

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 17 April 2025 commencing at 10.00am

Present:

Mayor Glyn Lewers; Councillors Bartlett, Bruce, Cocks, Ferguson (online), Gladding (online), White 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 Carrie Williams (Policy Manager), Mr Anthony Hall (Regulatory Manager), Mr Simon Battrick (Sport & Recreation Manager), Mr Geoff Mayman (Commercial & Procurement Manager), Mr Campbell Guy (Policy Advisor), Mr Naell Crosby-Roe (Stakeholder & Democracy Services Manager), Mr Richard Powell (Infrastructure Development Engineering Manager), Mr Sam Metcalfe (Infrastructure & Development Engineer), Mr Roger Davidson (Property Director), Ms Isabelle Logez (Monitoring, Enforcement & Environmental Manager), Ms Christina Hitchcock (Property Advisory Manager), Mr Ben Scott (Web & Digital Communications Advisor) and Ms Jane Robertson (Senior Democracy Services Advisor); no members of the media and approximately 30 members of the public

Apologies/Leave of Absence Applications

Councillor Guy, Councillor Smith, Councillor Tucker and Councillor Whitehead were on approved leave of absence.

The following new requests for leave of absence were made:

- Councillor Wong: 14-20 May 2025
- Councillor Cocks: 20-24 May 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

No declarations were made.

Special Announcements

None.



Public Forum

1. Nicholas Cantaro (Frankfurt Hotdog Company): Lakeside Traders

Mr Cantaro was a lakefront food trader and encouraged the Council to work with the group to find an appropriate solution under the bylaw because banning traders was not the right approach. Queenstown did not have many street food vendors and tourists enjoyed being able to buy street food. The current situation was stressful for vendors because for many it was their main employment.

2. Monica Banhidi: Lakeside Traders

Ms Banhidi stated that street food vendors added life and vibrancy to Queenstown's central business district and many were proud ambassadors for the district. Visitors seemed to enjoy their presence and banning the vendors was not a constructive solution. Under current rules only 3 or 4 stalls would be allowed and vendors would be required to move every hour. This was an unworkable requirement but the traders were a law abiding community and wanted to comply with Council rules. She echoed the suggestion of working with the Council to find a practical solution.

3. Oliver Nutt (Bao Wow Ltd): Lakeside Traders

Mr Nutt considered that the officer report on lakeside traders was generally fair but he did not agree that the presence of lakeside traders was negative and the only option to resolve the situation was to ban them. He also supported discussion with the Council to arrive at a workable solution. He noted that some had tried to move every hour but this had proved impractical and dangerous when busy. Vendors wanted to comply with Council rules and banning them was not the answer.

4. Robert Yang: Gibbston Character Zone

Mr Yang advised that he had lived in Gibbston for five years and he quoted the section of the District Plan which described the Gibbston Special Character Zone. He highlighted the District Plan's objectives and policies to recognise the special character of Gibbston and protect it from inappropriate activity. A massive housing development in Gibbston was clearly contrary to the objectives to preserve and protect the landscape and he asked the Council to work with local residents to protect this vulnerable zone.

5. Pierre Marasti, Extinction Rebellion: Global warming

Mr Marasti noted that March 2025 had been the second warmest March in history. This ongoing dryness impacted access to water, something essential for life, and water scarcity had recently required Japan and Mediterranean areas to implement emergency measures. New developments were now halted in Auckland until necessary infrastructure was in place and such an approach should also be adopted in this district. Queenstown Airport was the primary cause of increasing the number of people in town and the Council should not support the airport using its funds to expand the airport.



Confirmation of Agenda

It was moved (The Mayor/Councillor Cocks):

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

Motion carried unanimously.

Confirmation of minutes

20 March 2025 (Ordinary meeting)

The following amendments were made to page 4 of the draft minutes (additions underlined; deletions ~~strike through~~):

- Councillor Gladding noted that the report advised that fee increases were in line with the Consumer Price Index (CPI), and she asked what officers would do when the actual cost attributable to users was not in line with ongoing CPI increases. ~~but she was keen to understand where charges were different from CPI.~~ Ms Harbrow noted ...
- Councillor Gladding advised that unless the ~~statement saying that fee increases were in line with CPI was withdrawn,~~ comment in the consultation document stating that as part of the Long Term Plan it was agreed that user fees and charges would be adjusted based on CPI and rounding, she intended to vote against the motion.

It was moved (The Mayor/Councillor Bruce):

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 20 March 2025 as amended be confirmed as a true and correct record.

Motion carried unanimously.

