

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 19 March 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), Tony Avery (General Manager, Property & Infrastructure), Meaghan Miller (General Manager, Corporate Services), Katherine Harbrow (General Manager, Assurance, Finance & Risk), Dave Wallace (General Manager, Planning & Development), Pennie Pearce (Acting General Manager, Strategy & Policy), Brendan Peet (General Counsel), Mary Davenport (Associate Counsel, RMA and Regulatory), Alice Milne (Senior Legal Counsel), Ian Dunbar (Organisational Performance Manager), Simon Mason (Infrastructure Operations Manager), Scott Paterson (Project Manager/Consultant), Alyson Hutton (Planning Policy Manager), Anthony Hall (Regulatory Manager), Isabelle Logez (Monitoring, Enforcement & Environmental Manager), Paul Speedy (Strategic Project Manager), Geoff Anderson (Consultant, Egis), Carrie Williams (Policy Manager), Roger Davidson (Property Director), Aaron Burt (Senior Property & Planning Advisor), Alison Tomlinson (Strategic Asset Manager), Adrienne Hooper (Senior Infrastructure Planner – Transport), Amy Bowbyes (Principal Planner – Resource Management Policy), Rachel Beer (Manager, Planning & Development Technical Support), Pamela Parker (Procurement Manager – online), Chris English (Building Services Manager), Matthew Bridle (Principal Building Advisor), Jon Winterbottom (Democracy Services Manager), Ben Scott (Web and Digital Communications Advisor), Jane Robertson (Senior Democracy Services Advisor); one member of the media and approximately 15 members of the public

Apologies/Leave of Absence Applications

There were no apologies.

The following requests for leave of absence were made:

- Councillor King: 6-10 April 2026
- Councillor Copland: 14-18 April 2026
- The Mayor: 23-31 May 2026

It was moved (The Mayor, Councillor Copland):

That the Queenstown Lakes District Council resolve that the requests for leave of absence be approved.

Motion carried unanimously.

JE

Declarations of Conflict of Interest

Councillor King declared a conflict of interest with regard to item 6 as she was a Mt Aspiring College Foundation Trustee; she undertook to take no part in item 6.

Public Forum

1. Nikki McFarlane (Queenstown Lakes Community Action)

Ms McFarlane spoke about the Council's decision on the long term disposal option for the Shotover Wastewater Treatment Plant (SWWTP). She asked the Council to pause on this decision to enable the gathering of as much information as possible as key pieces were currently missing. She asked for consideration of all the options, including feasible land disposal options and meaningful engagement with the community.

2. Andrew Davis

Mr Davis noted that the SWWTP decision would last 35 years and it needed to be based on an understanding of the full picture. By focussing on disposal and not looking at treatment, staff were not considering all the options available. He also supported pausing the decision and returning in 60 days with ways of improving treatment options and increasing the quality of the district's wastewater.

3. Chris Shield (Abbeyfield Wānaka Inc)

Mr Shield advised that he was part of a group working to establish an Abbeyfield facility in Wānaka. The local committee would raise the \$4 million needed to construct the home, but it could not also afford to purchase land in Wānaka and the preference was for the community to gift suitable land. The land being transferred under agenda item 6 (Mt Aspiring College Foundation, removal of a QLDC covenant, to enable a proposed subdivision and effective transfer of 6396m² of land to the Foundation) could instead be gifted to Abbeyfield Wānaka.

4. Nicky Busst: Manager, Arrowtown Promotion & Business Association (APBA)

Mrs Busst expressed concern that the request from APBA to include funding for an increased levy for APBA had been erroneously omitted from the 2025/26 draft Annual Plan. This was despite APBA following the correct procedure and providing the necessary information in September 2025 for inclusion. She asked for the funding to be reinstated in the draft 2025/26 Annual Plan before it went out for public consultation, as this was the most open and transparent option.

5. Meg Taylor (Wānaka Stakeholders Group)

Ms Taylor spoke about the Egis report on Wānaka Airport. She urged an assessment of the viability of option three and she was not supportive of the principle 'build it and they will come'.

