

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in Arrowtown Community Centre, 9 Suffolk Street, Arrowtown on Thursday 29 May 2025 commencing at 1.00pm

Membership:

Mayor Glyn Lewers; Councillor Gavin Bartlett, Councillor Barry Bruce, Councillor Lyal Cocks, Councillor Craig Ferguson, Councillor Lisa Guy, Councillor Niki Gladding, Councillor Quentin Smith, Councillor Cody Tucker, Councillor Melissa White, Councillor Esther Whitehead and Councillor Matthew Wong

Attendees:

Mike Theelen (Chief Executive Officer), Tony Avery (General Manager, Property & Infrastructure) Ken Bailey (General Manager, Community Services), Katherine Harbrow (General Manager, Assurance, Finance & Risk), Michelle Morss (General Manager, Strategy & Policy), Pennie Pearce (Strategy & Reform Manager), Bill Nicoll (Resilience & Climate Action Manager), Carrie Williams (Policy Manager), Anthony Hall (Regulatory Manager), Simon Battrick (Sport & Recreation Manager), Briana Pringle (Parks Planning Manager), Dave Winterburn (Parks Manager), Carrie Edgerton (Regulatory Support, Animal Control & Parking Manager), Sian Swinney (Alcohol Licensing Inspector Manager), Tilly McCool (Resilience & Climate Action Advisor), Kirsty Pope (Resilience & Climate Action Advisor), Sophie Mander (Strategy & Planning Manager, Waste Minimisation & Management), Adrian Hoddinott (Parks Contracts Manager), Simon Leary (Infrastructure Delivery and Engineering Manager), Ben Scott (Web & Digital Communications Advisor) and Jane Robertson (Senior Democracy Services Advisor); no members of the media and approximately 7 members of the public

Apologies/Leave of Absence Applications

The following requests for leave of absence were made:

- Councillor White: 30 June – 4 July 2025
- Councillor Guy: 21-28 July 2025

It was moved (Mayor Lewers, Councillor Ferguson):

That the Queenstown Lakes District Council resolve that the requests for leave of absence be approved.

Motion carried unanimously.

Declarations of Conflict of Interest

No declarations were made.

Special Announcements

None.



Public Forum

1. Pierre Marasti, Extinction Rebellion: Global warming

Mr Marasti spoke about the recent floods in Christchurch and in Australia. He noted that May 2025 had been the second warmest May in history. Flooding increased the cost of food and insurance and these price increases and the impossibility of purchasing insurance in some places could ultimately lead to the collapse of the worldwide financial system. However, there was recent positive news that 84% of machines could be electrified which could have a major effect on emissions, as 73% of emissions came from burning fossil fuels.

2. Samuel Belk: Traffic speed and safety in Gibbston Valley; potable water in Gibbston Valley

Mr Belk was concerned that the new Kawarau Gorge cycle track, due to open in January 2026, would attract many thousands of cyclists to the area, impacting negatively on traffic safety in Gibbston Valley. Whilst a sudden increase in the number of cyclists visiting the area would be a boon for eateries and wineries, traffic infrastructure was inadequate for an influx of visitors. The road was only single lane each way with four road crossings and despite talk of installing under passes, there had been no action. He suggested that consideration be given to reducing the speed limit to 80km/h as a traffic safety measure.

Gibbston Valley's potable water supply was uncertain but any upgrade of Gibbston's water supply was well down Council's priorities. The water scheme was past its use by date and needed to be upgraded urgently.

Councillor Whitehead entered the meeting at 1.08pm.

3. Grant Hensman and Vanessa van Uden

Mr Hensman and Ms van Uden encouraged Council to adopt the Queenstown Hill Forestry Plan. One of its key objectives was to remove all the wilding trees which they supported, as this helped to remove a major seed source that resulted in the unchecked spread of wilding trees.

Confirmation of Agenda

It was moved (Mayor Lewers, Councillor Bartlett)

That the Queenstown Lakes District Council resolve that the agenda be confirmed without addition or alteration.

Motion carried unanimously.

Confirmation of minutes

17 April 2025 (Ordinary meeting)

Councillor Bartlett noted that the resolution confirming the minutes of the extraordinary meeting of Council held on 1 April 2025 needed to be amended to change 'ordinary' to 'extraordinary.'



