Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 25 June 2026 commencing at 11.00am

Membership:

Mayor John Glover; Councillor Gavin Bartlett, Councillor Samuel 'Q' Belk, Councillor Stephen Brent, Councillor Heath Copland, Councillor Niki Gladding*, Councillor Nicola King, Councillor Jon Mitchell, Councillor Quentin Smith, Councillor Cody Tucker, Councillor Melissa White, Councillor Matthew Wong

Attendees:

Michelle Morss (Interim Chief Executive), Meaghan Miller (General Manager, Corporate Services), Katherine Harbrow (General Manager, Assurance, Finance & Risk), Ken Bailey (General Manager, Community Services), Pennie Pearce (Acting General Manager, Strategy & Policy), Rachel Beer (Acting General Manager, Planning & Development), Ian Dunbar (Organisation Performance Manager), Vanessa Fauth (Financial Controller), Carrie Williams (Policy Manager), Maseina Koneferenisi (Programme Director, WSCCO) Caitlin Pemberton (Policy Advisor), Naell Crosby-Roe (Director, Democracy Services), Brendan Peet (General Counsel), Mary Davenport*(Associate Counsel, RMA & Regulatory), Mike Wakefield*(Solicitor, Simpson Grierson), Marie Day (Community Partnerships Manager), Carrie Edgerton (Regulatory Support, Parking and Animal Control Manager), Jan Maxwell (Relationship Manager, Arts & Events), Anita Vanstone (Strategic Growth Manager), Alyson Hutton (Policy Planning Manager), Sean Widdowson (Policy Planner), Roger Davidson (Property Director), Matthew Judd (Parks Property Planner), Shireen Munday* (Shireen Munday Consulting), Julian Elder* (Chair, WSCCO Board), Sinead Hart* (Nexus), Shane O'Hare (Chief Executive, Queenstown Airport Corporation (QAC)), Todd Grace (Chief Operating Officer, QAC), Andrew Williamson (Chief Financial Officer, QAC), Sara Irvine (General Manager, Sustainability & Corporate Affairs, QAC), Ben Scott (Web and Digital Communications Advisor), Jane Robertson (Senior Democracy Services Advisor); one member of the media and approximately 3 members of the public

***Online**

Apologies/Leave of Absence Applications

The following requests for leave of absence were made:

- Councillor King: 6-17 July 2026
- Councillor Bartlett: 8-15 July 2026
- Councillor Copland: 16 July – 23 July 2026
- Councillor Wong: 14-17 July 2026; 25-30 September 2026
- Councillor White: 21 August 2026; 22-23 October 2026

It was moved (The Mayor, Councillor Mitchell):

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 Smith declared a perceived conflict of interest in relation to item 7 (*"Freedom Camping Bylaw 2025: findings report for Allenby Place and Beacon Point Road"*) and undertook to leave the meeting table for this item.

Councillor Belk declared a conflict of interest in relation to item 10 (*"Events Funding Round 2026-27"*) as one of the events proposed for Council funding would take place on land he owned. He would leave the table for this item.

Public Forum

1. Gillian Macleod (for Cath Gilmour of We Love Whakatipu) re QAC Statement of Intent

   Ms Macleod read aloud Cath Gilmour's public forum presentation as Ms Gilmour was unable to attend the meeting.

   Ms Gilmour asked the Council to assess and manage the impact of limiting Wānaka Airport's growth and the resulting pressure this would place on Queenstown Airport. She sought an independent review of the district's future air transport strategy. This needed to include meaningful community input and a firm commitment that no flights would operate before 7.00am and that Queenstown residents' concerns would be properly addressed.

2. Gillian Macleod re QAC Statement of Intent

   Ms Macleod asked the Council to direct QAC to cap passenger numbers at 4 million, as this was what the community wanted. The planned expansion was massive and she asked if QAC would have to increase its debt to fund it. She was concerned about the long-term implications of such a debt and she asked whether the airport expansion was really needed.

3. Pierre Marasti (Extinction Rebellion, Wānaka)

   Mr Marasti supported the views of the previous speaker. Extinction Rebellion also opposed Queenstown Airport's expansion because more than 90% of local emissions came from air travel to Queenstown and the only way of addressing this was to reduce the number of flights.

   Mr Marasti warned that the current El Niño event highlighted the urgency of responding to climate change and reducing harmful emissions. He also commented on the health and environmental impacts of winter air pollution from wood burners, noting their contribution to illness, premature deaths, and poor air quality in the district. He urged QLDC to strengthen air quality monitoring and support a faster transition from log burners to cleaner heating options such as heat pumps.

