

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 19 September 2024 commencing at 1.00pm

Present:

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

In attendance:

Mr Mike Theelen (Chief Executive Officer), Mr Tony Avery (General Manager, Property & Infrastructure), Mr Stewart Burns (General Manager, Assurance, Finance & Risk), Ms Meaghan Miller (General Manager, Corporate Services), Ms Michelle Morss (General Manager, Strategy and Policy), Mr David Wallace (General Manager Planning & Development – on line), Ms Katie Church (Director, People & Capability), Ms Leanne Crozier (Decipher Group), Mr Naell Crosby-Roe (Stakeholder & Democracy Services Manager), Mr Anthony Hall (Regulatory Manager), Mr Brendan Peet (General Counsel), Ms Anita Vanstone (Strategic Growth Manager), Ms Carrie Williams (Policy Manager), Mr Roger Davidson (Property Advisory Team Leader), Ms Emily Irwin (Strategic Planner), Ms Isabelle Logez (Monitoring, Enforcement & Environmental Manager), Mr Jeremy Payze (Senior Management Accountant – Projects), Mr Luke Place (Principal Policy Advisor) and Ms Jane Robertson (Senior Democracy Services Advisor); one member of the media and two members of the public

Apologies/Leave of Absence Applications

Apologies were received from Councillor Gladding and Councillor Whitehead.

The Mayor read aloud a statement from Councillor Whitehead advising of an illness and expected surgery which would result in her being unable to attend any meetings over the coming months.

The following requests for leave of absence were made:

- Councillor Cocks: 28 September – 5 October 2024
- Councillor Bruce: 29 September – 4 October 2024
- Councillor Ferguson: 7-18 October 2024
- Councillor Smith: 8-11 October 2024
- Mayor: 31 October – 3 November 2024 and 6-9 November 2024

It was moved (The Mayor/Councillor Bartlett):

That the Queenstown Lakes District Council resolve that the apologies from Councillor Gladding and Councillor Whitehead be accepted and the requests for leave of absence be approved.

Motion carried unanimously.



Declarations of Conflict of Interest

No declarations were made.

Public Forum

1. Pierre Marasti (Extinction Rebellion)

Mr Marasti noted that worldwide, August 2024 had been the warmest on record and he referred to several recent occurrences of extreme weather events. However, he stressed the opportunity afforded by rapid electrification of New Zealand's energy system and the need to start by decarbonising households as these burned the most petrol. He stated that Council needed to lead by example and discourage use of fossil fuels at all levels of the community.

Confirmation of Agenda

The Mayor advised that he had been notified that no submissions had been received on publicly notified proposals to lease reserve land to (a) Otago Regional and (b) Arrowtown Village Association as detailed in the Chief Executive's report. Accordingly, recommendations to form hearing panels for these applications needed to be removed.

It was moved (The Mayor/Councillor Wong):

That the Queenstown Lakes District Council resolve that the agenda be confirmed with all references to hearing panels for the lease of reserve land to Otago Regional Council and the Arrowtown Village Association to be removed from the agenda.

Motion carried unanimously.

Confirmation of minutes

1 August 2024 (Ordinary meeting)

It was moved (The Mayor/Councillor Bruce):

That the Queenstown Lakes District Council resolve that the minutes of the ordinary meeting of the Queenstown Lakes District Council held on 1 August 2024 be confirmed as a true and correct record.

Motion carried unanimously.



1 **Adoption of 2024-34 Long Term Plan**

A covering report from Meaghan Miller (General Manager, Corporate Services) and Stewart Burns (General Manager Assurance, Finance & Risk) presented a summary of the consultation undertaken on the 2024-34 Long Term Plan (LTP) which had been amended to reflect submissions lodged and the hearing of submissions. The report noted that the average annual rates increase over the ten years was now 7.5% and the average rates increase for 2024/25 would be 15.8% (15.6% had been consulted on in June/July 2024). Consultation was also undertaken as part of the LTP on the present (a) Development Contributions Policy and (b) Significance & Engagement Policy. The report recommended adoption of the 2024/34 LTP and adoption of both the new Development Contributions Policy and new Significance & Engagement Policy.