It was moved (Mayor Lewers, Councillor Bartlett):

That the Queenstown Lakes District Council resolve that the minutes of the public part of the ordinary meeting of the Queenstown Lakes District Council held on 17 April 2025 as amended be confirmed as a true and correct record.

Motion carried unanimously.

1. Proposed Future Water Service Delivery Model

A report from Pennie Pearce (Strategy & Reform Manager) discussed options for consultation on a future service delivery model for the Queenstown Lakes District for water services, in accordance with Central Government's requirements set out in the Local Government (Water Services Preliminary Arrangements) Act 2024 ("WSPA Act"). The report recommended that the model for consultation with the community should be option 2: establishing a Water Services Council Controlled Organisation (WSCCO) wholly owned by QLDC. The report noted that option 1 (retention of water services in house) would also be included in the consultation information but was not the Council's proposal.

Mr Avery and Ms Pearce presented the report. Ms Pearce described the purpose and objectives of the government's Local Water Done Well legislation and the requirements for consultation. She clarified that 'status quo' did not equate to continuing as at present but only signified that water services would continue to be delivered in house. The consultation would identify the cost of each option to the consumer. Water reforms to date had increased costs and it was anticipated that this would continue.

The Chief Executive advised that officers had explored joint proposals with other councils, including those not contiguous to this district. However, investigations had shown that a joint approach did not provide a mutual benefit because of differing capital requirements. However, these were only the first steps in a series of water reforms and did not preclude a joint arrangement in the future.

There would be no hearing of submissions and the feedback received would be included in the next officer report. Members made various suggestions about how financial information could be presented in the consultation document. The Chief Executive advised that officers could give further consideration about how the consultation was structured and drop in sessions could also be added to engagement plans.

Councillor Smith expressed the view that neither option presented provided an affordable solution for the future and he did not agree that a CCO would result in better governance. He considered that any benefits were long term and to his mind any financial projections of 10 years or more were little more than guesses.



It was moved (Councillor Bartlett, Mayor Lewers):

That the Queenstown Lakes District Council resolve to

1. **Note** the contents of this report;
2. **Note** that councils are required to consult on their anticipated or proposed model or arrangements for delivering water services, and that this requires the identification of at least two future water service delivery models;
3. **Agree** that Option 2 (Water Services Council Controlled Organisation) is the Council's proposed model for the purposes of the mandatory consultation required by the Local Government (Water Services Preliminary Arrangements) Act 2024;
4. **Note** consultation will take place from 2 – 29 June 2025 and, consistent with the WSPA Act, is not subject to a hearing;
5. **Approve** the Local Water Done Well Statement of Proposal for consultation (Attachment G); and
6. **Delegate** to the Chief Executive approval of the final print version of the consultation document, subject to minor changes.

Motion **carried** with Councillor Gladding and Councillor Smith recording their votes against the motion.

2. Draft QLDC Climate & Biodiversity Plan 2025-28 public engagement

A report from Bill Nicoll (Resilience & Climate Action Manager) presented the draft Climate & Biodiversity Plan 2025-28 ('CBP') for noting and approval ahead of its release for public engagement. The report noted that the plan did not require a formal Special Consultative Procedure under section 82 of the Local Government Act 2002, but as a key strategic document for Queenstown Lakes District Council (QLDC) a public engagement and feedback process was recommended.

Mr Nicoll introduced Dr Lyn Carter, who was the Aukaha representative for the Climate Reference Group (CRG). Dr Carter addressed the Council noting that this was the third edition of the plan and whilst it had the same commitment to action, it also showed a maturing of the partnership. All actions in the plan aligned with Kai Tahu values and inclusion of a local energy system was a new outcome. She encouraged the Council to approve the proposed public consultation because although not a statutory requirement, the plan



needed to have public engagement to deliver meaningful outcomes. The Mayor thanked Dr Carter for attending the meeting and speaking for CRG.

Mr Nicoll, Ms McCool and Ms Pope presented the report.

There was discussion about how officers would manage the proposed engagement and the need to fill current vacancies on the CRG. Members thanked the climate action team for their work in preparing the new plan.

Councillor Gladding was critical that there were no indicative timings on projects in the plan and no priorities identified. She considered that this weakened the plan's transparency about how funding was used. She also suggested more regular climate change reporting to Council, as at present there was only quarterly reporting to the Audit, Finance & Risk Committee.

