

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 20 March 2025 commencing at 1.00pm

Present:

Mayor Glyn Lewers; Councillors Bartlett, Bruce, Cocks, Ferguson, Gladding, Guy, Smith, White, Whitehead and Wong

In attendance:

Mr Mike Theelen (Chief Executive Officer), Mr Tony Avery (General Manager, Property & Infrastructure), Mr Ken Bailey (General Manager, Community Services), Ms Katherine Harbrow (General Manager, Assurance, Finance & Risk), Ms Meaghan Miller (General Manager, Corporate Services), Ms Michelle Morss (General Manager, Strategy & Policy), Mr David Wallace (General Manager, Planning & Development), Ms Carrie Williams (Policy Manager), Mr Luke Place (Principal Policy Advisor), Mr Naell Crosby-Roe (Stakeholder & Democracy Services Manager), Mr Gareth Noble (Risk & Compliance Manager), Ms Marie Day (Community Partnerships Manager), Ms Amy Galloway (Responsible Camping Programme Manager), Mr Roger Davidson (Property Director), Ms Christina Hitchcock (Property Advisory Manager), Mr Stefan Amston (Facilities & Fleet Manager), Mr Simon Leary (Infrastructure Delivery & Engineering Manager), Mr Caleb Dawson-Swale (Business Planning Manager), Ms Charlotte Wallis (Business Planning Project Manager) Mr Jon Winterbottom (Democracy Services Team Leader), Mr Ben Scott (Web & Digital Communications Advisor) and Ms Jane Robertson (Senior Democracy Services Advisor); no members of the media and approximately 10 members of the public

Apologies/Leave of Absence Applications

There were no apologies, noting however that Councillor Tucker was on an approved leave of absence.

The following new requests for leave of absence were made:

- The Mayor: 23 April – 11 May 2025
- Councillor Bruce: 21 April – 9 May 2025
- Councillor White: 22 September – 6 October 2025

It was moved (The Mayor/Councillor Bartlett):

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

Motion carried unanimously.

Declarations of Conflict of Interest

Councillor White declared a conflict of interest on user fees and charges (item 1). She undertook to sit back from the table for this item and take no part in discussion or voting.

Special Announcements

The Mayor acknowledged the recent passing of former Councillor, John MacDonald.

Public Forum

1. Pierre Marasti, Extinction Rebellion: Global warming

Mr Marasti noted that electrification was now urgent because of another very warm month. Insurance actuaries had warned that without meaningful and immediate action, global warming would exceed 2° by 2050, causing global GDP to drop and many human deaths. Those in power were not acting urgently enough and each individual needed to take responsibility for their own actions. Air pollution in the region would rise over the coming months due to the many wood fires in winter and solid fuel burning needed to be made non-complying throughout the district.

2. Samuel Belk ('Q'): Significance of Gibbston Valley

Mr Belk spoke about the qualities of Gibbston Valley, noting that it was more than the original home of bungy jumping and a place of award winning vineyards, but also possessed highly productive soils and had recently achieved global dark sky status. It also had an intangible open space quality that defied definition and these qualities needed to be preserved.

3. Erna Spijkerbosch: Impact of freedom camping

Mrs Spijkerbosch expressed concern about the unacceptable consequences of allowing freedom camping in the district. Streets and lake edges had become visitors' bedrooms and toilets with campers hanging their washing out in public and performing personal ablutions in the lake. Portable toilets in vehicles were rarely used and this was 'free camping', not freedom camping. Infringements and education only had limited effect because of the rapid turnover of visitors.

4. Rob Grieg: Impact of freedom camping

Mr Grieg was a resident of Park Street and owned a business in Hamilton Road and he had never previously observed such bad behaviour from freedom campers. They entered Pinewood Lodge unauthorised to use its shower facilities, stole items from the communal kitchen and filled the rubbish bins. He walked his dog from Park Street along the lakeside and the dog often returned covered in human excretions. He did not consider that this supported a clean, green image.

