Attachment C: QEC Indoor Courts Facility Notice of Information (NOI)

QUEENSTOWN LAKES DISTRICT COUNCIL

NOTICE OF INFORMATION (NOI)

FOR THE

DESIGN & BUILD OF THE QEC INDOOR COURTS

NOI Publication Date:	[TBC by QLDC]
Anticipated RFP Release:	Q1 2027, subject to confirmation
GETS Notice Expiry Date:	[TBC by QLDC Procurement]

Context

Queenstown Lakes District Council (QLDC) is issuing this Notice of Information (NOI) to provide the construction market with advance notice of the planned procurement for the Queenstown Events Centre (QEC) Indoor Courts Facility project. QLDC anticipates that the project will be released to the open market through a Request for Proposal (RFP) process.

This NOI is provided for information purposes only. It is not an Expression of Interest, Registration of Interest, prequalification process, Request for Tender, or any other form of evaluated procurement process.

The purpose of this NOI is to support market planning by providing early visibility of:

- the planned procurement, which is currently under development;
- an overview of the anticipated project requirements; and
- the indicative procurement timeline.

NOTICE SUMMARY	
Issued by	Queenstown Lakes District Council (QLDC)
Notice type	Notice of Information (NOI) – advance information only
GETS reference	[TBC by QLDC]
Location	Queenstown Events Centre, Frankton, Queenstown
Anticipated procurement	Design and Build Request for Proposal (RFP), anticipated Q1 2027, subject to approval and programme confirmation
Indicative value	$35-40 million excluding GST
Supplier action required	None

Background

The proposed QEC Indoor Courts Facility addresses a long-standing and growing shortfall in indoor sports and recreation and wellness capacity across the Wakatipu Basin. Strategic planning undertaken since 2018 has consistently identified the need for additional indoor court provision and space for wellness to meet community demand, improve levels of service and support population growth.

The facility is proposed within the QEC precinct in Frankton, the primary sports, recreation and events hub for the wider Wakatipu Basin. It will be located on a greenfield site within the precinct, adjacent to the existing indoor courts, aquatic centre, health and fitness facilities and sports fields.

The project is intended to provide capacity for current demand and future growth, and to enable regional and national sporting events to be hosted without displacing community use.

Project Scope

The current Concept Design proposes a single-storey facility of approximately 6,100 m² gross floor area, incorporating:

- Four regional-compliant indoor courts with multi-court overlay.
- Health and wellness facilities, including fitness and cycling studios.
- Flexible multifunction rooms.
- Entry foyer, reception and event support facilities.
- Change rooms, toilets and family facilities.
- Tournament and operational support spaces.

- Storage and retractable seating infrastructure.
- Back-of-house and plant areas.
- Associated site works, landscaping and car parking.

The facility is designed to support both day-to-day community use and periodic larger-scale sporting activities. Some additional scope items, including a sports events overlay and sustainability initiatives, remain under consideration by QLDC and may or may not form part of the final scope.

Concept Design

Concept Design has been prepared by Jasmax on behalf of QLDC. The next design phase will focus on developing the design in preparation for the planning approval process.



Figure 1: Indicative Concept Design image – aerial view of the proposed facility within the Queenstown Events Centre precinct (Jasmax, August 2026).



Figure 2: Indicative Concept Design image – Indoor Court visual (Jasmax, August 2026).



Figure 3: Indicative Concept Design image –entry and arrival plaza (Jasmax, August 2026).

Images are indicative only and subject to change.

Indicative Future Procurement

QLDC currently anticipates releasing a Design and Build Request for Proposal (RFP) on GETS in Q1 2027. The form of Agreement is yet to be finalised but is likely to be an NZS3916: 2013 form of Agreement.

The project is expected to be delivered under a contractor-led Design and Build model. Interested parties may wish to consider any team or consortium arrangements needed to deliver both the design and construction scope ahead of the RFP release.

Details of the procurement process, form of contract, requirements and timeframes will be set out in the RFP documentation when it is released.

Supplier Action

- No supplier response, registration, pricing or capability information is required in relation to this NOI.
- Interested suppliers are advised to monitor GETS for the future procurement opportunity.
- General enquiries about this NOI may be directed to contact.procurement@qldc.govt.nz.
- Communication protocol: All enquiries about this NOI or the future procurement must be submitted through the GETS Question and Answer function. Suppliers must not contact Elected Members, Council staff or any other QLDC representatives directly about this project. QLDC responses will be published through GETS so that all interested parties receive the same information.

QLDC Does Not Want

- Conceptual, unsolicited or speculative proposals submitted prior to the RFP process.
- Parties interested in providing isolated portions of the scope rather than the complete project delivery requirements (unless part of a consortium that can deliver the complete project scope).
- Alternative project delivery models that do not align with a contractor-led Design and Build approach.

Disclaimer

The information in this NOI is indicative and provided in good faith for information purposes only. The project scope, procurement approach and timing remain subject to change, including subject to QLDC approvals and programme confirmation. QLDC is under no obligation to proceed with any procurement. Nothing in this NOI constitutes an offer or creates any contractual or other obligation, and QLDC will not be liable for any costs incurred by any party in relation to this NOI.