Councillor Wong asked officers to explain how energy systems and resilience integrated with Council's other activities.

It was moved (Councillor Wong, Councillor Whitehead):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of this report; and
2. **Approve** the draft QLDC Climate & Biodiversity Plan 2025/28 for public feedback and engagement.

Motion carried unanimously.

The meeting adjourned at 2.57pm and reconvened at 3.05pm.

3. **Retrospective approval of Queenstown Lakes District Council submission on Land Transport Management Act (Time of Use Charging) Amendment Bill and Otago Regional Council Draft Annual Plan 2025-26**

A report from Campbell Guy (Policy Advisor – Strategy & Policy) introduced and appended the Council's submission to the Transport and Infrastructure Select Committee on the Land Transport Management (Time of Use Charging) Amendment Bill and to the Otago Regional Council (ORC) on the ORC draft Annual Plan 2025-26 and sought their retrospective approval.

Ms Williams and Ms Morss presented the report.

There was further discussion about the submission to ORC. Officers confirmed that ORC had agreed to reinstate the previously removed business case for public transport. There was discussion about how a congestion charge could be implemented in this district with both the Cavell and Albert Town bridges identified as possible locations for a trial.



A joint committee with ORC overseeing passenger and active travel remained an option for the next triennium.

It was moved (Councillor Gladding, Councillor Cocks):

That the Queenstown Lakes District Council resolve to:

1. **Note** the information provided in this report on the Land Transport Management (Time of Use Charging) Amendment Bill and Otago Regional Council (ORC) Annual Plan 2025-26 consultation process;
2. **Approve** retrospectively Council's submission to the Transport and Infrastructure Select Committee on the Land Transport Management (Time of Use Charging) Amendment Bill; and
3. **Approve** retrospectively the Council's submission to Otago Regional Council (ORC) on its Draft Annual Plan 2025-26.

Motion carried unanimously.

4. Draft Te Tapunui Queenstown Hill Reserve Forestry Management Plan 2025

A report from Briana Pringle (Parks Planning Manager) presented the Draft Te Tapunui Queenstown Hill Reserve Forestry Management Plan 2025 for Council to adopt to undertake formal consultation via the Special Consultative Procedure. The report also sought the appointment of four Councillors of which three were required to form a hearings panel to hear and consider submissions and make a recommendation on the final form of the plan. At the time of writing, Councillors White and Wong had been confirmed as members of the hearings panel.

Ms Pringle, Mr Winterburn and Mr Bailey presented the report. Ms Pringle introduced the report noting that the proposal to remove all wilding trees from the reserve would change forever the recreational experience, would impact adjacent properties and create hazards. Officers had tried to be transparent about describing the effects of implementing the plan. Ms Pringle described plans for consultation and she confirmed that officers would look to include funding to implement the plan in the next LTP cycle.

It was moved (Councillor Gladding, Councillor Wong):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of the report; and



2. **Endorse** the Draft Te Tapunui Queenstown Hill Reserve Forestry Management Plan 2025 (Attachment A);
3. **Adopt** the Statement of Proposal (Attachment B) for public consultation under the special consultative procedure outlined in section 83 of the Local Government Act 2002;
4. **Appoint** four Councillors (including Councillor Bartlett, Councillor Smith, Councillor White and Councillor Wong) of which three are required to form a hearings panel to hear and consider the submissions on the proposal and make recommendations to Council on adoption of the Draft Te Tapunui Queenstown Hill Reserve Forestry Management Plan 2025; and
5. **Direct** officers to report back the recommendations of the hearings panel.

Motion carried unanimously.

5. **Application to the Gambling Commission By Skycity Queenstown Limited to Renew its Casino Venue Licence**

A report from Carrie Williams (Policy Manager) discussed the Council's potential engagement with the Gambling Commission on SkyCity Queenstown Limited's application to renew its casino venue licence. The report presented the casino licence renewal framework in New Zealand and the ways in which councils could participate but concluded that Council's involvement in the application process was not warranted.

Ms Williams, Ms Swinney and Ms Harbrow presented the report.

Councillor Smith noted that during the last review of the Gambling Policy there had generally been the view that problem gambling was not a major issue in the district. Ms Swinney confirmed that recent gambling data had not revealed any change in this position.

