

Audit, Finance & Risk Committee

2 October 2025

Report for Agenda Item | Rīpoata moto e Rāraki take [7]

Department: Corporate Services

Title | Taitara: Lakeview Development Programme

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to update the Audit, Finance and Risk Committee on the Lakeview development progress and key milestones.

Recommendation | Kā Tūtohu

That the Audit, Finance & Risk Committee:

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

Prepared by:



Name: Paul Speedy
Title: Manager Strategic Projects
19 September 2025

Reviewed and Authorised by:



Name: Mike Theelen
Title: Chief Executive
19 September 2025

Context | Horopaki

1. In October 2019, Queenstown Lakes District Council (QLDC) executed a development agreement (DA) with QT Lakeview Developments (the Developer) for the development of eight land parcels within the Lakeview precinct.
2. The DA is structured in a way that QLDC will progressively sell the land parcels (Super Lots) to the Developer in seven stages, which must then develop each Super Lot in accordance with a master development plan and documentation approved by QLDC having regard to QLDC's Project objectives and material outcomes for the development of the Lakeview precinct.
3. The Developer will progressively purchase the Super Lots. It will pay a base land payment to QLDC on settlement as and when it takes title to each Super Lot, together with 50% share of any super profit that may be achieved in respect of a stage calculated at the development completion of each stage.
4. QLDC must undertake the subdivision of the precinct to create the Super Lots (and separate title for each), which requires QLDC to complete specified roading and services infrastructure and site preparation works (Council Works). The Developer will develop each stage progressively in line with a programme, with key milestones and milestone dates.
5. Before the Developer can call for settlement of a Super Lot, it must satisfy a range of settlement conditions relating to document/design approval, consenting, funding, equity commitment and contractor engagement in respect of the Super Lot it wants to acquire.

Analysis and Advice | Tatāritaka me kā Tohutohu

Council Works programme

6. QLDC has advised the Developer a Council Works Completion date of 21 August 2024. Deferred stormwater works, to be completed by the Developer and allowed for in subdivision consent approval, are subject to design and consenting approval, which will then be vested as a Council asset.
7. Deferred market square works to be completed before the Developers stage 3 completion date. A schedule of QLDC decisions made is provided in **Attachment A**.

Developer's programme

8. The Developer has advised it is working toward a construction commencement date before the end of the year. This includes the documentation necessary for settlement of stage 1 and associated resource consent management plans required for the first building consents.
9. At the quarterly developer update, a public workshop held on 19 August, the stage 1 development financing and construction team members answered questions from Elected Members confirming their commitment to the project.

Table 1: QLDC Obligations

Milestone	Date	Status	Risk Rating
Infrastructure works commencement	30 Jun 2020	Achieved 1 Sept 2020	n/a
Infrastructure works commencement sunset date	30 Dec 2020	n/a	n/a
Council Works completion target date	30 Sept 2022	Deferred and accepted by the Developer, infrastructure works programme rebased to sunset date.	n/a
Council Works completion sunset date	30 Sept 2023	Council Works completion achieved 21 August 2024. Deferred market square works budget in Years 4 and 5 (2027/28 to 2028/29) of Long-Term Plan.	Low risk.

Table 2: Developer Obligations

Milestone	Date	Status	Risk Rating
Submission of stage 1 Development Documentation	9 Nov 2021	Achieved 16 Dec 2021, resource consent documentation approved 11 July 2022. Further developed design documentation to be provided following building consent and before settlement of stage 1.	n/a
Satisfaction of stage 1 Settlement Conditions	21 April 2025	Expected within the next 1 to 2 months.	Low risk.
Commencement of stage 1 Substantive Construction	21 June 2025	Within two months following stage 1 settlement.	Moderate risk.
Stage 1 Completion	21 August 2027	Contingent on construction commencement.	Moderate risk.
Fixed settlement sunset date	21 April 2026	20 months following the date of Council Works completion.	Low risk.
<i>NB: Milestones for future stages i.e. 2 to 7, can be reported on after the stage 1 settlement milestone is achieved.</i>			

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

10. This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because it is consistent with existing strategy and does not impact on the objectives set out in the Financial Strategy, Long Term Plan or Annual Plan.
11. Although the matter is of importance to the district and is of community interest, it is of low significance due to its alignment with the Councils existing contractual commitments.
12. The persons who are affected by or interested in this matter are all residents/ratepayers of the Queenstown lakes district community. As the significance of this matter is low and only for noting, no consultation with the community or local iwi is required.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

13. This matter relates to the Strategic/Political/Reputation. It is associated with RISK10015 Ineffective Governance within the QLDC Risk Register. This risk has been assessed as having a high residual risk rating.
14. The transparent reporting and monitoring of key development milestones will support QLDC by allowing it to retain the risk at its current level. The effectiveness of these controls shall be supported by the continued governance of the development milestones by the Audit, Finance & Risk Committee.

Financial Implications | Kā Riteka ā-Pūtea

15. QLDC has invested \$48 million (to date) for enabling subdivision infrastructure including site clearance costs. An overview of the Lakeview financial programme is provided below. All financial figures provided in the flowing tables are nominal cash flow amounts.

Table 3: Lakeview transaction return on investment (\$M).

Expected income from property disposal	88	note 1.
Less: transaction cost of sale	11	note 2.
Net income from property disposal	77	
Capital works (cost of sale)	52	note 3.
Net surplus	25	

Notes:

1. Assumed gross land payments (QT Lakeview Developments, Well Smart, land required for arterial etc.) not including super profit payments or value of Lynch Block (circa. 1 hectare).
2. Management overhead, contribution to affordable housing, transaction costs etc.
3. Direct capital works (site clearance and subdivision) costs of sale.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

16. The following Council policies, strategies and bylaws were considered:
- Vision Beyond 2050: A unique place. An inspiring future. He Wāhi Tūhāhā. He Āmua Whakaohoho, in particular the principles of thriving people | Whakapuāwai Hapori and zero carbon communities | Parakore Hapori.
 - Property Sale and Acquisition Policy (2014)
 - Significance & Engagement Policy | Te Kaupapa Here Hiraka Whakapā (2021).

- Disability Policy.
- Financial Contributions Headworks Policy.
- Development Contributions Policy (2021).
- Revenue and Financing Policy.
- Infrastructure Asset Management Strategy

17. The recommended option is consistent with the principles set out in the named policy/policies and included in the Long-Term Plan/Annual Plan.

Attachments | Kā Tāpirihaka

A	Lakeview development schedule of decisions and modifications
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