

4 November 2025

[REDACTED]
Sent via email to [REDACTED]

LG25-0291 - Albert Town Recreational Reserve Lease

Dear [REDACTED],

REQUEST FOR OFFICIAL INFORMATION – PARTIAL RELEASE OF INFORMATION

Thank you for your request for information held by the Queenstown Lakes District Council (QLDC). On 15 August 2025 you requested the following information under the Local Government Official Information and Meetings Act 1987 (LGOIMA):

1. **The lease agreement with Hampshire Limited for the camping area in the Albert Town Recreational Reserve.**
2. **Details on the decision-making process for, and any consultation about, which areas of the reserve to include in the lease.**
3. **I would like to know why areas along the Hawea riverbank that were not mapped as camping areas in the Albert Town Recreation Reserve Management Plan 2010 were included in the lease. These include the area now used as a car park for the footbridge to the Newcastle track; the area now used as a car park for the kayak slalom site; and the area known to locals as the "Big Eddy" immediately downstream of the Nohoanga area.**

QLDC RESPONSE

Partial release of information

In response to your request, we consulted with both the QLDC Parks and Open Spaces Team and the Knowledge Management Team.

1. **The lease agreement with Hampshire Limited for the camping area in the Albert Town Recreational Reserve.**

Please find attached a copy of the [Long Term Reserve Lease \(Camping Grounds\)](#) between QLDC and CCR Limited, with minor redactions. Our reasons for withholding the redacted information are outlined below.

Please note that the enclosed link will expire on 29 November 2025, 9:44 AM (UTC+12:00) Auckland, Wellington.

2. Details on the decision-making process for, and any consultation about, which areas of the reserve to include in the lease.

Please find enclosed an excerpt from the [Full Council Meeting Agenda](#), dated 26 February 2013, where the 'Campground Strategy' was first presented, including background information on all campgrounds, including the Albert Town Campground. The agenda also references the [Albert Town Recreation Reserve Management Plan](#), adopted by Council on 4 October 2010, which provides further details such as historical context, financial information, and maps of the Albert Town Campground area.

Following the Full Council meeting held on 26 February 2013, an [Expression of Interest](#) (EOI) process was undertaken to consider leasing the QLDC campgrounds, and a hearing was subsequently held. The enclosed [Agenda for the Hearing of Submissions](#) includes maps of the proposed lease areas. QLDC has also located a [Summary of the Campground Outsourcing Hearing](#), which includes references to the Albert Town Campground area.

Following this process, the campgrounds were leased to CCR Limited, who later assigned the lease to Hampshire Holiday Parks. The [Long Term Reserve Lease \(Camping Grounds\)](#) between QLDC and CCR Limited, signed on 31 October 2014, includes maps of each campground showing the relevant lease area—please refer to page 62 for the Albert Town Campground maps.

The Albert Town lease area has remained unchanged since the lease to CCR Limited in 2014; only the lessee changed as part of the 2023 assignment from CCR Limited to Hampshire Holiday Parks.

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3. I would like to know why areas along the Hawea riverbank that were not mapped as camping areas in the Albert Town Recreation Reserve Management Plan 2010 were included in the lease. These include the area now used as a car park for the footbridge to the Newcastle track; the area now used as a car park for the kayak slalom site; and the area known to locals as the "Big Eddy" immediately downstream of the Nohoanga area.

The [Albert Town Recreation Reserve Management Plan](#), developed in 2010 while QLDC managed the campground, includes a map on page 12 that primarily identifies the Nohoanga area and reflects the extent of the camping area as it existed under QLDC management.

Following the 2013 Council decision and consultation process, the Council became aware of a commitment to the Department of Conservation (DoC) to manage a portion of the Albert Town campground. To give effect to this commitment and consolidate campground management under a single operator, this additional land was included in the lease to CCR Limited. This reflected Council's intention to relinquish all resourcing and management responsibilities for the campgrounds, while retaining public access provisions within the lease for the Albert Town site.

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Decision to withhold information

We have good reason under section 7(2)(h) of the LGOIMA for refusing the information requested. We consider it is necessary to refuse the requested information on the basis of the following grounds:

- Section 7(2)(h) - the withholding of the information is necessary to—
enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities.

Section 7(2)(h) of the LGOIMA is designed to protect the ability of local authorities to carry out commercial activities without facing prejudice or disadvantage. This provision allows for the withholding of information that could potentially harm the competitive position of a local authority or affect its ability to conduct its commercial operations effectively. The purpose of this provision is to balance transparency with the need to ensure that local authorities can manage their commercial activities in a fair and undisturbed manner.

In this case, the withheld information pertains to commercial activities that, if disclosed, could give an unfair advantage to competitors or disrupt the authority's ability to negotiate or engage in commercial dealings. The withholding of this information ensures that the local authority can continue its activities without the risk of harm or disadvantage.

Therefore, the need to protect the local authority's commercial activities outweighs the public interest in the information being made available. The information is withheld to prevent any prejudice or disadvantage to the local authority's ability to carry out its business effectively.

Public interest considerations

In assessing whether to withhold information, QLDC carefully evaluates the public interest—particularly whether disclosure would enhance transparency, accountability, or informed public engagement. This assessment includes weighing those benefits against the potential harm that could result from releasing the information.

QLDC acknowledges the public interest in ensuring transparency and accountability among local authority members and officials and supports the principles of good governance. We remain committed to releasing information wherever appropriate. However, in this case, release of the information would likely prejudice the commercial position of the parties involved by disclosing details that could be used to their disadvantage in current or future negotiations or competitive processes. On balance, this potential harm outweighs the public interest in disclosure.

Therefore, QLDC has determined that section 7(2)(h) of the LGOIMA applies. The release of the requested information would be likely to unreasonably prejudice the commercial interests of the parties concerned, and no overriding public interest has been identified that would justify its disclosure.

Right to review the above decision

Note that you have the right to seek an investigation and review by the Ombudsman of this decision. Information about this process is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

If you wish to discuss this decision with us, please contact Naell.Crosby-Roe@qldc.govt.nz (Director Democracy Services).

We trust that the above information satisfactorily answers your request.

Kind regards,

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