The airport did not need expensive upgrades, there was limited funding and it had been loss making in recent years. The report also did not address Project Pure which was an oversight as it was on airport land.

6. Alastair Clifford (Skyline Properties Management Ltd)

Mr Clifford expressed concern about street vendors operating on the lakefront. Many of these stalls were non-compliant, some had questionable hygiene and they were operating in competition with established businesses. The situation had worsened in recent times but banning stalls from the lakefront would only mean their relocation elsewhere in the CBD. The current set-up was not appropriate for an international visitor destination like Queenstown and needed to be addressed.

7. Oliver Nutt (Bao Wow Queenstown Ltd)

Mr Nutt advised that he was a trader who operated on the Queenstown Lakefront and banning the stalls was not the answer. Instead, Council should look to amend the bylaw to make the situation workable as the current rules did not cater for the specific needs of street traders. The availability of street food added to the life and vibrancy of the town centre and this had been achieved despite no help from Council. He encouraged a bylaw review and/or the Council developing rules to accommodate lakeside traders.

8. Nicolas Cantaro (Hot Dog, Inc)

Mr Cantaro advised that he had operated a stall on the Queenstown Lakefront for seven years. A lack of effective Council intervention had caused the present situation to evolve but this could be resolved by Council staff working to develop solutions with the traders. Lakeside traders were part of Queenstown's identity and their existence should be preserved.

9. Poppy Prentice

Ms Prentice operated a stall selling fresh oysters on Queenstown Lakefront and banning all stalls from this area was not the answer and would harm her business. Operators were not refusing to follow the rules but they needed to be workable rules, and the current provisions of the bylaw did not work in practice. Traders wanted to work with Council staff on solutions and she asked for the decision sought in item 2 to be delayed to allow time for this to occur.

10. Monica Banhidi

Ms Banhidi noted that it would be very easy for the Council simply to approve the recommendation in item 2 and prohibit lakeside trading but this would be a negative decision. The traders added life and vibrancy to the town, acted as local ambassadors and were popular with visitors. Instead, the Council needed to develop clear and workable rules for lakeside trading and to work with the group on a practical solution.

JE

It was moved (The Mayor, Councillor White):

That the Queenstown Lakes District Council resolve to suspend Standing Order 15.1 and agree to extend the period of time available for the public forum beyond 30 minutes.

Motion carried unanimously.

11. Graham McCarthy (Thai Holdings)

Mr McCarthy had operated a restaurant in Queenstown for 35 years and over that time had also had food carts. He was concerned about the proposal to prohibit trading on the lakefront because this would signal a further decline of local owned businesses/vendors and a loss of local identity, as lakeside traders had been part of the Queenstown landscape for many years.

12. Danna Burton (Queenstown Lakes District Street Food Vendors Society Inc)

Queenstown Lakefront Traders were all long term locals and real people with livelihoods and needed to be treated as such. She asked the Council to establish a working group of vendors and Council staff to work towards a solution. These sorts of operations were common overseas and there were successful examples operating in Vancouver, Melbourne and Barcelona. Developing a workable way forward and was a better outcome than banning the traders from the lakefront.

Confirmation of Agenda

The Chief Executive referred to an advice note that had been circulated after the agenda had been published but which was important to consideration of the Shotover Wastewater Treatment Plant item and should be added formally to the agenda.

It was moved (Councillor Bartlett, Councillor Mitchell):

That the Queenstown Lakes District Council resolve that the agenda be confirmed with the addition of an advice note for item three ('Preferred Option for Shotover Wastewater Treatment Plant'); the reason that the material was not on the agenda is that the documentation was not completed until after the agenda had been published and it cannot be delayed until a future meeting because Shotover Wastewater Treatment Plant is an item to be considered at this meeting and the advice note contains information important for the considerations.

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

Confirmation of Previous Minutes

Ordinary meeting of Queenstown Lakes District Council held on 5 February 2026

It was moved (Councillor Mitchell, Councillor Bartlett):

That the Queenstown Lakes District Council resolve that the minutes of the public part of the ordinary meeting of the Queenstown Lakes District Council as amended held on 5 February 2026 be confirmed as a true and correct record.

