2:51 PM
64	Governance versus operational delegations need to be clear for democratic reasons	6/16/2023 2:51 PM
65	I man, hired by the council years ago, should not ever have sole control of that kind of budget or decision-making. It extends to the downtown bypass and the decisions made there. Mike Theelen is not elected and so far has managed a massive over spend; nor should the mayor have the last say in this.	6/16/2023 2:49 PM
66	Not only should the decision making be democratic and involve councillors, but more importantly the CEO needs to be replaced before further inept decision making and poor management cause further financial distress. Crux should start a poll on removing the CEO.	6/16/2023 2:45 PM
67	The losses are ridiculous. Something stinks here!	6/16/2023 2:27 PM
68	I don't think Lakeview should be controlled by a sole charge.	6/16/2023 1:32 PM
69	Councillors are the people we elected to represent our community, not the CEO.	6/16/2023 10:09 AM
70	Seems like a disaster in the making and crazy \$\$\$	6/16/2023 9:57 AM
71	I don't trust the CEO, I think the Councillors have been useless representatives for many years and don't like the way we (the ratepayers) have been ignored throughout this whole mess. QLDC is continually overspending and I have no confidence in them any more.	6/16/2023 7:06 AM
72	How could the previous Mayor and council ever think that giving the CEO sole decision making on this matter was a good idea ? He has shown that he is not a hood decision maker and has a total disregard for council funds. The current CEO needs to be sacked for incompetence.	6/16/2023 5:16 AM
73	One person acting without review is financially naive. It is potentially the biggest risk to the councillors and rate payers with highly limited oversight. Further the CEO should guarantee he will never work with the developer in any capacity in the future	6/15/2023 11:43 PM
74	Transparency	6/15/2023 7:01 PM
75	Let people who know what they're doing do the job. The council sets the direction staff implement it	6/15/2023 3:47 PM
76	Please this deal smells	6/15/2023 3:32 PM
77	Elected representatives should have visibility of this project and it's scope changes.	6/15/2023 11:03 AM
78	If it was the CEO's personal money I bet his reckless regard for the money wouldn't be this way. Fiscal incompetence and irresponsibility for sure.	6/15/2023 8:53 AM
79	The project to date and its control and decision making has been completely non-democratic.	6/15/2023 8:12 AM
80	I dont like the idea the ceo has that much power over rate payer rates	6/15/2023 7:31 AM
81	Transparency please	6/15/2023 6:29 AM
82	It is corrupt to not have this in open discussion in elected council! A form of corporate communism within our so called democratic local authority the QLDC	6/15/2023 1:03 AM
83	Decisions made so far are so inept and detrimental to the ratepayers you have to start thinking if corruption is at play. Ex Mayor involved in the construction company doing the land preparation work with massive cost blow outs ? Bongo the chimp could do a better job.	6/15/2023 12:31 AM
84	QLDC CEO's job is to manage the Council, not to speculate with ratepayers money.	6/14/2023 10:28 PM
85	I don't think he's in charge of the project. There's a project team for that.	6/14/2023 9:31 PM
86	Councillors aren't smart enough to make commercially pertinent decisions	6/14/2023 9:30 PM
87	Democracy	6/14/2023 8:50 PM
88	There's too much at stake - financial and social - for the decisions to be in the hands of any one person.	6/14/2023 8:36 PM