Ms Miller and Mr Burns presented the report. Ms Miller introduced the report, acknowledging that this was Mr Burns' final LTP for the Queenstown Lakes District Council (QLDC) and paying tribute to his many years of service and the numerous LTPs and Annual Plans he had delivered during his career. She added that the Audit, Finance and Risk Committee had also considered the LTP and had recommended that the Council consider its adoption. In addition, the 2024-34 LTP had received an unqualified audit opinion which was noted as a major achievement. Mr Burns commented on the report and responded to various questions.

The Mayor also paid tribute to the contribution made to QLDC by Mr Burns.

There was considerable further discussion about preparation of the next annual plan, written responses to submitters, planning for future sports grounds, potential development of a carpark in Stanley Street and the importance of identifying alternative funding streams.

It was moved (The Mayor/Councillor Guy):

That the Queenstown Lakes District Council resolve to:

1. **Note the contents of this report;**
2. **Receive the audit report (contained within the Long Term Plan 2024-2034) required by section 94 (1) of the Local Government Act 2002;**
3. **Note that the balanced budget requirement as per section 100 (1) of the Local Government Act 2002 is not met for the 2024/25 financial year, and that Council resolves to set projected operating revenues at a different level from that required by that subsection as it is considered financially prudent to do so per section 100 (2) of the Local Government Act 2002;**



4. Note that no issues were identified through the audit of the Long Term Plan 2024-2034 requiring audit qualification (the Long Term Plan 2024-2034 is unqualified);
5. Adopt the Long Term Plan 2024-2034 pursuant to sections 82, 82A, 83, 93, 93A and 94 of the Local Government Act 2002;
6. Adopt the amended Development Contributions Policy 2024 as per section 102 (4) of the Local Government Act 2002; and
7. Adopt the amended Significance and Engagement Policy 2024 as per section 76AA of the Local Government Act 2002.

Motion carried unanimously.

2. **Adoption of Rates 2024/25**

A report from Stewart Burns (General Manager Assurance, Finance & Risk) presented proposed rates for 2024/25. This was a procedural step in accordance with section 23 of the Local Government (Rating) Act 2002. It would usually occur several months after adoption of the LTP or Annual Plan but had to be undertaken at this meeting because of the time extension taken to adopt the 2024/34 LTP.

Mr Burns presented the report.

It was moved (Councillor Wong/Councillor Bruce):

That the Queenstown Lakes District Council resolve to:

1. Note the contents of this report; and
2. Authorise the setting of the rates for the Queenstown Lakes District Council for the 2024/25 financial year as per section 23 of the Local Government (Rating) Act 2002.

Motion carried unanimously.

3. **Budget Carry Forwards from 2023/24**

A report from Jeremy Payze (Senior Management Accountant) sought approval to adjust the capital and operational budgets in the 2024/25 and 2025/26 financial years. The report noted that this had come about as a result of requests for unspent budget carry forwards from 2023/24 along with other adjustments to bring forward certain capital budgets from the 2024-34 LTP where spending had occurred in advance of budgeted timeframes in 2023/24.



Mr Burns and Mr Payze presented the report.

It was moved (Councillor Bartlett/Councillor Tucker):

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of this report;**
- 2. Authorise adjustments to the capital expenditure budgets in order to provide for:**
 - a. carry forwards of \$26.9M to the 2024/25 financial year, offset with brought forwards of \$3.5M from the 2024/25 financial year;**
 - b. carry forwards of \$1.3M to the 2025/26 financial year, offset with brought forwards of \$0.8M from the 2025/26 financial year; and**
 - c. brought forwards of \$2.5M from the 2026/27 financial year.**
- 3. Authorise adjustments to the operational budgets in order to provide for carry forwards of \$0.7M to the 2024/25 financial year.**

Motion carried unanimously.

4. Local Government (Rating) Act 2002 Delegations

A report from Brendan Peet (General Counsel) presented proposed delegations of responsibilities, duties and powers to officers under the Local Government (Rating) Act 2002.