It was moved (Councillor Cocks, Councillor Guy):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of this report;
2. **Agree** that Queenstown Lakes District Council does not engage with the Gambling Commission on SkyCity Queenstown Limited's application to renew its casino venue licence; and



3. **Note** that members of the community can provide a submission to the Gambling Commissions publicly notified consultation process on SkyCity Queenstown Limited's application to renew its casino venue licence if they wish.

Motion carried unanimously.

6. Adoption of Wānaka Asset Sales Reserve 2025 Guidelines

A report from Giovanni Stephens (Community Investment Advisor) detailed how the financial reserve known as the Wānaka Asset Sales Reserve (WASR) had been established and the guiding principles for its use previously in force. The report noted that these principles had recently been reviewed and updated and at its meeting held on 8 May 2025, the Wānaka-Upper Clutha Community Board had recommended to Council that the guidelines be approved.

Mr Bailey presented the report. There was further discussion about future additions to the Wānaka Asset Sales Reserve. A recommendation considered at the previous meeting regarding the disposal of land in Ironside Drive, Wānaka should have included an automatic directive about Wānaka Asset Sales Reserve because it was Scurr Heights land. Reports on all other property sales in Wānaka should include a recommendation about where any proceeds should be deposited.

It was moved (Mayor Lewers, Councillor Tucker):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of this report; and
2. **Approve** the Wānaka Asset Sales Reserve 2025 Guidelines.

Motion carried unanimously.

7. Procurement Plan for Regulatory Services Contract

A report from Carrie Edgerton (Regulatory Support, Animal Control and Parking Manager) presented a Procurement Plan for a new Regulatory Services Contract. The report noted that due to the cost of this contract over a proposed seven-year term, it was necessary to go through a full procurement process. The report sought a delegation from Council to the Chief Executive to finalise the Procurement Plan and to enter into the necessary agreements to enact the intention of the Procurement Plan, using existing budgets.

Ms Edgerton, Mr Hall and Ms Harbrow. Officers clarified that the current contract was due to expire on 30 June 2026.



Members questioned the amount of cover for public liability insurance and asked officers to check the figure provided in the Procurement Plan.

Councillor Gladding questioned the use of 'utilising' in the recommendation. Mayor Lewers directed that any change to the recommendation needed to be achieved by way of a resolution. Councillor Gladding expressed concern about operating budgets and the potential for no limit to the delegation, indicating that because of this she would vote against the motion.

It was moved (Councillor Guy, Councillor Bruce):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of this report;
2. **Delegate** authority to the Chief Executive to make any final changes and execute the Procurement Plan; and
3. **Delegate** authority to the Chief Executive to enter into the necessary agreements to enact the intention of the Procurement Plan utilising the budgets summarised in this report.

Motion carried with Councillor Gladding voting against the motion.

8. Adoption of Draft Waste Management and Minimisation Plan 2025 for Public Consultation

A report from Sophie Mander (Strategy and Planning Manager Waste Minimisation and Management) presented the draft Waste Management and Minimisation Plan 2025 (WMMP) and a Statement of Proposal, recommending that they be adopted in order to undertake formal consultation in accordance with the Special Consultative Procedure. The report also proposed the formation of a hearings panel and proposed a hearings panel on the recommendation of the Chair of the Infrastructure Committee as being Councillors Tucker (as Chair), Bartlett and Guy, with the authority to consider submissions and make recommendations to Council on any changes to the Waste Management and Minimisation Plan prior to adoption

Ms Mander and Mr Avery presented the report. Ms Mander summarised how the current position had been reached. Councillor Whitehead offered to be a back-up if anyone named in the hearing panel was unable to act.

It was moved (Councillor Tucker, Councillor Guy):

That the Queenstown Lakes District Council resolve to:



1. **Note** the contents of this report;
2. **Adopt** the draft Waste Management and Minimisation Plan 2025, as per the statement of proposal, pursuant to section 44 of the Waste Minimisation Act 2008 and sections 83 and 87 of the Local Government Act 2002, for the purpose of undertaking formal consultation in accordance with the Special Consultative Procedure;
3. **Approve** the draft Waste Management and Minimisation Plan 2025 for consultation in June 2025;
4. **Delegate** the Chief Executive the power to approve minor amendments to the draft Waste Management and Minimisation Plan 2025, prior to public notification;
5. **Approve** the Otago Regional Waste Assessment 2023 be made publicly available with the draft Waste Management and Minimisation Plan 2025, pursuant to section 50 (3)(a) and 44(e) of the Waste Minimisation Act 2008; and
6. **Appoint** a hearings panel on the recommendation of the Chair of the Infrastructure Committee of Councillors Tucker (as Chair), Bartlett and Guy to consider submissions and make recommendations to Council on any changes to the Waste Management and Minimisation Plan prior to adoption.