5. Conor McNicholas: Sale of 6 Merioneth Street, Arrowtown

Mr McNicholas advised that he had leased 6 Merioneth Street for 15 years and it was both his private residence and his studio. He had wanted the property to be part of an arts precinct and he had established plantings, built dry stone walls and made internal improvements to the property at his own cost. It had been purchased with public money (the Arrowtown Endowment Fund) so any proceeds should not go into the QLDC coffers. He asked for first right of refusal to purchase the property (rather than a developer) and also sought three registered valuations.

Confirmation of Agenda

It was moved (The Mayor/Councillor White):

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

Motion carried unanimously.

Confirmation of minutes

13 February 2025 (Ordinary meeting)

It was moved (The Mayor/Councillor Cocks):

That the Queenstown Lakes District Council resolve that the minutes of the ordinary meeting of the Queenstown Lakes District Council held on 13 February 2025 be confirmed as a true and correct record.

Motion carried unanimously.

25 February 2025 (Ordinary meeting)

It was moved (The Mayor/Councillor Whitehead):

That the Queenstown Lakes District Council resolve that the minutes of the ordinary meeting of the Queenstown Lakes District Council held on 25 February 2025 be confirmed as a true and correct record.

Motion carried unanimously.

Councillor White withdrew from taking part in the following item.

1 **Adopt User Fees and Charges draft Statement of Proposal**

A report from Charlotte Wallis (Business Planning Project Manager) presented a Statement of Proposal to conduct consultation on proposed user fees and charges for 2025/26. The report recommended various increases to user charges and proposed forming a hearing panel to hear submissions and make a recommendation to Council. The proposed hearing panel was Councillor Bartlett, Councillor Cocks and Councillor Guy. The report noted that changes to the Development Contributions Policy were also proposed but they were not open for public consultation.

Ms Harbrow and Ms Miller presented the report. Ms Harbrow noted that the Council's Revenue and Financing Policy set out how funding for each Council activity was apportioned between private and public benefit. She added that increased user charges were necessary to minimise the rise in rates.

Councillor Gladding noted that the report advised that fee increases were in line with the Consumer Price Index (CPI), but she was keen to understand where charges were different from CPI. Ms Harbrow noted that increased user charges were also needed to reflect higher costs in all of Queenstown Lakes District Council's (QLDC) activities and in preference to making small incremental increases over large increases.

Councillor Gladding advised unless the statement saying that fee increases were in line with CPI was withdrawn, she intended to vote against the motion.

It was moved (Councillor Bartlett/Councillor Bruce):

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of this report;**
- 2. Adopt the user fees and charges draft Statement of Proposal for consultation (and accompanying proposed fee schedule for financial year 2025/2026) in accordance with section 83 of the Local Government Act 2002;**
- 3. Note the updated Development Contributions Policy 2025-2026 and accompanying website copy explaining the changes; and**
- 4. Appoint Councillor Gavin Bartlett, Councillor Lyal Cocks and Councillor Lisa Guy to the hearings panel to hear submissions and make a recommendation to Council on the user fees and charges for the financial year 2025/2026.**

Motion carried with Councillor Gladding voting against the motion.

Councillor White returned to the table.

2. Adoption of the Easter Sunday Shop Trading Policy 1991

A report from Carrie Williams (Policy Manager) presented an Easter Sunday Shop Trading Policy 2025 for adoption following a period of public consultation and a hearing.

Ms Williams presented the report.

Councillor Guy asked why the recommendation specified a notice about Easter Sunday trading each Easter when workers' rights were already protected under New Zealand employment law. Ms Williams advised that by adopting a policy, it created a responsibility on the Council, albeit not a statutory responsibility. She noted that the notice would be managed by the communications team but stressed that the policy did not apply to Good Friday. The policy would be in place for the next three years, after which it would be subject to review again.