Confirmation of Agenda

It was moved (The Mayor, Councillor Smith):

That the Queenstown Lakes District Council resolve that the agenda be confirmed with the Council agreeing that consideration of items 4 and 5 may wait until the arrival of Julian Elder and Sinead Hart at the meeting (if this proves to be necessary).

Motion carried unanimously.

Confirmation of Previous Minutes

Ordinary meeting of Queenstown Lakes District Council held on 7 May 2026

The following corrections to the previous meeting minutes were made:

- A correction was made as Councillor Copland did not vote against the motion for item 1;
- The name of a speaker in the public forum was corrected: Chloe Wigg (not 'Mint'); and
- Prior to the meeting, a correction had been made to the name Kristan Stalker (not Grant Stalker).

It was moved (The Mayor, Councillor Mitchell):

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 7 May 2026 as amended be confirmed as a true and correct record.

Motion carried unanimously.

1. **Annual Plan 2026-2027 Adoption**

A covering report from Ian Dunbar (Organisation Performance Manager) presented for adoption the final 2026-2027 Annual Plan for Council approval, noting that the average rates increase had changed from 11.7% to an average of 9.9% across the district, which was lower than had been signalled in year 3 of the 2024-34 Long Term Plan (LTP).

Ian Dunbar, Katherine Harbrow and Meaghan Miller presented the report.

Katherine Harbrow noted that since publication, officers had been advised of an error throughout the draft Plan (and also in the rates resolution), that *"cents in the $"* should more correctly be expressed as *"Per $ of capital value"*. Accordingly, the recommendation should also include the directive to: *"Authorise the Chief Executive to make minor editorial changes*

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during final quality checks of the Annual Plan." It was noted that the earlier usage had been in Annual Plans, LTPs and rates resolutions for many years and legal advice was that this was not a major issue, nevertheless, it was good to correct it.

Members commended staff for responding positively to submissions and making substantive changes to achieve a lower than originally projected average rates rise across the district. They also acknowledged the work undertaken to balance cost and infrastructure in Hāwea and Luggate to minimise those rates increases.

There was extensive discussion about the decision to reduce the proportion of depreciation funded. It was noted that the 1.8% shaved off the average rates rise was not a large figure and would not provide much relief to those challenged by the cost of living crisis.

Councillor White expressed concern about the long-term effects of reducing the amount of depreciation funded and she asked the Mayor to take part 4 of the recommendation separately. Councillor Smith objected to this request, as he considered all parts of the recommendation were inter-linked and could not be separated. The Mayor advised that Standing Order 23.3 enabled a motion expressed in parts to be decided in parts. He would therefore allow this request.

In line with the earlier suggestion, the Mayor proposed adding a further part to the resolution:

> **Authorise** the Chief Executive to make minor editorial changes during final quality checks of the Annual Plan.

It was moved (The Mayor, Councillor Smith):

That the Queenstown Lakes District Council resolve to:

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

2. **Agree** to the recommendation of the 2026-27 Annual Plan Hearing Panel (being the Council as a whole) to amend the Annual Plan to reduce the proposed sewerage rates increase for Hāwea and Luggate;

3. **Agree** to the recommendation of the 2026-27 Annual Plan Hearing Panel to remove the Freedom Camping Ambassador Scheme cost;

5. **Agree** to the recommendation of the 2026-27 Annual Plan Hearing Panel to incorporate proposed Wānaka-Upper Clutha Community Board priority projects;

6. **Agree** amendments to the capital expenditure programme, revenue from property unit number growth and interest

costs associated with the establishment of the Water Services Council Controlled Organisation as outlined in the internal submissions;

7. **Note** the recommended revised user fees and charges, to commence 1 July 2026, are included in the budgets within the Annual Plan 2026-27;

8. **Note** the changes as outlined will lessen the average rates increase in 2026-27 from 11.7% to 9.9% after consultation with the community;

9. **Note** the adoption of the rates-setting will be completed in the next agenda item for this meeting;

10. **Adopt** the Council's 2026-27 Annual Plan pursuant to section 95(2A) of the Local Government Act 2002; and

11. **Authorise** the Chief Executive to make minor editorial changes during final quality checks of the Annual Plan.

Motion carried unanimously.

It was moved (The Mayor, Councillor Smith):

That the Queenstown Lakes District Council resolve to:

4. **Agree** to the recommendation of the 2026-27 Annual Plan Hearing Panel to reduce the average rates increase to a single-digit percentage through adjustments to funding of depreciation.

Motion carried (8:4) with Councillors Bartlett, Brent, White and Wong recording their votes against the motion.