Motion carried unanimously.

Councillor Gladding left the meeting at 4.14pm.

9. Chief Executive's Report

A report from the Chief Executive presented the follow matters:

- Recommendations from Community & Services Committee meeting held on 3 April 2025:
 - To vest reserves in the Whakatipu (Park Ridge Limited SH190488 and King Enterprises Limited Partnership RM230397)
 - To approve Glenorchy Airstrip Reserve Management Plan for public notification. .

It was moved (Mayor Lewers/Councillor Cocks):

1. **Note** the contents of this report;



Recommendations from Community & Services Committee

Proposed Reserves to Vest in the Whakatipu

2. **Approve** the vesting of the following reserves:
- a. Park Ridge Limited SH190488 (as varied by SH200008, SH210001 and RM240710) located in the Southern Corridor:
 - i. Three Recreation Reserves - Lots 800, 801 and 813, being 3,535m², 8,000m² and 5,200 m² in area;
 - ii. Two Local Purpose (Visual Amenity) Reserves – Lots 808 and 809 being 6,800m² and 7,600m² in area.
 - iii. Two Local Purpose (Access Way) Reserves – Lots 810 and 812 being 340m² and 199m² in area.

Subject to the following works being undertaken at the Applicant's expense:

- Compliance with the conditions of resource consent SH190488 (and all subsequent variations) which include:
 - i. Recreation Reserve Lot 800 must be vested within Stage 1 of the development and Lot 801 must be vested within Stage 2 of the development.
 - ii. The provision of Council standard water supply, and foul sewer laterals and suitable power supply to each of the recreational reserve lots (Lots 800, 801 and 813) to accommodate future Council facilities.
 - iii. The provision of a landscaping irrigation plan with suitable backflow prevention for landscaping to be vested in Council (if required).
 - iv. The submission of landscape plans to Council for certification by the Parks and Open Spaces Planning Manager.
 - v. Formation of off-road trails to a minimum Grade 2 trail typology under the QLDC Cycle Trail Design Standards & Specifications.
 - vi. The registration of a fencing covenant on any property adjoining any reserve under s6 of the Fencing Act 1978 to protect the Council from liability to contribute towards any work on a fence between any public reserve vested in or



administered by the Council and any adjoining land.

vii. A three-year maintenance period by the consent holder commencing from vesting of the reserve.

- A maintenance agreement for reserves, prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period in accordance with the Subdivision Code of Practice.
 - Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy 2016.
 - Presentation of the reserve in accordance with Council's policies.
- b. King Enterprises Limited Partnership RM230397, located in Shotover Country

i. Recreation Reserve – Lot 900, being 1,649m² in area

Subject to the following works being undertaken at the Applicant's expense:

- Compliance with the conditions of resource consent RM230397 (and any subsequent variations) which include:
 - i. Lot 900 (recreation reserve) must be vested in the first stage of the subdivision.
 - ii. The submission of landscape plans to Council for certification by the Parks and Open Spaces Planning Manager.
 - iii. The consent holder must obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested.
 - iv. The consent holder must fully implement all works as shown on the approved landscape plans.
 - v. Preparation of a draft pedestrian easement instrument for the right of way linking Lot 800 to Lot 900.