It was moved (Councillor Wong/Councillor Gladding):

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of this report; and**
- 2. Adopt the draft Easter Sunday Shop Trading Policy 2025, with the following change to the draft policy that went out for consultation [that is included at Attachment A]:**

"The Act and the Employment Relations Act 2000 allows shop employees to decide not to work on Easter Sunday, without any implications to their employment relationship, and also places certain obligations on employers. The Act sets out the requirements and timing for the written notices an employer who proposes to trade on Easter Sunday must give to affected employees, and which affected employees who decide not to work on Easter Sunday must give to their Employer."

- 3. Resolve that the Easter Sunday Shop Trading Policy 2025 will come into effect on 20 March 2025; and**
- 4. Recommend that the Shop Trading Hours Act 1990 provisions relevant to Easter Sunday trading be outlined as part of notice to the community of the Easter Sunday Shop Trading Policy 2025, and subsequently on an annual basis prior to Easter.**

Motion carried unanimously.

3. Adoption of Draft Navigation Safety Bylaw 2025

A report from Luke Place (Principal Policy Advisor) introduced and discussed the draft 2025 QLDC Navigation Safety Bylaw following public consultation and a hearing of submissions, recommending that it be adopted.

Mr Place and Ms Williams presented this report and the report following.

Mr Place noted that there remained a difference of opinion between officers and the hearing panel in relation to communication devices (clause 19). He added that there were some errors in the mapping location references in the final bylaw and suggested that the Council add a further part to the resolution authorising officers to correct these references:

Authorise officers to correct errors in mapping location references in the final bylaw.

Councillor Smith (as chair of the hearing panel) commented further, thanking officers for their hard work during the process, adding that good quality submissions had been received. He noted that after the hearing, the panel had received more information about ski lanes and had recommended acceptance of those changes.

The recommendation of the hearing panel in relation to communication devices was different from officers and was as follows:

19.1 The person in charge of any power-driven vessel or any vessel greater than 6 metres in length must ensure at least one form of communication equipment...

The officer recommendation was in accordance with the Maritime New Zealand position and was twofold:

19.1 The person in charge of a power-driven vessel must ensure two independent forms of communication equipment...

19.2 A person in charge of a non-powered vessel being operated 200 metres or more from the shore must ensure that at least one form of communication equipment....

It was noted that part (5) of the recommendation dealt with communication devices. The Mayor advised that he would take part (5) separately and then incorporate the eventual decision as part of the substantive motion.

It was moved (Councillor Gladding/Councillor Whitehead):

That the Queenstown Lakes District Council resolve to:

- 5. Adopt the draft Navigation Safety Bylaw 2025 / Te Ture ā-Rohe mō te Haumarū Whakāterangi 2025 with the changes recommended by the Hearing Panel and incorporating the further advice recommended by officers relating to ski lanes; and with respect to clause 19 of the draft bylaw (communication devices) adopt the further changes advised by officers;**

The motion was put and lost 5:6, with Councillor Bartlett, Councillor Bruce, Councillor Cocks, Councillor Guy, Councillors Smith and Councillor White voting against the motion.

It was moved (Councillor White/Councillor Cocks):

That the Queenstown Lakes District Council resolve to:

- 5. Adopt the draft Navigation Safety Bylaw 2025 / Te Ture ā-Rohe mō te Haumarū Whakatere 2025 with the changes recommended by the Hearing Panel and incorporating the further advice recommended by officers relating to ski lanes; and with respect to clause 19 of the draft bylaw (communication devices) adopt the changes as recommended by the Hearing Panel;**

The motion was put and carried 6:5, with the Mayor, Councillor Ferguson, Councillor Gladding, Councillor Whitehead and Councillor Wong voting against the motion.

Part (5) became part of the substantive motion and a new part (8) was added.

