

People's Panel Meeting 2 – 12 May 2018

Further information workshop outcomes

Background: At the second meeting of the People's Panel a workshop was held to collate questions and determine what further information is required to help the People's Panel do its work.

It was noted that many of the questions identified were important to address rumours and uncertainty in the community. Answers to these questions are important to build the trust of the community in this process.

The People's Panel agreed that the questions should be presented in a positive manner and it be noted that the Panel is genuinely interested in the answers.

The following questions were identified:

Planning process

1. What are the legislative and administrative requirements in relation to proposals to vary the Territory Plan and/or commence development? How is the public engaged in this process?
2. What changes or development could occur on the site without changing the Territory Plan or the current land use zoning? Is there a compromise that could be achieved there?

KGroup plans for the site

3. What preliminary planning work has been undertaken by KGroup on the site? Can we see it? What is the KGroup's thinking with respect to the site? Has any surveyor work been carried out to inform the re:imagine proposal?
4. What discussions have been had with the Government or members of the Legislative Assembly by any person representing the KGroup in considering options for the site?
5. What is currently feasible on the site and what would be the costs associated with these options?
6. In 2006 there were a range of plans released for the site. What happened to these ideas?
7. What is the accurate area being considered for the re:imagine project? There has been reference to 49ha or 50ha, but it is understood the footprint of the golf course is actually only around 30ha.

Financial viability of the golf course

8. As the financial viability of the golf club is being used to justify the need for redevelopment; can we see the KGroup's financial results for the golf course? Can we see the results achieved under Troon and Troon's financial projections for the future? What are the terms of the contract with Troon?
9. What financial target would be considered by KGroup to be a 'viable and sustainable' golf course.

10. What did KGroup expect the financial return to be when they purchased the golf course? Has this rate of return been realised?
11. Has the \$3.3M purchase price for the golf course been paid to the ACT Government. Has the group recouped this investment by the sale of ancillary facilities including the childcare centre, the pool and gymnasium, tennis courts and Let's Play?
12. What was the rationale behind selling off the developed part of the golf course – ie the childcare centre, Let's Play and the gymnasium and pool? What were the conditions of this sale? It seems that the lack of this rental income has contributed to the current financial circumstances of the golf course.
13. Since the golf course was purchased, how much has been invested into the course in ancillary recreational facilities, consistent with expectations created at the time of purchase by the KGroup and the Government? What has the KGroup done to improve the sustainability of the golf course?
14. What is the actual annual water cost and annual water usage of the golf course? It has been suggested that the reduced size of the golf course would save \$200,000; although we understand the annual water cost of the golf course is less than \$35,000. Have the allowances of the current water licences been exceeded at any time?
15. Was the original \$15M investment in the golf course, identified at the time of purchase, a condition of purchase? How much of this \$15M has been invested?
16. Does the KGroup have money to commit to investing in the outcomes of the re:imagine process, eg the development of parks etc?
17. How do you expect to leave open space and still make the re:imagine project profitable?
18. Is the KGroup interested in selling the course? Have there been any previous or current offers to buy the course? How much would KGroup be prepared to sell the course for?
19. What is the value of the re:imagine land with development approval?

Operations of the golf course

20. Can we see a copy of the strategic operational review undertaken of the golf course? Who undertook this review and what was it's terms of reference? Was there a future operational model considered in this review?
21. Troon was engaged only a few months ahead of announcing the re:imagine project; what has changed since engaging Troon that led to a conclusion that the golf course needed to be re:imagined?
22. What is the current data around number of golfers playing 9 holes versus 18?
23. What is the current cost of managing the wildlife that lives on the golf course?
24. Why have previous proposals by the Golf Club members to improve the viability of the course not progressed? What are the Golf Club licence arrangements?
25. Are there plans for a dedicated golf course clubhouse? What does the phrase 'Country Club' reference?
26. What portion of profits from any development will be directed at achieving sustainability for the golf club?



Long term future

27. What long-term interest does the KGroup have in running this golf course? What does the KGroup see as the long-term future of the golf course?
28. Why does KGroup believe there is a demand for further commercial premises when existing commercial premises in the Gold Creek Village are currently unoccupied?
29. Can the KGroup provide certainty about the final outcome or 'end' of this process?

join the conversation