

Minutes of an ordinary meeting of the Community & Environment Committee held on Thursday 28 May 2026 beginning at 10.00am held in the Council Chambers, 10 Gorge Road, Queenstown

Membership

Councillor Matt Wong (Chair), Councillor Gavin Bartlett, Councillor Jon Mitchell, Councillor Melissa White.

Attendees

Ken Bailey (General Manager, Community Services), Katherine Harbrow (General Manager, Assurance, Finance and Risk), Kelly Poyet (Alcohol Licensing Inspector), Sian Swinney (Manager Alcohol Licensing), Tarsy Koentges (Parks Officer, Cemeteries and Heritage), Kat Banyard (Senior Parks Advisor), Matthew Judd (Parks Property Planner), Roger Davidson (Property Director), Harry Beaumont (Legal Counsel), Brendan Peet (Legal Counsel), Mary Davenport (Associate Counsel – online), Marie Day (Community Partnerships Manager), Dave Winterburn (Parks Manager), Ruby Mills (Democracy Services Advisor), Georgia Pringle (Democracy Services Advisor); no members of the media or the public.

Karakia Timatanga

Chair Wong opened the meeting with a karakia.

Apologies

There were no apologies. It was noted that Councillor Cody Tucker was on Approved Leave of Absence.

Declarations of Conflicts of Interest

There were no declarations of conflicts of interest.

Matters Lying on the Table

There were no matters lying on the table.

Public Forum

Amy Wilson-White (Whakatipu Community Hub Charitable Trust)

Ms Wilson-White spoke to Item 1, outlining the background of the Whakatipu Community Hub Charitable Trust, which has applied for a 35-year lease on land adjoining The Crown site. She presented a map of the proposed hub location and raised concerns about the proximity of the proposed gambling machines to community services planned for the hub, including



Plunket, which cannot operate within 50 metres of a gambling venue. She emphasised that gambling facilities would be inconsistent with the hub's health and wellbeing focus, and noted that, while a streamlined consenting process is anticipated, development of the hub is expected within the next three years.

Confirmation of Agenda

It was moved (Chair Wong, Councillor Bartlett):

That the Community & Environment Committee resolve that the agenda be confirmed without addition or alteration.

Motion was carried unanimously.

Confirmation of Minutes

It was moved (Councillor White, Councillor Bartlett):

That the Community & Environment Committee resolve that the draft minutes of the 23 April 2026 Community & Environment Committee Meeting be confirmed as a true and correct record.

Motion was carried unanimously.

1. GA260002 - New Class 4 Gambling Application for The Crown Pub and Beer Garden - Seeking Territorial Authority Consent

The purpose of this item was to determine an application submitted by The Lion Foundation 2008 on 29 April 2026 which is seeking consent to operate up to nine (9) Class 4 electronic gaming machines within an existing tavern premises which holds a current alcohol on-licence.

Katherine Harbrow (General Manager, Assurance, Finance and Risk), Kelly Poyet (Alcohol Licensing Inspector) and Sian Swinney (Manager Alcohol Licensing) presented the item.

Ms Harbrow and Ms Swinney advised that there is a statutory 30 working day decision timeframe, with 11 June identified as the final date for determination of the application. A map illustrating a 50-metre radius from the proposed gaming machine location was tabled, indicating overlap with the proposed community hub site. Council officers outlined the relevant considerations, including harm minimisation measures associated with the application. It was also noted that the application for Council consent forms one part of a wider regulatory process.



Councillors raised questions relating to how the application aligned with a family-friendly environment, sought clarification on the requirements of the Queenstown Lakes District Council Class 4 Gambling and TAB Venue Policy 2024, and queried the consent process, including broader regulatory considerations.

Questions also covered engagement with community stakeholders, including the community hub group and organisations supporting gambling harm reduction, as well as the potential to vary the number of machines sought. Clarification was sought on the relevance of the hub not yet being constructed, appeal rights available to the applicant, and the scope of Council's decision-making role within the wider regulatory process.

Councillor White foreshadowed a motion aligned with Option 2 in the report (to decline consent) rather than the officer recommendation to approve. This position reflected a number of concerns raised by councillors, particularly regarding the compatibility with the intended family-friendly nature of the venue and its proximity to the proposed community hub.