It was moved (Councillor Smith/Councillor Cocks):

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of this report;**
- 2. Note that on 19 September 2024, Council determined, pursuant to section 155(1) of the Local Government Act 2002, that a bylaw is the most appropriate way of addressing the risks of navigation safety on the district's navigable waters;**
- 3. Determine prior to making the bylaw, pursuant to section 155(2)(a) of the Local Government Act 2002, that the draft Navigation Safety Bylaw 2025 / Te Ture ā-Rohe mō te Haumarū Whakatere 2025 is the most appropriate form of bylaw;**
- 4. Determine pursuant to section 155(2)(b) of the Local Government Act 2002, that the draft Navigation Safety Bylaw 2025 / Te Ture ā-Rohe mō te Haumarū Whakatere 2025 does not give rise to any implications under the New Zealand Bill of Rights Act 1990;**
- 5. Adopt the draft Navigation Safety Bylaw 2025 / Te Ture ā-Rohe mō te Haumarū Whakatere 2025 with the changes recommended by the Hearing Panel and incorporating the further advice recommended by officers relating to ski lanes; and with respect to clause 19 of the draft bylaw**

(communication devices) adopt the changes as recommended by the Hearing Panel;

6. Resolve that the draft Navigation Safety Bylaw 2025 / Te Ture ā-Rohe mō te Haumarū Whakatere 2025 will come into effect on 20 March 2025 and that the Navigation Safety Bylaw 2018 is revoked on 20 March 2025;
7. Note that in accordance with section 157 of the Local Government Act 2002, public notice be given of the draft Navigation Safety Bylaw 2025 / Te Ture ā-Rohe mō te Haumarū Whakatere 2025, advising:
 - a. that the Navigation Safety Bylaw 2025 / Te Ture ā-Rohe mō te Haumarū Whakatere 2025 will come into force on 20 March 2025;
 - b. that copies of the Navigation Safety Bylaw 2025 / Te Ture ā-Rohe mō te Haumarū Whakatere 2025 may be inspected, without fee, at all Council offices.
8. Authorise officers to correct errors in mapping location references in the final bylaw.

Motion carried unanimously.

4. Freedom Camping: Issues and Options

A report from Luke Place (Principal Policy Advisor) assessed the current operating environment and perceived problems arising from freedom camping and discussed a range of options to manage the perceived problems of freedom camping. The report recommended that development of a new Freedom Camping Bylaw (together with other non-regulatory tools) was the way forward for the Council to adopt.

Mr Bailey, Mr Place, Ms Day and Ms Galloway presented the report. Officers noted that, subject to the Council's decision at this meeting, it was intended to complete the Special Consultative Procedure and adopt a new Freedom Camping Bylaw by September 2025 so that a regulatory framework was in place for summer 2026. At present, any enforcement was undertaken pursuant to the Reserves Act 1977 and using overnight parking provisions contained in the QLDC Traffic and Parking Bylaw 2018.

Members observed that although Figure 1 (page 6, officer report) showed only figures from those who used the Campermate app (and not an overall total number of campers), it was evident that freedom camping was a bigger issue in the Queenstown Lakes District than anywhere else in New Zealand. There was also plenty of evidence of the adverse effects of freedom camping and previously, a bylaw had helped to manage these effects.

It was moved (Councillor Bartlett/Councillor Whitehead):

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of the report;**
- 2. Determine that a Freedom Camping Bylaw is the most appropriate way of addressing the perceived problems with freedom camping in the Queenstown Lakes District**

Motion carried unanimously.

The meeting adjourned at 2.53pm and reconvened at 3.01pm.

5. Draft Policy on Council Meetings Across the District 2025

A report from Jon Winterbottom (Democracy Services Team Leader) put forward a new policy on Council meeting locations to reflect the Council's intent to hold regular meetings in Wānaka-Upper Clutha. It also fulfilled one of the actions sought by the Local Government Commission in response to the 2024 petition from the Wānaka-Upper Clutha Ward to leave the district and form its own local authority.