Motion carried unanimously.

1. 2026-2027 Annual Plan Consultation Document

A report from Ian Dunbar (Organisational Performance Manager) presented for adoption the Council's 2026-2027 Annual Plan consultation document and draft 2026-2027 Annual Plan supporting document for public consultation.

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

Ms Harbrow introduced the report, noting that 2026-2027 was year three of the 2024-34 Long Term Plan (LTP), meaning that many elements had already been consulted on. Preparing the 2026-2027 plan had been challenging, due partly to the current revenue and financing policy which would be reviewed for the next LTP.

Ms Miller noted that if Council was of a mind to add the Arrowtown Promotion & Business Association levy to the draft Plan, that it require officers only to amend the consultation document before commencing consultation but not the supporting document. This would enable work to occur later to update the supporting document.

There were questions about the reasons for the average rates rise of 22.3% for Lake Hāwea and why this had not been predicted. Officers noted that the increase brought those rates more into line with the rest of the district. Attention was drawn to the explanations for the main drivers for the cost increases in both the consultation and supporting documents.

A minor correction was made to the disadvantages detailed in paragraph 12 of the officer report to read: *There are no significant disadvantages to adopting the consultation document and draft Annual Plan for consultation.*

It was noted that the Wānaka-Upper Clutha Community Board's priorities had been considered.

It was moved (Councillor Bartlett, Councillor Mitchell):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of this report;
2. **Adopt** the draft 2026/27 Annual Plan supporting document for consultation;
3. **Adopt** the 2026/27 Annual Plan Consultation Document for consultation; and
4. **Note** the indexation update on the Development Contributions Policy 2026-2027 and accompanying website copy explaining the changes.

Amendment

It was moved (Councillor White, Councillor Mitchell):

That the Queenstown Lakes District Council resolve to:

1. **Direct** the Chief Executive to include the revised amount for Arrowtown Promotion and Business Association (APBA) grant of \$405,706 in the 2026/27 Annual Plan supporting document and consultation; this being in accordance with the direction of the APBA's membership at its most recent Annual General Meeting;
2. **Note** the inclusion of this amount will increase the average rates rise to **11.8%**; and
3. **Amend** parts (2) and (3) of the original motion to include the words: "subject to the changes directed at point 2."

Amendment carried unanimously.

The amendment was added to the original motion, becoming the substantive motion:

It was moved (Councillor Bartlett, Councillor Mitchell):

That the Queenstown Lakes District Council resolve to:

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

2. **Direct** the Chief Executive to include the revised amount for Arrowtown Promotion and Business Association (APBA) grant of \$405,706 in the 2026/27 Annual Plan supporting document and consultation; this being in accordance with the direction of the APBA's membership at its most recent Annual General Meeting;
3. **Note** the inclusion of this amount will increase the average rates rise to 11.8%;
4. **Adopt** the 2026/27 Annual Plan supporting document for consultation subject to the changes directed at point 2;
5. **Adopt** the 2026/27 Annual Plan Consultation Document for consultation subject to the changes directed at point 2;
6. **Note** the indexation update on the Development Contributions Policy 2026-27 and accompanying website copy explaining the changes.

Motion carried with Councillors Gladding, King, Mitchell, Smith and Tucker recording their votes against the motion.

2. **Queenstown Lakefront Trading**

A report from Isabelle Logez (Monitoring, Enforcement & Environmental Manager) sought a Council decision on the future of pop-up stall trading activities on the Queenstown lakefront, and more broadly, within the Queenstown Town Centre Zone following the conclusion of the one-year prohibition of pop-up stalls from the Queenstown lakefront. The report noted that the current prohibition was due to expire on 17 April 2026. The report recommended that there be a prohibition of pop-up stalls on the Queenstown Lakefront from 17 April 2026, noting that those with an existing registration or permit were permitted to continue to trade until expiry of the registration/permit. All current permits were due to expire in May 2026.