Mr Peet and Mr Burns presented the report. Mr Peet confirmed that the proposed resolution would address an historic anomaly and would align practices with those in place at other councils in New Zealand. Mr Peet noted that the Chief Executive was empowered to provide retrospective approval if there were past actions requiring ratification.

It was moved (Councillor Cocks/Councillor Bartlett):

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of the report; and**
- 2. Note the existing delegation of all responsibilities, duties and powers under the Local Government (Rating) Act 2002 to the Chief Executive confirmed by Council resolution in April 2014; and**



3. Delegate the responsibilities, duties and powers under the Local Government (Rating) Act 2002 [as detailed in Attachment A] to the Council officers specified in that document.

Motion carried unanimously.

5. **Navigation Safety Bylaw**

A report from Luke Place (Principal Policy Analyst) and Isabelle Logez (Monitoring, Enforcement and Environmental Manager) reviewed the existing Navigation Safety Bylaw (2018), presenting options on each of the following issues and including them in a proposed new draft bylaw: 'the Draft Navigation Safety Bylaw 2025 / Te Ture ā-Rohe mō te Haumarū Whakatere 2025':

- Lifejacket use
- Ski lanes
- Albert Town Bridge – Recreational jumping
- Vessel identification
- Events on the water
- Safe use of The Wave, Hāwea
- Vessel speed interpretation
- Kawarau Dam access lanes
- Carriage of communication devices
- Other miscellaneous amendments

The report sought adoption of the draft Bylaw to allow consultation to take place between 30 September and 31 October 2024 via the Special Consultative Procedure. A hearing panel of four (of which three were required to form a hearing panel) was sought.

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

Concern was expressed that the proposed consultation period would not reach people with boats who only visited the district during the summer holiday period. Officers noted that generally the December-January period was not used for public consultation as most people wanted to be on holiday at that time. Officers advised that they would try to extend the consultation to outside the district in order to reach as wide a range of people as possible.

Officers were asked to liaise with local ski clubs to ensure that they were aware of the proposed closure of ski lanes.

There was further discussion about the new requirement for vessel identification. Officers advised that boaties coming to the district from elsewhere would be expected to understand this requirement and adopt the local practice.

Councillor Tucker asked staff to ensure that there was signage in place in relevant locations and in various languages advising of the bylaw review.



It was moved (Councillor Bartlett/Councillor Guy):

That the Queenstown Lakes District Council resolve to:

1. Note the contents of this report;
2. Note that the Wānaka Upper Clutha Community Board and the Community and Services Committee provided input on key issues in the draft Navigation Safety Bylaw 2025 / Te Ture ā-Rohe mō te Haumarū Whakatere 2025 for consultation;
3. Determine 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;
4. Determine pursuant to 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;
5. Determine pursuant to sections 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;
6. Adopt the draft Navigation Safety Bylaw 2025 / Te Ture ā-Rohe mō te Haumarū Whakatere 2025 (Attachment A) for consultation;
7. Adopt the Statement of Proposal in Attachment I and Summary of Proposal in Attachment K for consultation in accordance with the Special Consultative Procedure outlined in sections 83 and 86 of the Local Government Act 2002, from 8.00am Monday 30 September 2024 to 5.00pm Thursday 31 October 2024; and
8. Appoint Councillors Bartlett, Guy, Smith and Tucker of whom three are required to form a hearing panel to hear and consider the submissions on the proposal and make recommendations to the Council on adoption of a draft Navigation Safety Bylaw 2025 / Te Ture ā-Rohe mō te Haumarū Whakatere 2025.

Motion carried unanimously.



A covering report from Emily Irwin (Strategic Planner – Housing) introduced the Queenstown Lakes Joint Housing Action Plan (JHAP) Annual Monitoring Report which included an update on the actions, key housing indicators, future direction and implementation plan for the next 12 months. It was noted that this was the first such report developed to meet the new requirements of the JHAP.

Ms Irwin, Ms Vanstone and Ms Morss presented this report and commented briefly on the contents. The same group also presented the following item.