1 April 2025 (Extraordinary meeting)

The following amendment was made to page 1 of the draft minutes:

- Addition of Councillor White voting against the Confirmation of Agenda motion.

It was moved (The Mayor/Councillor White):

That the Queenstown Lakes District Council resolve that the minutes of the extraordinary meeting of the Queenstown Lakes District Council held on 1 April 2025 as amended be confirmed as a true and correct record.



Motion carried (with Councillor Gladding abstaining from voting).

1 Queenstown Lakefront Traders and Activities in Public Places Bylaw 2023

A report from Isabelle Logez (Monitoring, Enforcement & Environmental Manager) proposed a variety of ways to deal with Queenstown lakefront traders who were occupying the area beside Lake Whakatipu in breach of the Activities in Public Places Bylaw 2023. Of three possible pathways previously considered, the officer report recommended that the Council exercise Clause 11.2 of the bylaw and prohibit trading from the Queenstown Lakefront and potentially other locations.

Ms Logez, Mr Hall, Ms Williams and Mr Davidson presented the report.

There was discussion about the reasons why the bylaw did not work as intended, with officers noting that street vendors operated under the rules established to manage buskers, although their operational needs were different. Officers also advised that the bylaw amendments required to provide specifically for street traders were significant and would require a full bylaw review, but under current scheduling, the bylaw was not due for review until 2028. Ms Williams confirmed that a full bylaw review could take up to two years, although in some cases a review could be completely more quickly. It would be possible to bring forward a review of the Activities in Public Places Bylaw 2023 but this would impact the programme of other bylaw reviews.

Members noted that the number of permits issued for pop-up stalls had increased markedly in 2023 and again in 2024. Officers advised that there was no cap on the number of permits and the ongoing failure of permit holders to comply with the rules was not a reason to stop issuing them. Permits lasted for one year and the charge for a permit was minimal and only sought to recover costs. Officers described the enforcement actions available to them although they did not have the resources available for an officer to monitor the site permanently.

The following alternative resolution was proposed.

It was moved (Councillor Gladding/Councillor Bartlett):

That the Queenstown Lakes District Council resolve to

- 1. Direct staff to review the QLDC (Queenstown Lakes District Council) Activities in Public Spaces Bylaw 2023.**

Concern was expressed that any review of the bylaw could take up to two years to complete and whilst there would be value in a future review, a decision was required now that would allow some trading to take place, but in a managed way.

Following further discussion, the motion was put and lost (2:6).



Councillor Gladding advised that she wanted to put forward an alternative motion. The Mayor stated that he would not accept another motion containing any reference to a future review of the QLDC Activities in Public Spaces Bylaw 2023.

Members considered how part (2) of the recommendation could be amended to address the present situation with lakefront traders.

It was moved (Councillor Cocks/Councillor Bruce):

That the Council agree to amend part (2) of the recommendation to read:

- 2. Adopt by resolution under Clause 11.2(a) of the Activities in Public Places Bylaw 2023 the prohibition of pop-up stalls ~~indefinitely~~ for one year in the ~~Queenstown Town Centre Zone~~ Queenstown Lakefront, with existing pop-up stall permit holders able to continue to trade until their permit expiry date, noting that any existing permits will be extended to expire no sooner than 31 August 2025;**

The motion was put and carried unanimously.

The resolution became part of the substantive motion:

It was moved (The Mayor/Councillor Wong):

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of this report;**
- 2. Adopt by resolution under Clause 11.2(a) of the Activities in Public Places Bylaw 2023 the prohibition of pop-up stalls for one year in the Queenstown Lakefront, with existing pop-up stall permit holders able to continue to trade until their permit expiry date, noting that any existing permits will be extended to expire no sooner than 31 August 2025;**
- 3. Agree that the cessation of issuing further permits for pop-up stalls within Queenstown Town Centre Zone commences with immediate effect; and**
- 4. Note that the permit scheme for busking and charity street collection will continue with no changes.**

Motion carried with Councillors Bartlett and White recording their votes against the motion.



2. **Queenstown Events Centre Indoor Courts Project**

A report from Simon Battrick (Sport & Recreation Manager) advised that the current facilities at Queenstown Events Centre (QEC) no longer fulfilled the needs of the community and new indoor court facilities at QEC needed to be constructed. The report recommended the procurement of a design team to develop a concept plan for the QEC indoor court development to align with budget available in the Long Term Plan 2024-2034 scheduled over a five year period.

Mr Battrick and Mr Bailey presented the report.

