QUEENSTOWN LAKES DISTRICT COUNCIL

Minutes of a Council Workshop

Tuesday 2 June 2026 in the
Armstrong Room, Lake Wanaka Centre, 89 Ardmore Street,
Wanaka, commencing at 1.00pm

A recording of this workshop can be found on the QLDC website.

Present:	Mayor John Glover (Chair)	Councillor Gavin Bartlett
	Councillor Samuel 'Q' Belk	Councillor Heath Copland*
	Councillor Stephen Brent	Councillor Niki Gladding
	Councillor Jon Mitchell*	Councillor Nicola King
	Councillor Quentin Smith	Councillor Matt Wong
Apologies:	Councillor Cody Tucker	Councillor Melissa White
In attendance:	Maseina Koneferenisi	Julian Elder
	Pennie Pearce	Tony Avery
	Dave Wallace	Katherine Harbrow*
	Meaghan Miller*	Amy Bowbyes
	Naell Crosby-Roe*	Alyson Hutton
	Rebecca Pitts*	Cameron Wood*
	Katie Russell	Catriona Lamont*
	Alison Tomlinson	Jesse Taylor
	Mike Wakefield* (Simpson Grierson)	Jon Winterbottom
	Sinead Hart* (Nexus Advisory)	Jane Robertson
Media	None	
Public	None	

*Online

No.	Agenda Item	Actions
1.	**Water Services Council Controlled Organisation (WSCCO) Statement of Expectations (SoE) and Constitution** The purpose of this item was to provide elected members with an opportunity to have input into the WSCCO's draft SoE and to review and make changes to the final draft of the Constitution. Pennie Pearce (Acting General Manager, Strategy & Planning), Julian Elder (Chair, WSCCO) and Maseina Koneferenisi (Programme Director, WSCCO) presented the item.	• Clarification of what "water management responsibilities" mean (e.g., does it include irrigation supply?), noting that the **transfer agreement** will

No.	Agenda Item	Actions
	Councillor Heath Copland joined the workshop online at 1.13pm. The following main points were made during the discussion. **Statement of Expectations (SoE)** 1. *No debt cap will be included* • Agreed not to impose a debt limit on the WSCCO to preserve financial independence. 2. *Credit Rating Agencies* • Preference for security arrangements rather than Council guarantees. • Any guarantee is unlikely to be called on. • Further confirmation from agencies (e.g. Standard & Poor's) is desirable. • Consideration is needed for how financial arrangements will work in an amalgamated future structure. 3. *Financial Management through existing mechanisms* • Reliance on economic regulations, LGFA (Local Government Funding Agency) covenants, treasury policies and regular reporting (including debt levels). • LGFA will have a covenant over 3waters revenue. 4. *Council monitoring* • Through regular reporting and a "no surprises" principle. 5. *Amendment to 'Dispute Resolution' clause* • Not all disputes should default to the lowest level. • Agreement to remove "lowest level" and retain "appropriate level" to allow flexibility. 6. *Appointment of WSCCO Chief Executive (CE)*	clearly list all services to be provided. • Staff to: **Update SOE and Constitution** reflecting workshop feedback and circulate the revised drafts ahead of their formal approval.

No.	Agenda Item	Actions
	• No Council veto power on the appointment of WSCCO CE. • Council appoints WSCCO directors, but directors appoint CE. 7. *Council input into Chief Executive (CE) Recruitment* • Expectation of some Council input into the recruitment process via a relationship-based approach between WSCCO Chair and Mayor. Clause needs to be strengthened to clarify Council involvement in CE appointment. 8. *Strengthened relationship expectations and regular engagement between entities* • Reinforce no surprises principles, transparency, collaboration and early communication of sensitive issues. • Provision exists already for an annual joint meeting (QLDC and WSCCO). Suggestion also to have risk committee collaboration across entities. 9. *Better recognition of political sensitivity* • Direction to make expectations clearer around politically sensitive decisions and communication. 10. *Water Services Strategy amendments* • Direction to remove the power for Council to “require” amendments and replace with the ability to “request” amendments to the Water Services Strategy (WSS). 11. *Pricing and affordability* • Affordability and equity confirmed as key principles with further work expected through the Water Services Strategy and pricing models. 12. *Integration with Council planning* • Confirmed expectation for close alignment between land use planning and water infrastructure (e.g., development agreements).	

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Constitution

1. Board Structure

• Allow a range (minimum of three members, maximum of seven members; is a Board of five members the ideal initial size?)

• Debate over term limits: two terms is seen as restrictive, need at least three terms to give flexibility; staggered terms to ensure continuity of directors. Add the ability to enable rotation.