The Mayor thanked officers for a very thorough first report.

It was moved (Councillor Wong/Councillor Tucker):

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of the Joint Housing Action Plan Monitoring Report;**
- 2. Note that the Joint Housing Action Plan has been jointly developed and is being implemented by partners from the Grow Well Whaiora Partnership, specifically Kāinga Ora and Te Tūāpapa Kura Kāinga Ministry of Housing and Urban Development (HUD), and the Queenstown Lakes Community Housing Trust (QLCHT).**
- 3. Note that the Joint Housing Action Plan Monitoring Report will be published on the QLDC website; and**
- 4. Note that the report will be provided to the Grow Well Whaiora Governance Group at its next meeting.**

Motion carried unanimously.

7. Update to the Longview Hāwea Special Housing Area Deed (Infrastructure and Affordability) between Council and Universal Developments

A report from Emily Irwin (Strategic Planner – Housing) presented a proposed update to the Longview Hāwea Special Housing Area deed between the Council and Universal Developments. The report noted that Universal Developments had proposed a range of new prices for the house and land packages because the packages could no longer be delivered at the prices set earlier. Officers had sought external professional advice which had advised that although the proposed prices were greater than construction-cost inflated prices from 2021, they were lower than prices inflated with the market. The report therefore concluded that in light of the increase in demand and market prices, the construction cost inflation, wider costs, the current pressure on building companies, and the significant discount on market rates, that the Council approve the adjusted prices.



It was noted that part 6 of the recommendation should be deleted as it was only needed if the report was considered in public excluded.

Members considered the developer's proposed new prices and the external advice that the proposed prices were greater than the construction inflation but less than market inflation over 2021-2024. Officers noted that there was a requirement under the Hāwea Special Housing Area Deed (Infrastructure and Affordability) to give reasonable consideration to requests to increase the prices of the house/land packages.

It was moved (Councillor Bartlett/Councillor Wong):

That the Queenstown Lakes District Council resolve to:

- 1. Note that the Hāwea Special Housing Area Deed (Infrastructure and Affordability) requires Universal Developments to advertise house/land packages at set prices, and anticipates the need to update these prices due to changes in cost, demand, or policy;**
- 2. Note that Universal Developments has proposed new prices for the house/land packages at Longview, and that the deed requires Council to give reasonable consideration to this request;**
- 3. Note that given the wider costs, the pressure on building companies, and the significant discount on market rates, officers consider the proposed prices are reasonable;**
- 4. Accept the proposed variation to clause 41 of the Hāwea Special Housing Area Deed (Infrastructure and Affordability);**
- 5. Delegate to the General Manager, Planning and Development the authority to execute the variation on behalf of the Council subject to any non-material changes to reflect any further legal advice received.**

Various members indicated that they were not in support of the motion as put.

Councillor Tucker advised that he wished to amend the motion. He was uncertain of what needed to change in the motion to achieve his objective, but he wanted the revised house/land packages to be based on build cost inflation only.

The Mayor suggested that this next discussion needed to be in public excluded because it would consider matters covered in the Hāwea Special Housing Area Deed (Infrastructure and Affordability) which had been presented in the public excluded part of the agenda.



It was moved (The Mayor/Councillor White):

That the Queenstown Lakes District Council resolve that the public be excluded from the following parts of the meeting:

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 7B Update to the Longview Hāwea Special Housing Area Deed (Infrastructure and Affordability) between Council and Universal Developments: (b) Attachment A and Attachment C

General subject to be considered	Reason for passing this resolution	Grounds under Section 7 for the passing of this resolution
<p><i>Attachment A:</i> 7b. Update to the Longview Hāwea Special Housing Area Deed (Infrastructure and Affordability) between Council and Universal Developments Attachment A: Hāwea Special Housing Area Deed;</p> <p><i>Attachment C:</i> Property Consultancy 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> (b)(ii) Protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.</p> <p><i>Reason for this recommendation</i> This report discusses detailed pricing components and confidential agreements that would compromise the commercial position of the developer and building partners if public.</p>	

The meeting went into public excluded at 2.54pm at which point it adjourned.