It was moved (Councillor Cocks/Councillor Wong):

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of this report; and**
- 2. Approve Option 1 to proceed to the concept design phase gateway and the procurement of a design team for the Queenstown Events Centre indoor courts development; and**
- 3. Authorise the Chief Executive and Mayor to enter into a contract for the concept design of the QEC indoor court development.**

Motion carried unanimously.

The meeting adjourned at 11.53am and reconvened at 12.00pm.

3. **Retrospective approval of Queenstown Lakes District Council submission on the Resource Management (Consenting and Other Matters) Amendment Bill (RMAA Bill)**

A report from Carrie Williams (Policy Manager) introduced and appended the Council's submission to the Environment Committee on the Resource Management (Consenting and Other Matters) Amendment Bill for retrospective approval.

Ms Williams presented the report.

It was moved (The Mayor/Councillor Bruce):

That the Queenstown Lakes District Council resolve to:

- 1. Note the information provided in this report on the Resource Management (Consenting and Other Matters) Amendment Bill consultation process; and**



2. Approve retrospectively QLDC's submission to the Environment Committee on the Resource Management (Consenting and Other Matters) Amendment Bill.

Motion carried unanimously.

4. **Traffic and Parking Bylaw – Issues and Options Report**

A report from Campbell Guy (Policy Advisor) presented the findings from a review of the Traffic and Parking Bylaw 2018 establishing that a bylaw was the most appropriate tool to address traffic and parking ('the perceived problem'). The report therefore recommended the development of a new Traffic and Parking Bylaw to manage the perceived problems in the district related to traffic and parking (required under s.155(1) of the Local Government Act 2002).

Mr Guy, Ms Williams and Mr Avery presented the report. It was noted that the next report on this issue would include a draft bylaw and formation of a panel to hear submissions.

It was moved (Councillor Bartlett/Councillor Wong):

That the Queenstown Lakes District Council resolve to:

1. Note the contents of the report;
2. Determine pursuant to section 155(1) of the Local Government Act 2002 that a bylaw is the most appropriate way to address perceived problems related to traffic and parking issues in the district.

Motion carried unanimously.

5. **Land Development and Subdivision Code of Practice update - Stage 3**

A report from Richard Powell (Infrastructure Development Engineering Manager) presented the 2025 version of the Land Development and Subdivision Code of Practice (CoP) for the Council to adopt following consideration of the first draft at a meeting of the Infrastructure Committee held on 13 March 2025.

Mr Powell, Mr Metcalfe and Mr Avery presented the report. Mr Powell described how liaison with the industry had informed the review of the 2025 Land Development and Subdivision Code of Practice and commented on the good levels of engagement and participation.

It was moved (Councillor Bartlett/The Mayor):

That the Queenstown Lakes District Council resolve to:

1. Note the contents of this report;



2. **Approve the proposed changes to the Land Development and Subdivision Code of Practice.**

Motion carried unanimously.

6. Disposal of 83-85 Arrowtown-Lake Hayes Road, Arrowtown

A report from Christina Hitchcock (Property Advisory Manager) assessed two parcels of land adjacent to the Arrowtown-Lake Hayes Road that had been vested in the Council as Recreation Reserve. On revocation of the reserve status, the reserves would become fee simple land and as there were no obvious alternative uses for the property, the most viable option was to dispose (i.e. sell) the property. Accordingly, the report recommended that officers be authorised to proceed with revoking the reserve status and delegated authority to dispose of the land.

Ms Hitchcock, Mr Davidson and Mr Avery presented the report.

Officers confirmed that the subject land was a piece between the roadway and a walkway. They did not recommend retaining an easement over it because this would lessen its market value and they did not favour a walkway as this would encourage parking on this section of road.

Councillor Bartlett did not support selling the land because he viewed it as an important extension to the lakeside track.

It was moved (The Mayor/Councillor Cocks):

That the Queenstown Lakes District Council resolve to:

1. **Note the contents of this report;**
2. **Approve Council officers to commence the revocation of the reserve status for 83-85 Arrowtown-Lake Hayes Road before disposal;**
3. **Approve Council officers to commence the disposal of this property; and**
4. **Delegate final terms and conditions along with the sales approach, appointment of a real estate agency, negotiation of sale price and placement of any easement or covenant and signing authority to the Chief Executive of Council; and**
5. **Agree that Attachment A shall remain public excluded until an unconditional Sale and Purchase Agreement has been entered into with the purchaser.**



Motion carried with Councillor Bartlett recording his vote against the motion.

7. Alliance Delivered Projects – Annual Status Report

A report from Geoff Mayman (Commercial & Procurement Manager) provided a status update on the three projects (arterial project; street upgrades project and Lakeview project) being delivered by Kā Huanui a Tāhuna, the Whakatipu Transport Programme Alliance.