Mr Winterbottom and Mr Crosby-Roe presented the report. It was noted that the definition of meeting had been extended also to include 'urgent' meetings (added by a recent law change). In addition, the policy did not apply to meetings of the Wānaka-Upper Clutha Community Board which could therefore make its own decisions about its meeting locations.

Under the policy, remote attendance was at the Chair's discretion which was consistent with current Standing Orders. Mr Crosby-Roe noted that this could be altered in a review of Standing Orders and it was planned to present a new template of Standing Orders to the Council in July 2025.

It was moved (Councillor Smith/Councillor Wong):

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of this report;**
- 2. Revoke the policy 'Council Meetings – Wanaka' (1994);
and**
- 3. Adopt the draft policy Council Meetings across the District 2025.**

Motion carried unanimously.

6. **Financial Delegation Limits from Council to the Chief Executive**

A report from Naell Crosby-Roe (Stakeholder & Democracy Services Manager) proposed new financial delegation limits for the Chief Executive for Council approval. The proposed new limits were as follows (previous limits in red text and proposed limits in green):

Borrowing approved in Long Term Plan (LTP) or Annual Plan

- A maximum of ~~\$30,000,000~~ \$100,000,000 of principal plus the associated interest payments, where the borrowing complies with the Treasury Management Policy;

Other transactions together with Mayor or Deputy Mayor

- a maximum of ~~\$7,500,000~~ \$10,000,000 for capital expenditure and a maximum of ~~\$5,000,000~~ \$6,500,000 for operational expenditure

Other transactions acting alone

- a maximum of ~~\$4,000,000~~ \$5,000,000 for capital expenditure; and
- a maximum of ~~\$1,000,000~~ \$1,500,000 for operating expenditure; and
- a maximum of \$4,000,000 for grants to Destination Queenstown which are approved by Council in LTP or Annual Plan.

Mr Crosby-Roe and Ms Harbrow presented the report. Ms Harbrow noted that the size of swaps continued to increase so the proposed limits were intended as a practical solution. The borrowing limits had last been reviewed in 2018 and the other limits in 2014.

There was further discussion of a recent transaction that had exceeded the Chief Executive's current delegated maximum authority and had therefore required approval by the Chair of the Audit, Finance & Risk Committee and the Mayor. Ms Harbrow noted that this process had taken three days and, in that time, the interest rates had moved. Alternatively, it could have been presented to a Council meeting for consideration.

It was moved (Councillor Cocks/Councillor Smith):

That the Queenstown Lakes District Council resolve to:

1. **Note the contents of this report;**
2. **Note the recommendation of the Audit, Finance & Risk Committee to "consider increasing the power of the Chief Executive Officer alone to commit the Council to borrowing which has been approved in the Long Term Plan or Annual Plan to financial instruments for a maximum of \$50,000,000 of principal plus the associated interest payments and where the borrowing complies with the Treasury Management Policy.";**

3. Retrospectively approve the Chief Executive in signing the Local Government Funding Agency rollover documents for \$87,000,000 on 26 February 2025;
4. Approve the proposed general delegations to the Chief Executive (Attachment A); and
5. Note these delegations will take effect immediately and the Queenstown Lakes District Council Register of Delegations will be updated and published on the Council's website within one month of this resolution.

Councillor Whitehead asked how frequently transactions would be more than \$50,000,000. Ms Harbrow responded that it was anticipated this would occur on two occasions in 2025.

Councillor Whitehead noted that the recommendation from Bancorp had been to increase the limit to \$50,000,000, and it was therefore a significant jump to propose an increase to \$100,000,000. She added that her concerns were not due to a lack of trust in the Chief Executive.

It was moved as an amendment (Councillor Whitehead/ Councillor Wong):

That the Queenstown Lakes District Council resolve to:

1. Approve the proposed general delegations to the Chief Executive (Attachment A) with the maximum limit for the Chief Executive acting alone to commit the Council to borrowing amended to to \$50,000,000 instead of \$100,000,000; and
2. Approve the Chief Executive to sign the Local Government Funding Agency rollover documents for \$70,000,000 on 15 April 2025.