2. Rates Setting for the Annual Plan 2026-2027

A report from Vanessa Fauth (Financial Controller) presented information in order to set the rates for the Queenstown Lakes District Council for the 2026/27 financial year as per section 23 of the Local Government (Rating) Act 2002.

Katherine Harbrow presented the report. As had occurred with the previous item, the *"cents in the dollar"* error was also contained in the rates resolution and she asked for the Council to add a further part of the resolution to *"Authorise the Chief Executive to make minor editorial changes during final quality checks of the rates section of the Annual Plan."*

It was moved (Councillor Smith, Councillor Copland):

That the Queenstown Lakes District Council resolve to:

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

2. **Resolve** to set the rates for the Queenstown Lakes District Council for the 2026/27 Financial Year as per section 23 and adopt the due dates and the penalty regime as per sections 24 and 57 of the Local Government (Rating) Act 2002, as set out in Attachment A; and

3. **Authorise** the Chief Executive to make minor editorial changes during final quality checks of the rates section of the Annual Plan.

Motion carried unanimously.

3. **Queenstown Airport Corporation (QAC) Statement of Intent (SOI)**

A covering report from Meaghan Miller (General Manager, Corporate Services) presented the Queenstown Airport Corporation (QAC) Statement of Intent (SOI) for the year ending 30 June 2027 for the Council to agree, in accordance with Section 65(2) of the Local Government Act 2002.

Meaghan Miller presented the report. She noted that owing to flight disruptions due to bad weather, the QAC Chair was not available to appear online at the meeting as originally planned, although many of the QAC senior staff were in attendance at the meeting. She suggested that a Council workshop within the coming month consider the questions raised about increasing numbers of flights and passengers, debt management during the planned development, when QAC may seek to extend air noise boundaries in the future and use of QAC's northern land holding.

It was moved (The Mayor, Councillor Copland):

That the Queenstown Lakes District Council resolve to:

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

2. **Note** the QAC is a Council Controlled Trading Organisation (CCTO) as per Section 6 of the Local Government Act 2002 (the Act) and must therefore comply with Section 64 of the Act that requires all CCOs to have a Statement of Intent that meets with the requirements of Schedule 8, noting that this is a statutory requirement; and

3. **Agree** under Section 65 (2) of the Act the Queenstown Airport Statement of Intent year ending 30 June 2027.

Motion carried with Councillor Gladding recording her vote against the motion.

The Mayor suggested that the meeting skip to item 6 as Julian Elder and Sinead Hart (whose flight to Queenstown had been diverted back to Auckland) would join the meeting when they had landed.

6. **GA260003 - New Class 4 Gambling Application for The Luggate Hotel – Seeking Territorial Authority Consent**

A report from Sian Swinney (Manager, Alcohol Licensing) assessed an application from Pub Charity Limited seeking consent to operate up to nine Class 4 electronic gaming machines within the premises located at 60 Main Road, Luggate, known as "The Luggate Hotel", an existing tavern premises holding a current alcohol on-licence. The machines would be operated by the licensee "Sticks Dream Limited". The report recommended that consent be declined because of the premises' location. Luggate Hotel was located within a commercial precinct in the Settlement Zone under the Proposed District Plan and in the Townships Zone under the Operative District Plan, where the underlying zoning was for residential purposes. The QLDC Gambling Policy prohibited Class 4 gambling venues in residential areas.

Katherine Harbrow, Sian Swinney and Mary Davenport presented the report.

It was noted that responsibility for considering gaming machine applications sat with the Community & Environment Committee, but statutory deadlines for considering applications and when meetings were scheduled had required this application to be presented to Council.

Officers noted that the report had been revised and reissued with an updated recommendation prior to the meeting.

Officers advised that if the Council wished to discuss the legal background and how this related to the Council policy, legal advice could only be given if the public was excluded.

Resolution to Exclude the Public

It was moved (The Mayor, Councillor Mitchell):

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:

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Agenda items:

Item 6: GA260003 New Class 4 Gambling Application for The Luggate Hotel – Seeking Territorial Authority Consent

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
Item 6: GA260003 New Class 4 Gambling Application for The Luggate Hotel – Seeking Territorial Authority Consent	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: *Section and Grounds* 7(2)(g) to maintain legal professional privilege Legal privilege protects communications between a lawyer and a client which have been made for the purposes of giving and receiving legal advice. The discussion between Council and its lawyers have legal privilege in respect of any matters contained in in the report upon which the Council needs to obtain legal advice or that relate to legal proceedings *Public Interest Statement* Withholding the contents of legal advice from the public enables the Council to obtain confidential legal advice about its position on legal issues without the risk of that advice being disclosed to another party and disadvantaging its position. Therefore, whilst there may be public interest in the discussion, this is outweighed by the importance of keeping the Council's position private.	Section 7(2)(g)

The meeting went public excluded at 12.33pm and resumed in public at 12.50am.