Mr Mayman and Mr Avery presented the report. Mr Mayman confirmed that only two work streams now remained, work having been completed on the arterial project. Stanley Street was on track to reopen on 24 April 2025. Following a two year defects liability period, the project would be fully handed over to QLDC.

Members expressed a wish to discuss commentary contained in the public excluded portion of the report.

Resolution to Exclude the Public

It was moved (Councillor Gladding/Councillor White):

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:



<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>
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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 12.34pm and resumed in public at 12.48pm.

7. **Alliance Delivered Projects – Annual Status Report (continued)**

It was moved (The Mayor/Councillor Bruce):

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of this report; and**
- 2. Delegate authority to the Mayor/Chief Executive to make a public statement about report and attachment at an appropriate time.**

Motion carried unanimously.

8 **Chief Executive's Report**

A report from the Chief Executive presented the follow matters:

- Attendance at the LGNZ Annual General Meeting and delegation of authority for the Mayor (or Chief Executive) to vote in accordance with the Council's direction;
- Four recommendation from Wānaka-Upper Clutha Community Board:
 - To adopt the Mount Iron Reserve Management Plan;
 - To vest reserves (Cardrona Valley, Albert Town, Makarora, Northlake) subject to conditions;
 - To approve service easements over Kidson Lane Local Purpose Road Reserve subject to various recommended conditions;
 - To approve the disposal of the Council-owned property at Ironside Drive.

Members sought further information about the Ironside Drive property with officers confirming that this was the last small parcel of land that had been part of the original Scurr Heights property. There was agreement to add a further part of to the resolution, noting that 'the proceeds of the sale of land in Ironside Drive should be directed to the Wānaka Asset Reserve Fund.'

It was moved (Councillor Bruce/Councillor Cocks):

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

Attendance at Local Government New Zealand Annual General Meeting

- 2. Delegate authority to the Mayor (or the Chief Executive as alternate) to exercise the Council's vote at the Local Government New Zealand Annual Conference 2025 Annual General Meeting and to vote in accordance with the Council's direction;**



Recommendations from Wanaka-Upper Clutha Community Board

Mount Iron Reserve Management Plan

3. Adopt the Mount Iron Reserve Management Plan

Proposed Reserves to Vest in the Upper Clutha

4. Approve the vesting of the following reserves:

Queenstown Lakes District Council – RM240141: Cardrona Valley

Recreation Reserve – Lot 2 being 16,975m² in area

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

- i. Compliance with the conditions of resource consent RM240141 (and any subsequent variations) which include:**
 - a. The provision of a water supply to the recreation reserve in terms of Council's standards and connection policy;**
 - b. The existing vehicle crossing shall be upgraded and sealed to the recreation reserve in accordance with Council's standards;**
 - c. The formation of the right of way over the recreation reserve in accordance with Council's standards;**
 - d. All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised;**
 - e. The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested;**



Queenstown Lakes District Council – RM240413: Albert Town

Recreation Reserve – Lot 2 being 170,005m² in area

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

ii. Compliance with the conditions of resource consent RM240413 (and any subsequent variations) which include:

- a. The provision of a water supply to the recreation reserve in terms of Council's standards and connection policy;
- b. The existing three metre wide vehicle crossing from Albert Town-Lake Hāwea Road shall be upgraded to comply with Waka Kotahi New Zealand Transport Agency's (NZTA) Diagram C standards;
- c. The consent holder shall provide to Council correspondence from NZTA confirming that the vehicle crossing has been upgraded to Diagram C to NZTA satisfaction;
- d. The provision for a basic access formation within the unformed legal road and right of way easement over the recreation reserve;
- e. All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised;
- f. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to section 221 of the Resource Management Act 1991 (the Act):
 - i. At the time any further development occurs within the reserve area (being Lot 2) the existing access within the unformed legal road and right of way shall be upgraded to comply with Council's standards at that time. This shall include the provision for stormwater disposal from the carriageway;
- g. The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested;