- vi. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between any public reserve vested in or administered by the Council and any adjoining land.
 - vii. Formation of all the trails within the public access easements.
 - viii. A maintenance agreement for reserve prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period.
 - ix. A three-year maintenance period by the consent holder commencing from vesting of the reserve.
 - x. The consent holder shall ensure that a fencing covenant, required under s6 of the Fencing Act 1978, is registered on all properties adjoining reserve land, to ensure that any reserves to vest in QLDC are protected and that Council has no liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land.
 - xi. The registration of a Consent Notice (or alternative encumbrance) on any land within the development adjoining the reserve, to ensure fences along or adjoining the reserve are no greater than 1.2metres in height and achieve at least 50% visual permeability.
- Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy 2016.
 - Presentation of the reserve in accordance with Council's policies
3. **Agree** that any reserve improvement contributions are offset against those payable in accordance with the Developments Contributions Policy current at the time of contributions payment subject to:



- a. Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the Parks & Open Spaces Planning Manager.
- b. Final approval of any reserve improvement costs to be delegated to the Parks & Open Spaces Planning Manager and is subject to the applicant demonstrating the actual costs of the improvements.
- c. If the cost of work to construct the approved plans exceeds the contributions available to be credited, the additional cost shall be at the Applicant's expense.

Glenorchy Airstrip Reserve Management Plan

4. **Approve** the Draft Glenorchy Airstrip Reserve Management Plan for public notification in accordance with section 41(6) of the Reserves Act 1977; and
5. **Appoint** three members from the Community & Services Committee (Councillors Bruce, Whitehead and Wong) to a panel, and one member from the Community & Services Committee (Councillor Ferguson) as a reserve panellist to hear and consider submissions received.

Motion carried unanimously.

Resolution to Exclude the Public

It was moved (The Mayor/Councillor Bruce):

That the Queenstown Lakes District Council resolve that the public be excluded from the following parts of the meeting.

Motion carried unanimously.

The general subject of each matter to be considered whilst the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

Confirmation of minutes

Item 6, Attachment A:	Valuation of 83-85 Arrowtown-Lake Hayes Road, Arrowtown
Item 7, Attachment A :	Alliance Delivered Projects – Annual Status Report



General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
<p>6. Attachment A: Valuation of 83-85 Arrowtown-Lake Hayes Road, Arrowtown</p>	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <p><i>Section and Grounds</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</p> <p><i>Reason for this recommendation</i> To enable the vendor and purchaser to complete contract negotiations in a private and confidential environment, without undue influence from other parties.</p> <p>The public interest in the item is acknowledged, but in this situation, the importance of protecting each party's negotiating position, outweighs the release of such information.</p>	<p>Section 7(2)(i)</p>



General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
<p>7. Attachment A: Alliance Delivered Projects – Annual Status Report</p>	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <p><i>Section and Grounds</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</p> <p><i>Reason for this recommendation</i> The attachment to this report contains commercial, budgetary, legal and risk information. Withholding this information is necessary to protect the commercial positions and relationships of QLDC and its negotiations with the participants of Kā Huanui a Tāhuna, the Whakatipu Transport Programme Alliance, and owners of private property.</p> <p>While it is acknowledged that there is a strong public interest in the use of ratepayer funds, in this situation, the importance of withholding commercially sensitive information and protecting QLDC's commercial position, outweighs the release of such information.</p>	<p>Section 7(2)(i)</p>



Agenda items:

Item 10: Award of New Parks Maintenance Contracts

Item 11: Land agreement with Willowridge Developments Ltd – Disposal of part of 101 Ballantyne Road and registration of easements

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
10. Award of New Parks Maintenance Contracts	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <p><i>Section and Grounds</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</p> <p><i>Reason for this recommendation</i> The details of the contract negotiations, pricing and evaluation of proposals contain commercially sensitive information that, if disclosed, could disadvantage the parties involved and affect the integrity of the procurement process. Therefore, excluding the public is necessary to maintain confidentiality and protect the interests of all parties.</p>	Section 7(2)(i)



General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
11. Land agreement with Willowridge Developments Ltd – Disposal of part of 101 Ballantyne Road and registration of easements	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <p><i>Section and Grounds</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)</p> <p><i>Reason for this recommendation</i> The report includes commercial negotiation details that need to be withheld to avoid prejudicing the Council's position.</p>	Section 7(2)(i)

This recommendation is 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 or Section 6 or Section 7 or Section 9 of the Official Information Act 1982 as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above with respect to each item.

The meeting went into public excluded 4.18pm.



PUBLIC EXCLUDED

Confirmation of public excluded minutes

It was moved (Mayor Lewers, Councillor Bruce):

That the Queenstown Lakes District Council resolve that the public excluded part of the minutes of the ordinary meeting of the Queenstown Lakes District Council held on 17 April 2025 be confirmed as a true and correct record.