It was moved (Councillor Bartlett, Councillor Brent):

That the Queenstown Lakes District Council resolve to:

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

2. **Decline** consent for the establishment and operation of nine (9) new electronic gaming machines to be located at the premises known as "The Luggate Hotel", located at 60 Main Road, Luggate in accordance with the QLDC Gambling Policy.

Motion carried unanimously.

The meeting adjourned at 12.55pm and reconvened at 1.16pm.

Julian Elder and Sinead Hart were now available to join the meeting from Auckland Airport and the meeting returned to the original order of items.

4. **Incorporation of QLDC 3Waters Limited**

A report from Pennie Pearce (Acting General Manager, Strategy & Policy) presented the final governance documents and shareholder actions required to incorporate QLDC 3Waters Limited as the Water Services Council-Controlled Organisation (WSCCO) identified in Council's approved Water Services Delivery Plan for the Council's approval.

Pennie Pearce, Maseina Koneferenisi, Mike Wakefield, Julian Elder and Sinead Hart presented the report.

The WSCCCO's trading name would be QLDC 3Waters Limited although a 'branding' name also be developed. In response to a question about shares, Mike Wakefield advised that such clauses were a common inclusion in Constitution documents and any change to the shareholding arrangement would require shareholder approval.

It was moved (The Mayor, Councillor Bartlett):

That the Queenstown Lakes District Council resolve to:

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

2. **Note** that this report does not address the appointment of directors of QLDC 3Waters Limited which are presented to Council for approval under cover of a separate paper;

3. **Approve** the Constitution in the form attached to this paper at Attachment A;

4. **Note** that the definition of "Company" in clause 1.1 of the Constitution will be amended after approval to add the company number following incorporation;

5. **Authorise** the Mayor to sign the shareholder consent form, in the form attached at Attachment B, on behalf of Council and undertake all actions necessary to give effect to the incorporation of QLDC 3Waters Limited.

Amendment

It was moved (Councillor Brent, Councillor Wong):

That Queenstown Lakes District Council resolve to:

6. **Amend** clause 11.2 in the Constitution to read "Number of Directors: The minimum number of Directors is three and the maximum number of Directors is seven".

Motion carried unanimously.

Amendment

It was moved (Councillor Gladding, Councillor King):

That the Queenstown Lakes District Council resolve to:

7. **Add** to clause 10.2 in the Constitution "Any information withheld under this clause must be disclosed to shareholders"; and

8. **Add** to Schedule Two 'Shareholder Reserved Matters': "Exceeding the duration specified in the company's Significance and Engagement Policy of contracts longer than 15 years if no contract duration is specified in the Significance and Engagement Policy".

A request was made for the Mayor to take the parts of the amendment separately.

(7) was put and carried unanimously.

(8) was put and lost.

Parts (6) and (7) became part of the substantive motion that was put and carried unanimously.

5. **Transition Agreement with QLDC3Waters Limited**

A report from Maseina Koneferenisi (Programme Director (WSCCO) sought Council approval of the Transition Agreement between Queenstown Lakes District Council and QLDC 3Waters Limited ('the Company'). The Transition Agreement served to establish the decision-making and transition framework that would apply from incorporation until the transfer of water services to the Company on 1 July 2027.

Maseina Koneferenisi, Pennie Pearce, Julian Elder, Sinead Hart and Mike Wakefield presented the item.

There were questions about the "Transfer Principles" and how this related to land ownership. Officers noted that this was not a commitment to transfer land but a land transfer policy would need to be developed at some stage.

It was moved (Councillor Bartlett, Councillor Tucker):

That the Queenstown Lakes District Council resolve to:

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

2. **Approve** the Transition Agreement between Council and the Company (attached as Attachment A to this report);

3. **Authorise** the Mayor and Chief Executive to execute the Transition Agreement on behalf of Council; and

4. **Delegate** authority to the Chief Executive to approve any minor drafting, administrative or technical amendments required prior to execution, provided such amendments do not materially alter the intent or effect of the agreement.

Amendment

It was moved (Councillor Gladding, Councillor Mitchell):

That the Queenstown Lakes District Council resolve to:

5. **Amend** clause 4.1(a)(1) to include after "Local Government Funding Agency arrangements," the words "the policy pursuant to clause 3.2 above".

Motion carried.

The amendment became part of the substantive motion that was then put and carried unanimously.