It reconvened in public excluded at 2.59pm.



7. **Update to the Longview Hāwea Special Housing Area Deed (Infrastructure and Affordability) between Council and Universal Developments**

The meeting returned to the substantive motion.

Councillor Bartlett advised that he no longer wished to be the mover of the motion. Councillor Guy agreed to be the mover of the motion instead.

It was moved (Councillor Guy/Councillor Wong):

That the Queenstown Lakes District Council resolve to:

1. **Note that the Hāwea Special Housing Area Deed (Infrastructure and Affordability) requires Universal Developments to advertise house/land packages at set prices, and anticipates the need to update these prices due to changes in cost, demand, or policy;**
2. **Note that Universal Developments has proposed new prices for the house/land packages at Longview, and that the deed requires Council to give reasonable consideration to this request;**
3. **Note that given the wider costs, the pressure on building companies, and the significant discount on market rates, officers consider the proposed prices are reasonable;**
4. **Accept and amend the proposed variation to clause 41 of the Hāwea Special Housing Area Deed (Infrastructure and Affordability) to apply build inflation only to the agreed prices, so that Clause 41 of the Principal Deed is varied to read:**
 - a. **in subclause (a), "\$499,000.00" is deleted and replaced with "\$624,000.00";**
 - b. **in subclause (b), "\$499,000.00" is deleted and replaced with "\$624,000.00";**
 - c. **in subclause (c), "\$549,000.00" is deleted and replaced with "\$686,000.00"; and**
 - d. **in subclause (d), "\$599,000.00" is deleted and replaced with "\$749,000.00".**
5. **Accept the proposed variation to clause 41 of the Hāwea Special Housing Area Deed (Infrastructure and Affordability); and**
6. **Delegate to the General Manager, Planning and Development the authority to execute the variation on**



behalf of the Council, subject to any non-material changes to reflect any further legal advice received.

Motion carried 6:4 with the Mayor and Councillors Bartlett, Bruce and Cocks voting against the motion.

8. **Mooney Road Stopping and Sale – Xray Trust Ltd**

A report from Roger Davidson (Property Advisory Manager) assessed an application for a road stopping and disposal at Mooney Road by the Xray Trust Ltd. The report recommended that the Council approve stopping the Legal Road and disposing of it, subject to standard conditions.

Mr Davidson and Mr Avery presented the report.

Members questioned part 5 of the recommendation and asked why costs would be *deducted* from the road being sold at settlement as it was standard for costs to be borne by the benefitting party. Accordingly, 'deducted' was deleted and replaced by 'added'.

It was moved (Councillor Smith/Councillor Ferguson):

That the Queenstown Lakes District Council resolve to:

1. **Note the contents of this report;**
2. **Approve the procedures of section 342 and the tenth schedule of the Local Government Act 1974 to stop that portion of legal road shown as Section 1 SO 599466 on Attachment C;**
3. **Approve the road, when stopped, being disposed of in accordance with section 345 (1)(a) of the Local Government Act 1974 and amalgamated with the adjoining land held in Computer Freehold Register 665219;**
4. **Approve the conditional sale of the legal road to be stopped, to the proprietor of CFR 665219, with settlement to occur before 19 September 2025. If settlement is delayed beyond this date, Council to reserve the right to revalue the land and nominate a new 'market' purchase price;**



5. Approve Council's costs in undertaking the Tenth Schedule procedures of the Local Government Act 1974 be billed and paid on a monthly basis by the applicant with those costs being added from the road being sold at settlement;
6. Agree that Council's approval to undertake this process, including executing any sale and purchase agreements relating to it, shall be limited to a period of 2 years from the date of this resolution;
7. Delegate final terms and conditions, along with any associated agreements and consent notices to facilitate the legalisation and to provide any approvals for the placing or removal of easements, covenants, minor alignment, area changes and signing authority, to the Chief Executive of Council;
8. Agree to release this report/resolution publicly when disposal of the land is complete

Motion carried unanimously.

