

Lakeview development schedule of decisions and modifications

Table 1: QLDC decisions made¹

Date	Decision level	Resolution/outcome
17 August 2017	Full Council	Approved development objectives and procurement strategy.
26 October 2017	Full Council	Approved intention to go to market, deliver required subdivision infrastructure, and delegation to Chief Executive to negotiate and execute transaction agreements.
14 December 2017	Full Council (PX)	Approved land exchange (Lot 11) for arterial land and delegated Chief Executive to negotiate and execute transaction agreement(s) with Well Smart Investment Holding (THOM) Pty Limited.
28 June 2018	Full Council (PX)	Approved short-listed Request for Expressions of Interest (REOI) participants and issuance of formal Request for Development Proposal (RFDP) documentation, and a transaction financial parameter, with flexibility as to payment and settlement structures (and their timing).
6 September 2018	Full Council (PX)	Approved the sale of Lot 10 (leasehold interest) as part of the Well Smart (Thompson Street) Holding Limited land transfer agreement(s).
13 September 2018	Chief Executive	Executed sale and purchase agreement(s) with Well Smart Investment Holding (THOM) Pty Limited.
10 October 2019	Chief Executive	Executed Development Agreement with QT Lakeview Developments Limited.
9 November 2020	Chief Executive	Approved Master Development Plan; after Council workshops (x2).
12 March 2021	Full Council (PX)	Approved inclusion/delivery of associated infrastructure works, as part of Lakeview subdivision infrastructure.
18 March 2021	Full Council (PX)	Approved the direct appointment of the Wakatipu Transport Programme Alliance consortium to deliver the Lakeview subdivision infrastructure.

¹From August 2017, not including Annual Plan and/or Ten-Year Plan.

29 July 2021	Full Council	Approved budget to complete site clearance, subdivision and associated infrastructure works.
2 September 2021	Chief Executive	Executed development agreement variation to allow for the Lakeview holiday park lessee (CCR Limited) to occupy Lots 4 and 5, until required for the development.
11 July 2022	Chief Executive	Executed development agreement variation to incorporate co-living operating parameters, including associated title covenant.

Table 2: Pending/current QLDC decisions

Date	Decision level	Resolution/outcome
TBC	Chief Executive	Confirmation from the Developer on the deferral (for practical construction reasons) of works for completion of the market square and related finishing works from the scope of Council Works, to be completed after the Council Works completion milestone (including associated settlement obligations).

Table 3: Anticipated Future QLDC Decisions

Date	Decision level	Resolution/outcome
If and when by the Developer.	Chief Executive	The assessment of any modification to an agreed document.
As development progresses.	Chief Executive	Approval(s) of development documentation as necessary, set out in the milestone dates and build periods.
As development progresses.	Chief Executive	Settlement of Super Lots, subject to assessment of pre-conditions that must be satisfied before settlement can occur.

Table 4: Modifications to Agreed Documents

Date	Materiality	Description
18 February 2022	Minor change of proportionate mix.	Increase of the mixed-use commercial gross floor area (GFA) in Lots 8 & 7.
18 February 2022	Just below threshold for material modification of proportionate mix.	Increases the number of co-living units in Lots 8 & 7.
18 February 2022	Minor change of proportionate mix.	Reduction of the number of apartments in Lots 8 & 7, due to the amalgamation of apartments.
18 February 2022	Minor change to design and development documentation.	Decrease the number of carparks under the master development plan.
8 March 2022	Minor change to building footprint.	Increases the Lot 8 & 7 building footprint.
8 March 2022	Minor change to building gross floor area (GFA).	Increases the Lot 8 & 7 GFA.

Table 5: Pending/current modifications to agreed documents

Date	Materiality	Description
TBC	TBC	<p>Potential modifications (if any) to the Developers stage 1 and 2 design documentation, arising from their fast track consenting process.</p> <p>The Developers consent decision (December 2022) has resulted in an overall reduction of building height, it is anticipated that the Developer will subsequently notify QLDC of several Modifications to their stage 1 and 2 design documentation.</p>