

Minutes of a Council Workshop

Tuesday, 15 October 2024 at 9.30am

Council Chambers, Gorge Road, Queenstown

Present:	Mayor Lewers (Chair)	Councillor Guy
	Councillor Bartlett	Councillor Smith (online)
	Councillor Bruce (online)	Councillor Tucker
	Councillor Cocks (online)	Councillor White
	Councillor Gladding	Councillor Wong
Apologies:	Councillor Ferguson	Councillor Whitehead
In attendance:	Alison Tomlinson (online - Item 1)	Michelle Morss (Item 1)
	Anita Vanstone (Item 1)	Mike Stevens, Ngāi Tahu (Item 2)
	Brendan Peet (Item 1)	Mike Theelen
	Brendan Peet (Item 2)	Morgana Laner (Item 1)
	Brent Pearce (Item 1)	Onur Okem (online - Item 1)
	Brett Ellison, Ngāi Tahu (Item 2)	Paul Speedy (Item 2)
	Carrie Williams (Item 1)	Pennie Pearce (Item 1)
	Dave Wallace (online - Item 1)	Peter Harris (Item 1)
	Emma Frame (online - Item 1)	Sara Patterson
	Jeremy Payze (Item 1)	Simon Rickit, Meredith Connell Lawyers (Item 2)
	Jessie Taylor (Item 1)	Tony Pickard (Item 1)
	Liz Simpson (Item 1)	Will Martin (Item 1)
	Meaghan Miller	One member of the media (Item 2)

No.	Agenda Item				
1.	<p><u>Regional Deals</u></p> <p>PUBLIC EXCLUDED:</p> <p>It was recommended that this subject matter be discussed while the public is excluded. This recommendation was made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:</p> <table border="1"> <thead> <tr> <th><i>Section and Grounds</i></th> <th><i>Reason for this recommendation</i></th> </tr> </thead> <tbody> <tr> <td>7(2)(i) to enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</td> <td>The establishment of a regional deal will require negotiations with a range of central government and private sector parties. These could be disadvantaged by public disclosure of the discussions surrounding what we might bring to the negotiation or desire from these parties prior to negotiations commencing.</td> </tr> </tbody> </table>	<i>Section and Grounds</i>	<i>Reason for this recommendation</i>	7(2)(i) to enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	The establishment of a regional deal will require negotiations with a range of central government and private sector parties. These could be disadvantaged by public disclosure of the discussions surrounding what we might bring to the negotiation or desire from these parties prior to negotiations commencing.
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2.

Ngāi Tahu Hot Pools Lakeview Reverse Land Lease

Paul Speedy provided a briefing on the status of the Ngāi Tahu Tourism Hot Pools Lakeview reserve land lease and introduced representatives from Te Rūnanga o Ngāi Tahu, who intend to progress the project.

Mr Speedy advised that the previous lease agreement is in effect null and void, and that Ngāi Tahu intend to progress a 'refreshed' lease agreement.

Mr Speedy confirmed the site central to the Lakeview precinct available for lease on a plan and highlighted the protected trees on the reserve, along with the required height restrictions.

Councillors discussed:

- If the site was the only green space within the precinct. Mr Speedy confirmed there is also local park reserve to be utilised at lot 9 as open space which is flat land, as well as open space at the existing James Clouston Memorial community park reserve.
- If Asbestos had been removed. Mr Speedy confirmed that Asbestos has not yet been removed.
- Financial return for QLDC on the lease agreement. This was yet to be negotiated but expected to be 7.5% of gross revenue, which is in line with current community leases.

Mr Speedy confirmed that the Lease Agreement with Ngāi Tahu will need to come to Council for approval then go through a consultation process with the community before it could be executed. It is being treated as a new lease.

Brett Ellison and Mike Stevens outlined the background of Ngāi Tahu, and which part they represent. They outlined their intention to enhance the precinct with localism at its heart by providing an authentic experience and encouraging cultural presence and storytelling on our region.

Mr Ellison and Mr Stevens advised that Ngāi Tahu intend to be an impact investor to invest alongside the developers and would not run the hot pools themselves. They intend to utilise current vegetation (as per presentation imagery) and invest in culture and storytelling on site.

Councillors questioned ways to heat the pools to which Ngai Tahu confirmed that they would try to leverage off the developer's infrastructure.

Councillors were in support of the improved amenity value the lease would bring and the chance to partner with local iwi.

Attachments:

Attachment A: Ngāi Tahu Hot Pools Briefing Memo (See workshop agenda)

Attachment B: Ngāi Tahu Presentation (See attached)

The workshop concluded at 12.25pm.

Ngāi Tahu Hot Pools Lakeview Reserve Land Lease

October 2024



Manawhenua







Background / Proposal

Our connection to the whenua is intergenerational – whereas the specific site for the hotpools is also subject to the Ngāi Tahu Claims Settlement Act.

Ngāi Tahu Tourism (NTT) approached QLDC regarding the possible use of land for hot pools around 2010.

Following initial discussions between QLDC and NTT at that time and a wider ‘expression of interest’ process, QLDC and NTT entered into lease negotiations for the Site.

The proposed recreation reserve land lease was subject to public consultation in 2018 and following that consultation QLDC and NTT entered into an Agreement to Lease – which fell away during Covid-19 when NTT re-visited the scale of its tourism operations.

Papatipu Rūnanga have the mandate to engage on matters pertaining to the Settlement and tribal endowments.

Papatipu Rūnanga (as mandated representatives for Ngāi Tahu) have proposed to 'refresh' the reserve land lease arrangements, which will also include an involvement of an investment / development partner.

The current proposal would align closely with the earlier intended lease arrangements - a long-term lease of the site, for the development and operation of public hot pools, and with rent largely based on a revenue-proportion model (as with other community leases within the district).

The tenant structure would involve a 50 / 50 partnership between a Papatipu Rūnanga (PR) entity and Ninety Four-Foot Pty Limited (NFF).

The terms of the arrangement are subject to further negotiation. However, the clear intention is for PR to have material influence / involvement in the design, delivery and running of the project, including to ensure that the facility has the identity / character of an authentic mana whenua project - albeit with NFF also playing a significant role in the funding and management of the project.

Essentially, the proposal remains one whereby PR leases the Site from QLDC for the purposes of developing a public hot pools facility - but it is doing so with a partner who will supply funding and project delivery support.

Due to NFF carrying out the adjacent development at the same time, the proposed project is likely to benefit from economies of scale and construction synergies. These are capable of yielding significant efficiencies for the project.



Hot Pools Concept Reflecting Manawhenua Values



TE TAUMATA-O-HAKITEKURA

PUNAMĀHAKA / WAIKĀMĀHAKA

TE TAPUNUI

TE KIRIKIRI
ŌTEROTU

KAWARAU RIVER

○ TĀHUNA

TE NUKU-O-HAKITEKURA

WHAKATIPU WAIMĀORI