9. **Chief Executive's Report**

A report from the Chief Executive presented:

- a. A proposal to increase prices to use the Shotover Jet for Council approval in accordance with the Concession Agreement;
- b. A Procurement Plan for facilities maintenance management services for which the Chief Executive sought authority to give final approval;
- c. The draft meeting schedule for full Council, standing committees and Wānaka-Upper Clutha Community Board meetings in 2025 (until the triennial election in October 2025);
- d. Approval to change retrospectively the hearing panel for removing the elderly housing units from the Schedule of Assets (Councillor Cocks replacing Councillor Gladding);
- e. Updates on Whakatipu Transport Programme Alliance and the Tyre Product Stewardship Scheme;
- f. Advice of a new section of road built as part of Arterial Stage 1 which was a continuation of Henry Street and would therefore also be named 'Henry Street' (a delegation exercised by the Chief Executive);
- g. Wānaka-Upper Clutha Community Board recommendations for approval of (i) Draft Mt Iron Reserve Management Plan; (ii) Minister's approval for Upper Clutha Agricultural and Pastoral Society to undertake alterations to the existing A&P building on the Wānaka Recreation Reserve; and (iii) approval of a new lease for the Wānaka Tennis Club



It was noted that Procurement Plan contained several minor proofing errors that should be corrected before it was issued.

It was moved(The Mayor/Councillor Cocks):

That the Queenstown Lakes District Council resolve to:

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

Shotover Jet Price Increases

2. **Approve the following price increases for Shotover Jet Queenstown effective from 1 October 2024:**

	Current	Proposed
Adult	\$159	\$169
Child	\$89	\$95
Family	\$407	\$433

Procurement Plan for Facilities Maintenance Management

3. **Delegate to the Chief Executive the authority to approve a Procurement Plan for facilities maintenance management services and associated procurement and task management, enabling Council to go to open market to procure Facilities Maintenance Management services;**
4. **Note that officers will provide a facilities maintenance management report at the end of financial year to the Infrastructure Committee and a facilities maintenance management report to full Council prior to the proposed contract extension (currently at years five and seven of the Procurement Plan);**

Approval of 2025 Meeting Schedule

5. **Adopt the 2025 schedule of ordinary meetings of the full Council, Standing Committees and the Wānaka-Upper Clutha Community Board;**

Hearing Panel for removal of all elderly housing units from the Schedule of Assets and transfer to the Queenstown Lakes Community Housing Trust

6. **Revoke the following resolution of Council of 4 May 2024:
*Appoint a hearing panel of Councillors Gladding, Guy and Wong to hear submissions and make recommendations on***



the proposed removal of all elderly housing units from the schedule of assets and proposed transfer of the elderly housing portfolio to the Queenstown Lakes Community Housing Trust;

7. Retrospectively approve a hearings panel of Councillors Cocks, Guy and Wong to hear submissions and make recommendations on the proposed removal of all elderly housing units from the schedule of assets and proposed transfer of the elderly housing portfolio to the Queenstown Lakes Community Housing Trust;

Progress Update on Kā Huanui a Tāhuna, Whakatipu Transport Programme Alliance

8. Note the contents of this update;

Tyre Product Stewardship Scheme

9. Note the contents of this update;

Arterial Road Naming

10. Note the decision of the Chief Executive under delegated authority to name the new section of road linking Melbourne Street to Henry Street as Henry Street;

Recommendations from Wānaka-Upper Clutha Community Board

Draft Mount Iron Reserve Management Plan

11. Approve the draft Mount Iron Reserve Management Plan for public notification in accordance with section 41 (6) of the Reserves Act 1977;

Minister's approval for Upper Clutha Agricultural and Pastoral Society to undertake alterations to the existing A&P building on the Wānaka Recreation Reserve

12. Grant the Minister's approval (under delegation from the Minister of Conservation) to the Upper Clutha Agricultural and Pastoral Society for the planned alterations to the Agricultural and Pastoral Society building on the Wānaka Recreation Reserve.