Councillor Smith withdrew from the meeting at 2.35pm.

7. **Freedom Camping Bylaw 2025: findings report for Allenby Place and Beacon Point Road**

A report from Carrie Williams (Policy Manager) presented analysis of freedom camping concerns at the Allenby Place Carpark and Beacon Point Road restricted freedom camping areas (both in Wānaka). The report sought Council feedback on whether changes needed to be made to the Freedom Camping Bylaw 2025 to address the perceived problems.

Ken Bailey, Carrie Williams and Marie Day presented the report. Shireen Munday also joined (online). Officers advised that the key problem was non-compliance with the bylaw, mainly due to over-crowding in the freedom camping areas and especially during the peak summer season. The new rules for "self-contained" vehicles (mainly requiring a fixed toilet in the vehicle) had not improved the situation.

Officers advised that any discussion about the legal parameters needed to take place with the public excluded.

Resolution to Exclude the Public

It was moved (The Mayor, Councillor Brent):

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: Freedom Camping Bylaw 2025: findings report for Allenby Place and Beacon Point Road

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
Item 7: Freedom Camping Bylaw 2025: findings report for Allenby Place and Beacon Point Road	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	

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
	information where the withholding of information is necessary to: *Section and Grounds* 7(2)(g) to maintain legal professional privilege Legal privilege protects communications between a lawyer and a client which have been made for the purposes of giving and receiving legal advice. The discussion between Council and its lawyers have legal privilege in respect of any matters contained in in the report upon which the Council needs to obtain legal advice or that relate to legal proceedings *Public Interest Statement* Withholding the contents of legal advice from the public enables the Council to obtain confidential legal advice about its position on legal issues without the risk of that advice being disclosed to another party and disadvantaging its position. Therefore, whilst there may be public interest in the discussion, this is outweighed by the importance of keeping the Council's position private.	Section 7(2)(g)

The meeting went into public excluded at 2.50pm and resumed in public at 3.30pm.

There was discussion about taking a different approach from the direction recommended in the officer report, as retention of the status quo would not change the situation problems would continue.

Members considered how a “blackout period” might work at Beacon Point Road.

It was moved (The Mayor, Councillor Bartlett):

That the Queenstown Lakes District Council resolve to:

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

2. **Confirm** that its preferred option for the restricted freedom camping area at Allenby Place Carpark is Option 1 (Status quo): that Council makes no changes to the Freedom Camping Bylaw 2025/Ture ā-Rohe mō te Noho Puni Korehere 2025 Schedule 2 regarding Allenby Place Carpark and Wānaka Recreation Centre restricted freedom camping areas; and

3. **Confirm** that its preferred option for the restricted freedom camping area at Beacon Point Road Carpark is Option 1: (Status quo) that Council makes no changes to the Freedom Camping Bylaw 2025/Ture ā-Rohe mō te Noho Puni Korehere 2025 Schedule 2 regarding Beacon Point Road Carpark restricted freedom camping area.

Amendment

It was moved (Councillor Mitchell, Councillor Belk):

That the Queenstown Lakes District Council resolve to:

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

2. **Confirm** that its preferred option for the restricted freedom camping area at Allenby Place Carpark is ~~Option 1 (Status quo)~~: Option 3A that Council proposes to amend ~~makes no changes to~~ the Freedom Camping Bylaw 2025/Ture ā-Rohe mō te Noho Puni Korehere 2025 ~~Schedule 2 regarding~~ to prohibit freedom camping at Allenby Place Carpark restricted freedom camping area and permanently increase the designated spaces at Wānaka Recreation Centre restricted freedom camping area by three spaces ~~areas~~; and

3. **Confirm** that its preferred option for the restricted freedom camping area at Beacon Point Road Carpark is ~~Option 1: (Status quo)~~ Option 2: that Council proposes to amend ~~makes no changes to~~ the Freedom Camping Bylaw 2025/Ture ā-Rohe mō te Noho Puni Korehere 2025 ~~Schedule 2 regarding~~ to amend the restrictions at Beacon Point Road Carpark to prohibit freedom camping over

December and January annually. ~~restricted freedom camping area~~.

The amendment became the substantive motion.

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

The meeting adjourned at 3.55pm and reconvened at 3.59pm.

8. **Findings and Options Report: Dog Control Policy and Bylaw 2020**

A report from Caitlin Pemberton (Policy Advisor) presented the findings and preliminary options analysis from a review of the Dog Control Policy 2020 and Dog Control Bylaw 2020 and asked the Council to determine, subject to s.155(1) of the Local Government Act 2002, whether a bylaw was the most appropriate way of addressing the perceived problems in the district related to dog control.