Aspiring Tourism Holdings Limited – RM230697: Makarora

Local Purpose Reserve (Access) – Lot 101 being 699m² in area

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

- iii. Compliance with the conditions of resource consent RM230697 (and any subsequent variations) which include:
- a. A works archaeologist shall be appointed before works begin and a long term stabilisation plan prepared for the ongoing conservation for the chimney and shall be provided to the Queenstown Lakes District Council (QLDC) Parks and Reserves Team for approval;
 - b. The stone chimney structure must be retained on the site and precautions shall be put in place to avoid it being damaged during tree felling and earthworks;
 - c. The consent holder shall fully implement all of the recommendations of the archaeologist set out in the Stabilisation Plan approved by Council;
 - d. The submission of a detailed landscape plan (including design specifications) covering the street trees and verges within the subdivision and for any new planting within the Local Purpose Reserve (Lot 101 to vest) prepared by a suitably qualified Landscape Architect and in accordance with recommendations in the Morpium Environmental Memo dated 5 June 2024 to be certified by the QLDC Parks and Open Spaces Planning Manager;
 - e. Prior to certification given under section 224(c) of the Act, the consent holder shall fully implement all road/street landscaping and planting and reserve replanting as shown on the approved landscape plans;
 - f. All works undertaken on the reserve are to be in accordance with the QLDC Land Development and Subdivision Code of Practice 2020;



- g. All tree planting works shall be undertaken in accordance with Appendix I – Street Tree Planting Guidelines;
- h. The consent holder shall enter into a maintenance agreement prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the three year maintenance period;
- i. The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested;

Northlake Investments Limited – RM240663: Northlake

Local Purpose Reserve (Access) – Lot 1000 being 180m² in area.

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

- iv. Compliance with the conditions of resource consent RM240663 (and any subsequent variations) which include:
 - a. Either provision of an irrigation water supply to Lot 1000 or evidence from the Parks and Reserves Team that no irrigation supply is necessary to the reserve lot;
 - b. The submission of a detailed landscape plan (including design specifications) for all land to vest to be certified by the QLDC Parks and Open Spaces Planning Manager;
 - c. The consent holder shall enter into a maintenance agreement prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserve will be maintained during the three-year maintenance period;



- d. The consent holder shall ensure that a fencing covenant, required under section 6 of the Fencing Act 1978 (FA), is registered on Lots 86, 87, 116, 117, 124, and 125) 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 public reserve vested in or administered by the Council and any adjoining land;
- e. All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised; and
- f. The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested.

5. Service Easements over the Kidson Lane Local Purpose (Road) Reserve, Wānaka

- i. Approve the following easements subject to section 48(1) of the Reserves Act 1977:
 - a. Underground right to convey water (identified as Areas R & S in Attachment B) over Lot 21 DP 10589 and Lot 3 DP 10796, being Local Purpose (Road) Reserve;
 - b. Underground right to drain water (identified as areas R, S & T in Attachment B) over Lot 21 DP 10589 and Lot 3 DP 10796, being Local Purpose (Road) Reserve;
 - c. Underground right to convey electricity (identified as P & Q in Attachment B) in favour of Aurora Energy Limited, over Lot 3 DP 10796, being Local Purpose (Road) Reserve;
 - d. Underground right to convey telecommunications (identified as P & Q in Attachment B) in favour of Chorus New Zealand Limited, over Lot 3 DP 10796, being Local Purpose (Road) Reserve;



6. Approve easements, subject to the following conditions:

- a. Easement Fees to be determined and paid in accordance with Queenstown Lakes District Council's (QLDC) Easement Policy 2008, prior to registration of any easement;
 - b. The applicant shall notify and liaise with QLDC Infrastructure Department in advance of any onsite works, so that they can oversee and provide input relating to any existing in-ground infrastructure;
 - c. All activities are to be undertaken in accordance with Worksafe New Zealand's standards for the work environment;
 - d. A comprehensive safety plan must be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the sites;
 - e. The work site to be evidenced by before and after photographs, video or similar to be provided by the applicant to the QLDC Property Team;
 - f. Reinstatement of the areas to be completed immediately following installation and to the satisfaction of QLDC's Property Team;
- ii. Agree that notification to grant the easements is not required, as a statutory test in Section 48(3) of the Reserves Act 1977 is met for the reasons set out in this report;
- iii. Agree to exercise the Minister's consent (under delegation from the Minister of Conservation) to the granting of the identified easements over Council Reserve Land, is approved; and
- iv. Delegate authority to approve final terms and conditions, and execution authority to the General Manager Property & Infrastructure.

Disposal of Ironside Drive, Wānaka

- 7. Approve Council officers commencing the disposal of the Council-owned property at Ironside Drive, Wānaka;**



8. Note that the proceeds will be added to the Wānaka Asset Sales Reserve fund.

Motion carried unanimously.

Resolution to Exclude the Public

It was moved (The Mayor/Councillor Cocks):

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 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>




General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
10. Land agreements with Willowridge Developments Ltd	<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 at 12.54pm.



The meeting came out of public excluded and concluded at 12.55pm.


MAYOR

03.06.25

DATE