## Should Lakeview be controlled by elected QLDC councillors?

SurveyMonkey

89	one unelected CEO should not solely be making all the decisions.	6/14/2023 8:22 PM
90	Transparency is a must for this Council. The CEO should be pushing for this if he has nothing to hide.	6/14/2023 8:02 PM
91	The CEO has done very little to restore the lack of faith the ratepayers have in him. He has not shown commercial aptitude in this deal and needs to be monitored very closely.	6/14/2023 6:25 PM
92	Democracy and transparency. I don't trust Theelen	6/14/2023 6:17 PM
93	Review couldn't hurt	6/14/2023 5:47 PM
94	The project objectives are not being met and a review of future direction needs to be undertaken and Councillors need to be able to make those decisions.	6/14/2023 5:45 PM
95	Blocking any inquiries regarding the whole Lakeview drama seems dodgy. If the CEO and the Mayor thought it was all great and would benefit the community, why would they try to keep every decision behind closed doors? Seems dodgy af!	6/14/2023 5:45 PM
96	Mis management, non disclosure of problems. Way over budget. lack of consultation with or information to council and public.	6/14/2023 5:40 PM
97	It's obvious.	6/14/2023 5:34 PM
98	Needs full ratepayer's visibility urgently.	6/14/2023 5:28 PM
99	Far too much of ratepayers money without any transparency	6/14/2023 5:05 PM
100	these CEO's are not elected by the rate payer.. and seem to have rather large EGOS aka Gores CEO!!!.. and seem to do as they please with ZERO accountability to the rate payer	6/14/2023 4:58 PM
101	Typically CEO should work under councillors guidelines, but Theelen is inadequate.	6/14/2023 4:55 PM
102	There has to be a mechanism to check if things are planned well. So checks and counterchecks are required.	6/14/2023 4:48 PM
103	Not a good decision in the first place.	6/14/2023 4:18 PM
104	Clearly the current CEO is an incompetent idiot. No other organization would tolerate such levels of mismanagement and cost overrun.	6/14/2023 3:48 PM
105	The community had essentially no input on the use of the Lakeview site, and none of the assurances given by the council regarding minimising financial risk and maintaining control of the development have been realised. It's the job of our councillors to ensure the council acts in the interests of the community, and for the CEO to continue to have sole charge over the project is clearly not reasonable.	6/14/2023 3:32 PM
106	Disagree. When the CEO has control there is very limited oversight or transparency. The council can choose to withhold whatever information they want & the public have a real fight on their hands to get access. With elected representatives involved there is now more checks and balances in the system	6/14/2023 3:27 PM
107	Things have been hidden from the public and the elected representatives since Theelen has been the CEO , he is not our elected person just an employee who is paid by the ratepayers.	6/14/2023 3:13 PM
108	We elected QLDC councillors to represent us (ratepayers) and with a project of this size we need operational representation. Also, it has been badly handled by having CEO as 'sole charge' up until now.	6/14/2023 2:36 PM
109	It is imperative our elected representatives have oversight of projects where public money, our money is being used. It is what we elected them to do. If the Mayor is not prepared to uphold local democracy he should stand down.	6/14/2023 2:36 PM
110	The use of land is managed in accordance with the RMA and District Planning processes that the community rarely participates in but constantly complain about the outcomes of. Councillors have generally had a poor understanding of these processes and cause additional costs and delays that discourage investment all together and compromise the quality of built outcomes. Not to mention, Councillors have demonstrated repeatedly that politics plays a large part in their choices and behaviors which frustrates processes and plays to the squeaky wheels of the community, again, leading to poor outcomes. The responsibilities and directives of the CEO are able to be managed by Councillors through employment processes. Assuming the Council employ adequately qualified people, they should be confident that the Council can perform their roles, following objective and legal processes, that are not unduly hampered. This proposed review is wasting ratepayers money as well as the developer and will discourage others from investing in our community	6/14/2023 2:18 PM

in future and will discourage qualified people from working for Council if such backlash is continually entertained. We need to support and empower our Council to do their job, respect decisions already made and stop undermining our institutions. Councillors, most of all, should be supporting the institution they are in charge of.

111	Power needs to be shared	6/14/2023 2:18 PM
112	Theelan has no idea how to manage finances as his record with QLDC shows and needs removed as CEO He lacks the ability to do his job.	6/14/2023 1:34 PM
113	The deal negotiated by the CEO is a financial disaster for ratepayers. Any other organization would have reviewed the CEO's performance, found it was poor and removed that responsibility from the CEO. Almost seems to be a conspiracy to keep the CEO's delegated authority in place.	6/14/2023 1:28 PM
114	Commercial decisions should not be made by elected members who do not understand the commercial reality of delivering this project, and have differing agendas on development. It becomes inefficient if the full council is required to participate in these decisions. The decision to develop the site has already been made by council, it now needs to be executed, not re-litigated continually. The project is no longer political, its operational and it should be treated accordingly.	6/14/2023 1:13 PM
115	The CEO need to be accountable to his share holders as with any public business/company and provide justification for the decisions that are being made.	6/14/2023 1:11 PM
116	Elected members are representatives, they are not elected on their commercial nous. The council made a decision at a governance level and the management sits at a staff level. The lines between Governance and Management should be very defined. We have seen numerous examples over the years where elected members get involved in matters that they don't have the expertise in and make a meal of things.	6/14/2023 1:09 PM