The amendment was put and lost (4:7) with the Mayor, Councillor Bruce, Councillor Cocks, Councillor Ferguson, Councillor Guy, Councillor Smith and Councillor White voting against the motion.

Discussion returned to the original motion. A request was made to separate the motion into two parts and vote separately on clauses (1)-(3) and then (4)-(5).

Parts (1)-(3) of the motion were put and carried unanimously.

Parts (4)-(5) of the motion were put and carried with Councillors Gladding, Whitehead and Wong recording their votes against the motion.

7. Disposal of 6 Merioneth Street

A report from Christina Hitchcock (Property Advisory Manager) sought Council approval to dispose of ['sell'] the residential property at 6 Merioneth Street, Arrowtown, identified in the land strategy as now being surplus to the Council's requirements.

Ms Hitchcock, Mr Davidson and Mr Avery presented the report. It was noted that this property had been declared surplus to the Council's needs for some time and its future had been discussed at the Council table on several previous occasions. The Council was able to direct if it would be a preferential or public sale. An agent would be selected by a competitive tender process.

Councillor Guy noted that the house was located in the heritage zone of Arrowtown and asked whether this would impact future development of the site. Mr Avery advised that the area was zoned Arrowtown Residential Historic Management but any development of the site in a different way would require resource consent.

There was discussion about how any proceeds could be ring-fenced for Arrowtown. In response, it was noted that officers would check the policy on whether proceeds from any sale are returned to the Arrowtown Endowment Fund.

Councillor Gladding advised that she could not support the recommendation without further information about the cost and benefits of a sale. Mr Avery noted that there had been no financial analysis of the proposal because it had been determined previously that the property was surplus to the Council's requirements.

It was moved (Councillor Bruce/The Mayor):

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of this report;**
- 2. Approve Council officers to commence the disposal of this property;**
- 3. Delegate final terms and conditions along with the sales approach, appointment of a real estate agency, negotiation of sale price and placement of any easements or covenants and signing authority to the Chief Executive of Council; and**
- 4. Agree that Attachment A shall remain public excluded until an unconditional Sales and Purchase Agreement has been entered into with the purchaser.**

Motion carried with Councillor Gladding voting against the motion.

8 Chief Executive's Report

A report from the Chief Executive presented the follow matters:

- A recommended change to officer delegations: Removing 'Chief Engineer' (a position no longer in existence) as the officer delegated to approve minor extensions to water supply scheme boundaries or wastewater scheme boundaries and replacing with **Infrastructure Delivery & Engineering Manager**;
- Recommendation from the Wānaka-Upper Clutha Community Board for the Council to grant a lease to Otago Regional Council to site an air quality and environmental monitoring station in the Upton Street Reserve;
- Recommendation from the Wānaka-Upper Clutha Community Board for the Council to grant a licence to Connexa to site a telecommunications tower in the Forest Heights Reserve; and
- Recommendation from Audit, Finance & Risk Committee (AFRC) for the Council to adopt a new Risk Management Policy.

Risk Management Policy

Councillor Gladding expressed concern about the Three Lines Model as appended to the new Risk Management Policy. She questioned the dual lines of reporting for internal audit to AFRC and Council. She did not consider that the Three Lines Model was effective because it placed the Chief Executive at the very centre directing the internal audit review. She believed the Institute of Internal Auditors model was superior.

Mr Noble joined the table to explain further the Risk Management Policy. He noted that a commitment had been made to review the Terms of Reference for AFRC to approve the internal audit programme and this would take place early in the next triennium when new committees were being established, probably in December 2025.