It was moved (Councillor White, Councillor Bartlett):

That the Community & Environment Committee resolve to:

1. **Note** the contents of the report; and
2. **Decline** consent for the establishment and operation of nine (9) new electronic gaming machines to be located at the premises known as "The Crown Pub and Beer Garden", located at 3 Murchison Road, Five Mile, Frankton, Queenstown.

Motion was carried unanimously.

2. **(Commemorative Tree) Memorial Plaque Request in Gibbston Community Reserve for Gibbston Community Association Celebrating 40 Years of Pinot Noir Wine Making**

The purpose of this item was to consider approving the installation of a new memorial plaque (associated with a commemorative tree) within the Gibbston Community Reserve, to commemorate 40 years of pinot noir wine making in the Gibbston Valley.

Tarsy Koentges (Parks Officer, Cemeteries and Heritage) presented the item and took the report as read.

It was confirmed that the tree has already been planted but the plaque is yet to be installed, pending approval. Councillor White noted that this project has taken



considerable time to reach this stage and expressed that the community will be pleased once it is formally completed.

It was moved (Councillor White, Councillor Bartlett):

That the Community & Environment Committee resolve to:

1. **Note** the contents of the report; and
2. **Approve** the memorial plaque installation (associated with a commemorative tree). The plaque would be located within the Gibbston Community Reserve (ATTACHMENT A).

Motion was carried unanimously.

3. **New lease of The Bathhouse building within Marine Parade Park to Meteor Properties Limited**

The purpose of this item was to consider recommending to Council to grant a new lease to Meteor Properties Limited for The Bathhouse located within the Marine Parade Park recreation reserve.

Matthew Judd (Parks Property Planner), Roger Davidson (Property Director), Harry Beaumont (Legal Counsel) and Brendan Peet (Legal Counsel) presented the item and took the report as read.

Officers advised that lease negotiations have been ongoing for some time and outlined the key agreed terms, including provisions for ownership of improvements at the end of the lease and more frequent market rent reviews. They noted that the recommendation from this Committee would form part of the Chief Executive's report to Council.

Discussion included the evolution from the original lease (dating from the late 1990s) to the current proposed terms, and the relevance of the Community Facility Funding Policy (2019). Questions were raised regarding the treatment of any profits generated, and whether there would be any financial return to Council. It was clarified that the proposed lease is assessed on current information and that Council retains full discretion in granting a new lease. Discussion also addressed the process for subleasing arrangements, confirming that any subleases require Council approval, and noting that previous sublease arrangements had expired.

Chair Wong moved a motion for the meeting to go into public excluded in order to enable discussion of Attachment A: Legal Memo Outlining Commercial Terms.



Resolution to Exclude the Public

It was moved (Chair Wong, Councillor White):

That the Community & Environment Committee resolve that the public be excluded from the following parts of the proceedings 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 Information and Meetings Act 1987 for the passing of this resolution is as follows:

General subject to be considered:	Reason for passing this resolution:	Grounds under Section 7:
Item 3: New lease of The Bathhouse building within Marine Parade Park to Meteor Properties Limited – discussion of Attachment A: Legal Memo outlining commercial terms	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: • 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	7(2)(b)(ii)

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 10.57am.



The meeting came out of public excluded at 11.29am.

It was moved (Councillor White, Councillor Bartlett):

That the Community & Environment Committee resolve to:

1. **Note** the contents of the report; and
2. **Recommend to Council** to grant a new lease, and exercise delegated Minister of Conservation approval, in accordance with section 54(1) of the Reserves Act 1977 to Meteor Properties Limited for The Bathhouse contained within Section 6 Block LI Town of Queenstown subject to the following terms and conditions:

Commencement: 1 January 2024

Term: 10 years

Renewal: One right of 10 years

Reviews: Three yearly to market

3. **Delegate** remaining lease conditions and signing authority to the General Manager Community Services.

Motion was carried unanimously.

Chair Wong closed the meeting with a karakia.

The meeting concluded at 11.31am.

Confirmed as a true and correct record:



CHAIR



DATE