2. Issuing shares

• WSCCO shares can only be issued with shareholder approval.

• Any change to shareholding arrangements would involve mandatory consultation

3. No sale or structural change can occur without Council approval

• Public consultation requirements under legislation apply.

4. Question about clause 3.3: Requirement of audit or independent review

• There needs to be some basis to require this because it is at the company’s cost. It could be triggered if the Council believes the WSS is contrary to SoE. Staff to prepare some text to tighten this, noting that the WSS is the WSCCO’s Long Term Plan and is subject to external audit anyway.

5. Long-term contracts (Schedule 2) Discussion about limiting contracts to a term of 15 years in the constitution

• The Council considered whether this limitation was necessary within the constitution but agreed that it was better to address through the WSCCO’s Significance and Engagement Policy.

Attachments
Attachment A: Background Briefing Materials
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No.	Agenda Item	Actions
	Attachment B: Local Government (Water Services) Act 2025 SoE Provisions ***Attachment C: 28 June 2026 Workshop Notes*** ***Attachment D: Draft SoE*** ***Attachment E: Draft Constitution***	
2.	**<u>Te Tapuae Southern Corridor Policy Planning Options</u>** The purpose of this item was to provide Policy Planning's response to Te Tapuae Southern Corridor Structure Plan. Dave Wallace (General Manager, Planning & Strategy), Alyson Hutton (Planning Policy Manager), Amy Bowbyes (Principal Policy Planner) and Katie Russell (Policy Planner) presented the item. The briefing highlighted the following main points: • Work is being progressed amid uncertainty about resource management reform, so the Structure Plan must remain in force under either current or new legislation. • The Structure Plan is a 30-year strategic document, based on extensive technical work and consultation, guiding future urban development in the southern corridor. • It anticipates the development of 9,000–10,000 homes and 52 ha of commercial/mixed-use land, making the corridor a major long-term growth area. • Four implementation options had been considered with officers preferring option 3 (coordinated development) which balances growth with infrastructure capacity and aiming for integrated communities. Discussion in response to the presentation raised the following main points: • Elected members broadly supported Option 3 but raised concerns about uncertainty, especially around future zoning rules and planning reforms. • There were major concerns about infrastructure constraints (wastewater, transport), and the fact that development may outpace infrastructure delivery.	None (apart from next steps highlighted by staff in presentation).

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- The discussion highlighted the tension between proactive planning vs. reacting to fast-tracked private development, which could proceed regardless of Council plans.

Officers reported that next steps involved further technical analysis, Section 32 reporting and future Council decisions, with no immediate planned notification yet.

Attachments
Attachment A: Te Tapuae Southern Corridor: Policy Planning Options
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<u>Property & Infrastructure Asset Renewals Approach</u>

The purpose of this item was to provide elected members with a high-level understanding of Property & Infrastructure's approach to renewals, including:

- What renewal investment is and what it seeks to achieve;
- Why renewals are critical to long-term service delivery;
- Where meaningful choices exist in renewal strategies; and
- The benefits, costs, and trade-offs of different approaches.

Tony Avery (General Manager, Property & Infrastructure), Alison Tomlinson (Strategic Asset Manager) and Jesse Taylor (Investment & Support Services Manager) presented the item.

The main points of the discussion are summarised below.

- Renewals are essential to maintain asset performance and service levels across transport, property and waste.
- There is a strong link between investment in renewals and levels of service (e.g. safer, smoother roads vs reduced performance if underfunded). Higher investment results in a lower risk and better service; lower investment produces a higher risk and reduced service, meaning that trade-offs are required.
- A balanced approach prioritises critical assets (e.g. roads, bridges) while accepting more risk for less critical assets (e.g. signage).
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	• Adequate renewals serve to reduce reactive maintenance and complaints (e.g. potholes), whereas under-investment increases operational costs. • Renewals planning relies on data, modelling, condition assessments and asset criticality analysis to prioritise investments. Long-term planning aims to smooth investment over time ("bell curve") to avoid large spikes in renewal costs. In response to the presentation, elected members signalled they wanted a high-level strategic direction rather than detailed, asset by asset decisions. They were keen to inform the risk appetite and desired levels of service, which staff could then translate into a balanced renewals programme across portfolios. There was a preference for a "balanced" approach—protecting critical assets while accepting higher risk for lower priority ones—but with better visibility of trade-offs (cost vs. service levels). Members also asked for clear advice, evidence and indicative costs to support decisions, rather than making choices without context. Overall, they wanted to define priorities and acceptable risk at the governance level, enabling staff to operationalise those decisions. **Attachments** ***Attachment A: Presentation on Property & Infrastructure's Asset Renewal Approach***	

The workshop concluded at 4.23pm.