Katherine Harbrow, Carrie Williams, Caitlin Pemberton and Carrie Edgerton presented the report.

It was moved (Councillor Wong, The Mayor):

That the Queenstown Lakes District Council resolve to:

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

2. **Agree** pursuant to s.155(1) of the Local Government Act 2002 that a bylaw is the most appropriate way to address perceived problems related to dog control issues in the district.

Motion carried unanimously.

9. **Interim Governance Arrangements for the Regional Spatial Plan**

A report from Anita Vanstone sought Council approval to establish an Interim Regional Spatial Planning Governance Group to provide early elected member oversight of regional spatial planning across Otago. The report also sought the nomination of two elected member representatives to represent QLDC on the Interim Regional Spatial Planning Governance Group and suggested that the representatives be Councillor Cody Tucker (Chair, Smart Growth Committee) and Councillor Jon Mitchell (Deputy Chair).

Anita Vanstone, Pennie Pearce and Alyson Hutton presented the report. Officers confirmed that a similar report was being presented to all councils in Otago. The aim of the group was to establish a regional working framework for developing a Regional Spatial Plan.

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It was moved (Councillor White, Councillor Brent):

That the Queenstown Lakes District Council resolve to:

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

2. **Approve** the establishment of the Interim Regional Spatial Planning Governance Group, noting that this is informal and not decision making, is an interim arrangement only and will remain in place until the Planning Bill is enacted and formal statutory arrangements are confirmed;

3. **Appoint** Councillor Cody Tucker, Chair of the Smart Growth Committee, and Councillor Jon Mitchell, Deputy Chair of the Smart Growth Committee, as QLDC's representatives on the Interim Regional Spatial Planning Governance Group;

4. **Delegate** authority to the Interim Regional Spatial Planning Governance Group to appoint an independent Chair at its first meeting; and

5. **Note** that Kā Rūnaka will be invited to nominate representatives for the Interim Group, should this be their preference, at the Te Rōpū Taiao Otago hui on 3 July 2026.

Motion <u>carried</u> unanimously.

Councillor Belk left the meeting at 4.07pm.

10. **<u>Events Funding Round 2026-27</u>**

A report from Jan Maxwell (Relationship Manager, Arts & Events) presented recommendations for Council approval from the Community & Environment Committee (acting as the Events Panel) to support events, funding for which was available from Council funding in the 2026-27 financial year.

Jan Maxwell presented the report. She noted that previously, only applications for over $30,000 had required Council approval, with the Events Panel able to approve grants for amounts less than $30,000. However, the Council resolution establishing the Community & Environment Committee as the Events Panel was ambiguous about whether it delegated authority to approve any grants and accordingly, all grants required Council approval.

An appropriate delegation to the Community & Environment Committee to approve grants from the events fund of less than $30,000 would be addressed by an item in the Chief Executive's Report to the next Council meeting.

It was moved (The Mayor, Councillor Copland):

That the Queenstown Lakes District Council resolve to:

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

2. **Agree** to the recommendations of the Events Panel for funding amounts under $30,000:

Queenstown Marathon	$25,000
Arrowtown Autumn Festival	$24,000
Motatapu	$20,000
Lake Hayes A&P Show	$16,700
PROJECTA	$15,000
NZ Open	$15,000
Central Lakes Polyfest	$13,000
Festival of Colour	$13,000
Global Games	$10,100
The Valley	$10,000
RIPE - Wānaka Wine & Food Festival	$10,000
Queenstown Multicultural Festival	$9,500
NZ Mountain Film Festival	$8,700

3. **Agree** to the recommendations of the Events Panel to refer the following events to Local Community Support:

   Diwali
   Natural Selection
   The Uninvited
   Arrowtown Long Lunch
   SnowMachine
   Arrowtown Gin Festival
   Wānaka Beer Festival
   Ayrburn Classic Car

4. **Approve** funding for the Wānaka A & P Show and Challenge Wānaka of $30,000 each.

Motion carried unanimously.

Councillor Belk returned to the meeting at 4.11pm.

11. **Community Fund 2026-2027 Allocation Recommendations**

A report from Marie Day (Community Partnerships Manager) presented proposed allocations from the Council's Community Fund, originally considered at a public excluded Council workshop held on 28 May 2026.

Marie Day and Ken Bailey presented the report. It was noted that the Waste Minimisation Fund had granted $10,000 to Kiwi Harvest, so only $3,000 was needed from this fund, bringing the total allocated to $13,000. Other operational funding of $10,000 had been sourced for Ngā Uri Whakatipu Charitable Trust and $8,000 for The Weekday Challenge.