Wānaka Tennis Club Incorporated – Approval of New Lease

13. Grant a new lease to the Wānaka Tennis Club, under sections 54(1)(b) and (c) of the Reserves Act 1977. The proposed lease is upon land legally described as part Sections 1, 2, 5, 6 and 7 Block XXXV Town of Wānaka, and Section 1 SO 24567. The proposed lease is subject to the following conditions:

Commencement	1 January 2025
Term	Thirty (30) years being an initial term of ten (10) years from 1 January 2025 with two (2) rights of renewal for terms of ten (10) years each
Final Expiry	31 December 2054
Rent	Pursuant to Community Facility Funding Policy (\$1 per annum at commencement)
Rent Reviews	To be undertaken throughout the term in accordance with the Community Facility Funding Policy or successors
Use	Tennis and activities directly related to Tennis Club activity
Operational costs	All rates and charges associated with the land to be paid for by lessee
Assignment/Sublease	Subject to Council approval
Liability Insurance	\$2 million
Expiry Conditions	Lessee can elect to remove improvements and make good, or improvements to revert to Council ownership with no compensation payable.



Break Clause	Council can give a one-year cancellation notice, if the land is required for the 'provision of core infrastructure services'
Maintenance	All maintenance of the building and property, including gardening to be paid for by lessee
Preparation of Lease	All associated legal costs to be paid by the Wānaka Tennis Club

Motion carried unanimously.

Resolution to Exclude the Public

It was moved (The Mayor/Councillor Tucker):

That the Queenstown Lakes District Council resolve that the public be excluded from the following parts of the meeting:

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 7A: Update to the Longview Hāwea Special Housing Area Deed (Infrastructure and Affordability) between Council and Universal Developments: (a) Parts of covering report
- Item 8E Mooney Road Stopping and Sale (Xray Trust) Attachment E: Valuation of Mooney Road (413 Speargrass Flat Road), Speargrass Flat, Queenstown
- Item 10: Recommendation to Appoint Queenstown Airport Corporation (QAC) Board of Directors
- Item 11: Chief Executive's Performance Review



General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
<p>7a. Update to the Longview Hāwea Special Housing Area Deed (Infrastructure and Affordability) between Council and Universal Developments (officer 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> (g) project legal professional privilege</p> <p><i>Reason for this recommendation</i> This report contains legal advice. Keeping this advice confidential is necessary to protect the Council from strategic disadvantage.</p>	<p>Section 7(2)(g)</p>
<p>8[E].Valuation of Mooney Road 1413 Speargrass Flat Road)</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> i) 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>	<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.
<p>10. Recommendation to Appoint Queenstown Airport Corporation (QAC) Board of Directors</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> (a) Enable Council to protect the privacy of natural persons, including that of deceased natural persons</p> <p><i>Reason for this recommendation</i> To ensure the best possible recruitment outcome, candidates must be able to apply confidentially particularly in the case of candidates that are not successful. Whilst there is public interest in appointments to the Board the countervailing need to ensure high quality candidates who can deliver the best outcomes for the airport, its shareholders and community will apply in confidence outweighs such interest.</p>	<p>Section 7(2)(a)</p>
<p>11. Chief Executive's Salary Review</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> (a) Enable Council to protect the privacy of natural persons, including that of deceased natural persons</p> <p><i>Reason for this recommendation</i> The report deals with information regarding the Chief Executive's performance review and salary and it is therefore personal to the Chief Executive and Council only.</p>	<p>Section 7(2)(a)</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.

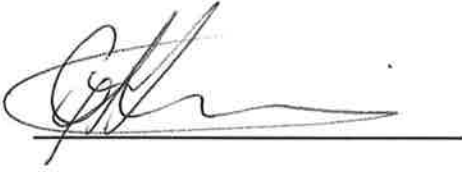
Motion carried unanimously.

The meeting went into public excluded at 3.46pm at which point it adjourned.

The meeting reconvened in public excluded at 3.52pm.



The meeting came out of public excluded and concluded at 4.47pm.



MAYOR

24.10.24.

DATE