

## Minutes of a Full Council Workshop

Tuesday 27 May 2025 at 1.00pm  
Council Chambers, 10 Gorge Road, Queenstown

<b>Membership:</b>	Mayor Glyn Lewes	Councillor Quentin Smith
	Councillor Gavin Bartlett	Councillor Niki Gladding
	Councillor Esther Whitehead (Online)	Councillor Cody Tucker (Online)
	Councillor Craig Ferguson (Online)	Councillor Lisa Guy
	Councillor Melissa White	Councillor Barry Bruce
	Councillor Lyal Cocks	
<b>Apologies:</b>	Councillor Matt Wong	
<b>In attendance:</b>	Sophie Millar	Mike Theelen
	Paul Speedy	Anita Vanstone
	Ken Bailey (Online)	Naell Crosby-Roe (Online)
	Pennie Pearce	Michelle Morss
	Meaghan Miller	Katherine Harbrow
	Dylan Rushbrook (Online)	Dave Wallace
	Simon Battrick	Tim Church (Boffa Miskell)
	Cameron Marten (Boffa Miskell)	Killian Destremau (Boffa Miskell)
<b>Media:</b>	2 members of the media in attendance.	
<b>Public:</b>	7 members of the public in attendance.	

No.	Agenda Item	Actions
1.	<p><b><u>Regional Deal Proposed Negotiation Approach</u></b></p> <p>The purpose of this workshop was to discuss the options for an approach to negotiating a Regional Deal with Government ahead of recommending an approach to the three partner councils. Otago Regional Council and Central Otago District Council are also holding council workshops to discuss the approach, with all three councils considering recommendations in late June 2025.</p> <p>Pennie Pearce (Manager Strategy and Reform) introduced the item alongside Michelle Morss and Anita Vanstone.</p> <p>Key discussion points were:</p> <ul style="list-style-type: none"> <li>A Cabinet decision expected in late June.</li> </ul>	Members requested another workshop on negotiation approach options.

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	<ul style="list-style-type: none"> <li>• Members queried whether more detail around the process of appointing a negotiator would become available before the Council meeting.</li> <li>• Sub-committee membership, and negotiator role within this committee.</li> <li>• Members expressed support for an independent negotiator due to level of experience and expertise required due to the significance of the deal and negotiations.</li> <li>• The extent of subcommittee and potential working group.</li> <li>• The process with negotiation of regional deal.</li> <li>• Clarification around delegations and decision-making.</li> <li>• Timeframes for review, comparison to Manchester deal.</li> <li>• Any procurement process for regional deal negotiator.</li> <li>• Clarification that all detail available on the process and procurement of a negotiator (and other available options) will be included in the Council report.</li> <li>• Clarification of distinction between the delegations for subcommittee and the negotiator. Has the role of a 'negotiator' been used before, are there previous examples to provide context.</li> <li>• Concern around whether negotiator option would not be able to encompass all opinions/ desires that would otherwise be communicated by the subcommittee of Mayors and CEs.</li> <li>• Discussion of 'bottom line', want to avoid restrictive detail and keep parameters broad enough considering this is all new territory.</li> <li>• Request for another workshop on negotiation approach options.</li> <li>• Members indicated desire to see feedback from other stakeholders (ORC, CODC, ORC) following their respective workshops on negotiation approaches.</li> <li>• Discussion of potential need for external help with setting up the framework, with a focus on democratic outcomes.</li> <li>• General support for joint subcommittee and negotiator options. Future discussion to include principles and processes.</li> </ul> <p><b>Attachments:</b> <b>Attachment A:</b> Regional Deal Negotiation Approach Options</p>	
2.	<p><b><u>Civic Administration Building Location Assessment</u></b></p> <p>This workshop was an opportunity to consider the updated multi criteria assessment and outcome of the subsequent cost benefit assessment findings. The purpose of this item is for elected members to provide direction on the timing of reporting to the Council Civil</p>	Report due back to Council around June or July.

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	<p>Administration Building location and ownership options including consultation with the community.</p> <p>Paul Speedy (Manager Strategic Projects) and Meaghan Miller (General Manager Corporate Services) introduced the item and spoke to a PowerPoint presentation (Attachment B), alongside external consultants.</p> <p>Key discussion points included:</p> <ul style="list-style-type: none"> <li>• Historic Core location, members requested clarification of the higher operating expenditure for status quo.</li> <li>• Further discussion of the 'Historic Core' as a hypothetical site.</li> <li>• Clarification of workshop purpose. Consultation on precincts or on potential sites.</li> <li>• Scoring on Ladies Mile. Discussion of lower scoring and Kāi Tahu cultural considerations.</li> <li>• Considerations of 'co-hubbing' with other cultural, performance, and arts spaces.</li> <li>• Further discussion on utility of potential future buildings and sites beyond just housing Council.</li> <li>• Considerations of timing, members raised concern with 'kicking the can down the road', mainly whether decision making would occur within this triennium or next.</li> <li>• Discussion of Cost benefit analysis presented by consultants. 'Counterfactual' definition, other consideration of hypothetical sites.</li> <li>• Discussion of including Ladies Mile in cost-benefit analysis for completeness.</li> <li>• Discussion of inclusion of 'Historic Core' and not Ladies Mile as potential sites. Further discussion of parameters of analysis sought from consultants.</li> <li>• Considerations of reasoning for benefits not outweighing costs in all options bar the Historic Core.</li> <li>• Work to be done around Historic Core.</li> <li>• Proceeding to consultation needs number of feasible, practical options to consult on. If this can be done this term, then some members indicated favour for current triennium decision making.</li> <li>• Consideration of approaching-ends-of-lease and increasing rates associated with longer timeframes for decision-making.</li> <li>• Travel considerations i.e. for visitors and commuters. Noted this was specifically asked for in the report</li> <li>• Council report by June/July on whether to go to consultation or not.</li> </ul>	

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	<ul style="list-style-type: none"> <li>• Discussion of appropriateness of Business Cost Ratio as measure of suitability for proposed sites.</li> </ul> <p><b>Attachments:</b>  <b>Attachment A:</b> Methodology briefing - independent consultant team  <b>Attachment B:</b> Presentation – independent consultant team</p>	

*The workshop concluded at 3.25pm*