It was moved (The Mayor, Councillor Brent):

That the Queenstown Lakes District Council resolve to:

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

2. **Approve** the following recommended funding allocations from the QLDC Community Fund 2026-2027:

Organisation	**Amount**
Central Lakes Family Services	$10,000
Central Otago Budgeting Services Inc.	$4,500
Hanleys Farm Community Garden Assn	$5,500
Headlight Trust	$3,500
Ikatan Masyarakat Indonesia di Queenstown (IMIQ)	$3,000
KiwiHarvest	$13,000
KnowYourstuffNZ Charitable Trust	$4,000
Māori Women's Welfare League - Whakatipu-Wai-Māori	$5,000
Mental Hunts Charitable Trust	$3,500
Mint Charitable Trust	$10,000
Ngā Uri Whakatipu Charitable Trust	$20,000
Otago Multiple Sclerosis Society	$3,000
Parent to Parent NZ Incorporated	$5,000
Pivotal Point Charitable Trust	$10,000
Predator Free Wānaka	$10,000
QT Community Cats	$2,500
Queenstown Assn of Migrants Pinoys Inc.	$5,000
Queenstown Fijian Community Charitable Trust	$5,000
Red Frogs NZ	$4,000
Rotary Club of Mount Aspiring Inc.	$12,000
Routeburn Dart Wildlife Trust	$5,000
Tāhuna Glenorchy Dark Skies Group	$5,000
Te Kura Whakatipu o Kawarau Friends of School Assn	$ 2,000
The Weekday Challenge	$8,000
Tucker Beach Wildlife Trust	10,000
Upper Clutha Senior Citizens Inc.	5,000

Organisation	Amount
Victim Support New Zealand Inc/Manaaki Tāngata Aotearoa Manatōpū	$6,000
Wakatipu Toy Library Incorporated	$5,000
Whakatipu Community Hub Charitable Trust	$20,000
Women's Shed Aotearoa	$3,500

Motion carried unanimously.

12. **Report and recommendations of the Independent Hearing Panel for The Hills Private Plan Change to the Proposed District Plan**

A report from Sean Widdowson (Policy Planner) provided the Independent Hearing Panel's (IHP or the Panel) Recommendation Report (IHP Report) on the Hills Resort Zone Private Plan Change (PPC1) to Council, seeking approval to the recommended changes to the Proposed District Plan (PDP).

Sean Widdowson, Alyson Hutton and Rachel Beer presented the report. It was noted that the applicants had originally applied for a Fast Track consent but had decided instead to pursue a Private Plan Change to obtain the provisions needed to continue with their project.

It was moved (Councillor Mitchell, Councillor Belk):

That the Queenstown Lakes District Council resolve to:

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

2. **Adopt** the Independent Hearing Panel Report and recommendations on submissions on the Hills Resort Zone Private Plan Change (PPC1) to the Proposed District Plan as a Council decision;

3. **Direct** staff to alter the Proposed District Plan provisions to reflect the recommended change and to correct minor errors and make changes of a minor effect in accordance with clause 16(2) of the First Schedule of the Resource Management Act 1991; and

4. **Note** that adopting the report and recommendations as the Council decision means that the Council also adopts the reasons for those decisions as set out in the Independent Hearing Panel Report;

5. **Note** that Private Plan Changes which are accepted by Council are cost-recoverable up to the Council decision

pursuant to Section 36 of the Resource Management Act 1991; and

6. **Direct** staff to notify the decision in accordance with the First Schedule of the Resource Management Act 1991.

Motion carried unanimously.

13. Chief Executive's Report

A report from Chief Executive presented the following:

- Provided an update the Council on the Government Head Start Process;
- Establish a QLDC Dog Control Committee;
- Approve a new lease of The Bathhouse building within Marine Parade Park to Meteor Properties Limited (Recommendation from Community & Environment Committee); and
- Approve a directive to staff to review the Property Sale and Acquisition Policy 2014 (Recommendation from Smart Finance Committee).

Councillor Bartlett noted that the summary of previous meetings had omitted the Assets & Infrastructure Committee meeting held on 2 June 2026.

Councillor Gladding advised that she wished to include a date in the resolution for completing the review of the Property Sale and Acquisition Policy 2014, as reference to a completion date in the report was not adequate.