Motion carried unanimously.

10. Award of New Parks Maintenance Contracts

A report from Adrian Hoddinott (Parks Contracts Manager) provided an update on the award of new parks maintenance contracts and sought agreement from Council to delegate authority for the Chief Executive to sign the contracts on terms acceptable to the Council. The contracts were for three large areas of parks maintenance:

- a. Open Spaces
- b. High Profile Turf; and
- c. Tracks & Trails maintenance

Mr Hoddinott, Mr Bailey and Mr Winterburn presented the report. Mr Hoddinott commented on the positive impact of contracting local firms to undertake this work. Officers commented that there had been sufficient financial tension in the tender to get good prices.

It was moved (Councillor Smith, Councillor White):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of this report;
2. **Approve** the award of Open Spaces/Arboriculture and Vegetation Maintenance in a single contract to Green by Nature;
3. **Approve** the award of the Tracks and Trails Maintenance Contract to Asplundh;
4. **Delegate** to the Chief Executive the power to sign the Open Spaces/Arboriculture and Vegetation Maintenance Contract with Green by Nature;
5. **Delegate** to the Chief Executive the power to sign the Tracks and Trails Maintenance Contract with Asplundh;



6. **Delegate** authority to the General Manager – Community Services to make public comment about this report and resolution once contracts' have been signed for Parks maintenance services;
7. **Delegate** to the Chief Executive for the approval to extend the Open Spaces/Arboriculture and Vegetation Maintenance Contract with Green by Nature beyond the initial five (5) year term on the basis that the formal performance model requirements of the contract are met and an endorsement of the Contract Control Group (Governance) is provided;
8. **Delegate** to the Chief Executive for the approval to extend the Tracks and Trails Maintenance Contract with Asplundh beyond the initial five (5) year term on the basis that the formal performance model requirements of the contract are met and an endorsement of the Contract Control Group (Governance) is provided; and
9. **Agree** that after the contracts' start date, the agenda report and attachments will be released with redactions to keep the commercially sensitive information regarding the contracts from being released (consistent with section 7(2)(i) of LGOIMA).

Motion carried unanimously.

11. Land agreement with Willowridge Developments Ltd – Disposal of part of 101 Ballantyne Road and registration of easements

A report from Simon Leary (Infrastructure Delivery and Engineering Manager) sought the Council's approval of new easements and a land disposal at 101 Ballantyne Road associated with Council's Upper Clutha Conveyance Scheme Wastewater (WW) project.

Mr Leary and Mr Avery presented the report. They confirmed completion of the matters discussed in the previous Willowridge report.

Some concern was expressed that although Council was paying for the land, the strip of land for Willowridge Developments Limited was for Nil consideration. Mr Avery agreed that the proposal was in the developer's favour but this had been the outcome of negotiations. It was also a critical land acquisition for Council for future road connections.

It was moved (Councillor Ferguson, Councillor Bruce):

That the Queenstown Lakes District Council resolve to:



1. **Note** the contents of this report;
2. **Approve** the Council's land [shown as Section 2 SO 608198 on Attachment C to this report] being declared as surplus land and approve its transfer to Willowridge Developments Limited (Willowridge) for NIL consideration subject to:
 - a. The completed acquisition of 1200m² and electrical easement from Willowridge to enable the expansion of Council's Wastewater Pump Station on Riverbank Road in accordance with the Public Works Act 1981 (PWA) [shown as Proposed Section 1 on Attachment B to this report]; and
 - b. On the satisfaction of the conditions of the Sale and Purchase Agreement dated 20 December 2024 between Council and Willowridge;
3. **Approve** the proposal for Council acquiring a services easement over the area marked "A' [as shown on Attachment D of this report] for NIL consideration subject to the satisfaction of the completed acquisition of 1200m² and electrical easement from Willowridge for the expanded Wastewater Pump Station [shown as Proposed Section 1 on Attachment B to this report];
4. **Agree** that each party will cover their own costs associated with the agreement;
5. **Delegate** final terms and conditions, along with minor area changes and signing authority, to the Chief Executive of Council; and
6. **Authorise** the report materials and resolution to be made public when all transactions are complete.

Motion carried unanimously.



The meeting came out of public excluded and concluded at 4.31pm.

Confirmed as a true and correct record:



MAYOR

27.06.25

DATE