Councillor Gladding advised that she wanted to amend the recommendation by adding a further part that would acknowledge a future review of the Terms of Reference and include an assurance that a new Risk Management Policy will be developed:

7. *(b) Direct staff to review the roles of the Internal Assurance Lead, Chief Executive, Audit Finance & Risk Committee and elected Council with respect to the Three Lines Model within the Risk Management Policy; the review will occur when the Delegations Register and Committee Terms of Reference are agreed at the start of the next triennium and will consider options for improving the independence of the Third Line and its connection to the governing body.*

Councillor Smith suggested that the Risk Management Policy should lie on the table in the interim, with AFRC to shape its final form.

Councillor Cocks raised a Point of Order because Councillor Gladding had raised the same concerns at the 6 March 2025 AFRC meeting and had moved a similar amendment, although it had not been seconded and it effectively negated a committee decision (Standing Orders 22.5 (c) and (d)).

The Mayor advised that he did not accept the proposed amendment.

The Mayor was asked to take the vote on separate parts of parts of the motion, thus: Parts (1) and (3)-(6); Part (2); and Part (7).

It was moved (Councillor Cocks/Councillor Guy):

That the Queenstown Lakes District Council resolve to:

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

Recommendations from Wānaka-Upper Clutha Community Board

Otago Regional Council air quality and environmental monitoring station lease in Upton Street Reserve

- 3. Approve a new lease, in accordance with section 54(1) of the Reserves Act 1977 to the Otago Regional Council over part of Section 3 Block XXXV TN OF Wānaka subject to the following terms and conditions:**

Commencement	1st November 2024
Term	10 years
Renewal	Two rights of 5 years by agreement of both parties
Insurance	Requirement to have public liability insurance of \$2 million

- 4. Agree to delegate remaining terms and conditions to the General Manager, Community Services.**

Communications Station Licence for Connexa within Forest Heights Reserve, Wānaka

5. Grant a licence in accordance with section 48(A) of the Reserves Act 1977 to Connexa Ltd over part of lot 721 deposited plan 399076 known as Forest Heights Reserve, Wānaka, subject to the following terms and conditions:

Commencement	Upon receiving resource consent
Term	6 years
Renewal	Two rights of renewal of 6 years each
Rent	Market rental to be assessed by valuation
Rent Reviews	Every 3 years

6. Agree to delegate remaining terms and conditions to the General Manager, Community Services.

Motion carried unanimously.

It was moved (Councillor Cocks/Councillor Guy):

That the Queenstown Lakes District Council resolve to:

Delegation for Water Supply Boundary Adjustment Policy

2. Agree that the delegated authority to assess and approve minor extensions to water supply scheme boundaries or wastewater scheme boundaries, as per the Water Supply & Wastewater Scheme Boundary Adjustment Policy, be delegated to the Infrastructure Delivery & Engineering Manager;

Motion carried with Councillor Gladding voting against the motion.

It was moved (Councillor Cocks/Councillor Guy):

That the Queenstown Lakes District Council resolve to:

Recommendation from Audit, Finance & Risk Committee

7. Adopt the Risk Management Policy dated March 2025 and revoke the previous Risk Management effective from 1 July 2025.

Motion carried with Councillor Gladding and Councillor Whitehead voting against the motion.

Resolution to Exclude the Public

It was moved (The Mayor/Councillor Bartlett):

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:

Agenda items

- Item 7: Valuation of 6 Merioneth Street, Arrowtown
Item 9: Facilities Maintenance Management Contract
Item 10: Land Agreements with Willowridge Developments Ltd

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
7. Valuation of 6 Merioneth Street, Arrowtown	<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>	Section 7(2)(i)

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
<p>9. Facilities Maintenance Management Contract</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 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>	<p>Section 7(2)(i)</p>
<p>10. Land agreements with Willowridge Developments Ltd</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 report includes commercial negotiation details that need to be withheld to avoid prejudicing the Council's position.</p>	<p>Section 7(2)(i)</p>

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 at 4.39pm.

The meeting came out of public excluded and concluded at 5.03pm.

MAYOR

DATE