It was moved (Councillor White, Councillor Bartlett):

That the Queenstown Lakes District Council resolve to:

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

Government Head Start Process

2. **Note** the outlined background to the Head Start process and compressed timeline;

3. **Note** the proposed steps to reach a position before the application deadline of 9 August 2026;

Establishment of a Dog Control Committee

4. **Agree** to establish a Dog Control Committee, with a membership of all elected members, of which three are needed to form a hearings panel;

5. **Delegate** authority to the Dog Control Committee to hear and determine objections and appeals made under the Dog Control Act 1996;

7. **Agree** to direct staff to undertake a review of the QLDC Property and Acquisitions Policy 2014, noting plans to undertake a review as part of the preparation of the Long Term Plan 2027-37.

Amendment

It was moved (Councillor Gladding, Councillor Mitchell):

That the Queenstown Lakes District Council resolve to:

7. **Agree** to direct staff to undertake a review of the QLDC Property and Acquisitions Policy 2014, noting plans to undertake a review as part of the preparation of the Long Term Plan 2027-37, to be complete by July 2027.

The amendment was lost.

The motion reverted to the original and was put and carried.

Councillor Smith left the meeting at 4.32pm.

Members considered the proposed lease to The Bathhouse and the risk of approving if a lease would not align with the principles of the Community Facility Funding Policy. Officers recommended that the Council exclude the public to discuss these issues.

Resolution to Exclude the Public

It was moved (The Mayor, Councillor Mitchell):

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 13: Chief Executive's Report: Attachment C: Deed of Lease between QLDC and Meteor Properties Limited (New lease of The Bathhouse building)

Item 13: Chief Executive's Report: Attachment D: Legal Memo outlining commercial terms re Meteor Properties Limited (New lease of The Bathhouse building)

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
Item 13: Chief Executive's Report (Attachment C: Deed of Lease between QLDC and Meteor Properties Limited; Attachment D: Legal Memo outlining commercial terms re Meteor Properties Limited (New lease of The Bathhouse building)	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: *Section and Grounds* 7(2)(b)(ii) 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 Attachment C to this report contains commercial leasing information relating to the lease and sub-lease of the property on the recreation reserve at Marine Parade, Queenstown known as 'The Bathhouse'. Withholding this information is necessary to protect the commercial positions of the lessee and sub-lessee. Attachment D should remain public excluded to maintain legal professional privilege. *Public Interest Statement*	7(2)(b)(ii)

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
	There has been no public interest in these commercial figures through the public notification process of the proposed lease. Additionally, Attachment D contains privileged legal information and advice for QLDC relating to this matter.	

The meeting went into public excluded at 4.45pm and resumed in public at 4.55pm.

Resolution to Exclude the Public

It was moved (The Mayor, Councillor Mitchell):

1. **That the Queenstown Lakes District Council resolve that the public be excluded from the following parts of the meeting; and**

2. **That Julian Elder be permitted to remain in the meeting after the public is excluded because his knowledge is important in deciding the appropriate personnel to appoint as directors of the Water Services Council-Controlled Organisation.**

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 7 May 2026

Item 5A: Kā Huanui a Tāhuna Alliance Delivered Projects, Annual Status Report: Further Status Updates
Item 7: Appointment of Water Services council-controlled organisation Board Chair

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
Item 5: Kā Huanui a Tāhuna Alliance Delivered Projects, Annual Status Report: Further Status Updates	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: *Section and Grounds* 7(2)(i) to enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations *Public Interest Statement* Attachment A to the 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. 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.	Section 7(2)(i)

QUEENSTOWN LAKES DISTRICT COUNCIL

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
Item 7: Appointment of Water Services council-controlled organisation Board Chair	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: Section and Grounds 7(2)(a) to enable Council to protect the privacy of natural persons, including that of deceased natural persons To ensure the best possible recruitment outcome candidates must be able to apply confidentially, particularly in the case of candidates that are not successful. While there is public interest in the outcome, ensuring high quality candidates are not deterred from applying increases the opportunity for the best possible outcome for the community.	Section 7(2)(a)

Agenda items

Item 14: Appointment of Directors for the Board of the Water Services Council Controlled Organisation

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
Item 14: Appointment of Directors for the Board of the Water Services Council Controlled Organisation	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: *Section and Grounds*	Section 7(2)(a)

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
	7(2)(a) to enable Council to protect the privacy of natural persons, including that of deceased natural persons To ensure the best possible outcome from the recruitment process and future governance oversight of the QLDC 3Waters council-controlled organisation, candidates must be able to apply confidentially, particularly in the case of candidates that are not successful. *Public Interest Statement* While there is public interest in the outcome, especially given the high interest in water services, ensuring high quality candidates are not deterred from applying outweighs this public interest.	

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 4.58pm.

The meeting came out of public excluded and concluded at 5.26pm.

Confirmed as a true and correct record:

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M A Y O R

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D A T E