

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 2020	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.
23 June 2023	Chief Executive	Approved material modifications to the Master Development Plan (stage 1 and 2) arising from fast-track consenting process, after Council workshops (x2).
4 September 2023	Chief Executive	Executed development agreement variation to incorporate deferral of works for completion of the market square from the scope of Council Works completion milestone and settlement obligations associated with the approved Master Development Plan.
2 May 2025	Chief Executive	Consent granted for Ninety Four Feet to acquire all of the interest held by Centuria in the Development partnership.
18 December 2025	Chief Executive	Satisfaction of stage 1 settlement conditions.

Table 2: Pending/current QLDC decisions

Date	Decision level	Resolution/outcome
n/a	n/a	n/a

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 and 7.
	Just below threshold for material modification of proportionate mix.	Increases the number of co-living units in Lot 8.
	Minor change of proportionate mix.	Reduction of the number of apartments in Lots 8 and 7, due to the amalgamation of apartments.
	Minor change to design and development documentation.	Reduction of the number of carpark under the master development plan.
8 March 2022	Minor change to building footprint.	Increase of the building footprint within Lot 8 and 7.
	Minor change to building gross floor area (GFA).	Increases the building GFA within Lot 8 and 7.
23 June 2023	Material change to active frontages.	Reduction in the active frontages within Lot 7 of more than 10%, due to building viewshafts required for consent.
	Minor change to active frontages.	Increase in the active frontages with Lot 8, net increase in active frontages across both Lot 8 and 7.
	Material change in number of floors of buildings.	Decrease of more than one floor in the number of floors of buildings with Lot 8 and 7, due to height restrictions required for consent.
	Minor change to building gross floor area (GFA).	Decrease in the building GFA within Lot 8 and 7.
	Minor change of proportionate mix.	Reduction of the number of co-living units in Lot 8.
	Minor change of proportionate mix.	Decrease of the mixed-use commercial gross floor area (GFA) in Lots 8 and 7.
	Minor change to design and development documentation.	Reduction of the number of carpark under the master development plan.

Minor change to building footprint.

Reduction of the building footprint within Lot 8 and 7.

Table 5: Pending/current modifications to agreed documents

Date	Materiality	Description
TBC	TBC	The Developer has indicated (orally) at the 10 March 2026 Elected Member workshop it is considering amending the master development plan staging, to bring forward the development of Lot 12.