Katherine Harbrow, Anthony Hall and Isabelle Logez presented the report. Mary Davenport joined the table during the debate to provide further comment.

Officers explained the difference between a registration and a permit under the Activities in Public Space Bylaw 2023 ('the Bylaw'). They acknowledged that it was challenging for food carts to operate under the provisions of the Bylaw, but a solution to lakefront traders in Queenstown was needed until the Bylaw was reviewed, the process for which was scheduled to start at the end of this calendar year.

Elected members expressed concern that the recommendation provided no alternative pathway or process, especially as there were successful models of similar operations elsewhere. Ms Davenport pointed out that the Monitoring & Enforcement (M&E) team could only use the tools they had available, being either (a) a lakefront/CBD ban or (b)

retention of the status quo. Policy development was the responsibility of a different Council team. There were many stall holders who did not comply with the Bylaw and if they continued to operate in defiance of the bylaw, prosecution under the Local Government Act 2002 was the only option open to M&E.

Members considered how best to respond to the situation at the lakefront that was clearly not satisfactory for anyone and discussed making an addition to the recommendation to direct some other intervention.

Amendment

It was moved (Councillor Gladding, Councillor Mitchell):

That the Queenstown Lakes District Council resolve to:

1. **Direct** the Chief Executive to initiate a high level analysis of interventions, tools and approaches for the management of pop-up stalls and bring back to Council by the end of July 2026.

Motion carried with Councillor White voted against the amendment.

The amendment was added to the original motion, becoming the substantive motion:

It was moved (Councillor White, Councillor Tucker):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of this report;
2. **Adopt** by resolution under Clause 11.2(a) of the Activities in Public Places Bylaw 2023 the following:
 - a. The continued prohibition of pop-up stalls on the Queenstown Lakefront from 17 April 2026; and
 - b. Prohibition of pop-up stalls in the Queenstown Town Centre Zone from 17 April 2026;
3. **Note** that the pop-up stalls that are registered under Clause 8.2 of the Bylaw or permitted under Clause 10.3 of the Bylaw will be permitted to continue to trade until the expiry of either registration or permit;
4. **Note** that the registration and permit scheme for busking and charity street collection will continue with no changes.

5. **Direct** the Chief Executive to initiate a high level analysis of interventions, tools and approaches for the management of pop-up stalls and bring it back to Council by the end of July 2026.

Motion carried unanimously.

The meeting adjourned at 1.39pm and reconvened at 2.00pm.

3. Preferred option for Shotover Wastewater Treatment Plant

A report from Simon Mason (Infrastructure Operations Manager) considered the long-term disposal solutions for the Shotover Wastewater Treatment Plant (SWWTP) to enable the Council to prepare and lodge a long-term resource consent for the disposal of treated wastewater from the SWWTP for a period of 35 years. The report recommended a 'land flow path to the Kawarau River' as the preferred disposal approach and that this option should be the subject of a resource consent application.

Tony Avery, Simon Mason and Brendan Peet presented the report. Officers noted that support of the recommendation did not preclude parallel workstreams from taking place.

There was extensive discussion about the options considered and the reasons for the recommended option although it was inconsistent with Kāi Tahu views. It was noted that based on investigations to date, there were no feasible land based options available.

The Mayor advised that he supported an alternative approach to the one proposed in the officer report and intended to move in that direction. This approach included applying to the Court for an extension of time of 12 months.

Councillor Bartlett foreshadowed that he had an alternative motion to move, should the Mayor's one fail.

It was moved (The Mayor, Councillor Belk):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of this report;
2. **Direct and authorise** the Chief Executive to arrange for Council to apply to the Court (and such other regulatory bodies as may be required) for an extension of 12 months to each of the following dates, to enable further options analysis and engagement with mana whenua and the community on the long-term options:

- a. the date for lodging the application for the long-term consent (currently 31 May 2026);
 - b. the date for completing engineering design for the long-term option (currently 31 December 2027);
 - c. the date for finishing construction and commissioning of the long-term option (currently 31 December 2030); and
 - d. the date of expiry of the short-term consent (or seek an additional short term consent to fill the gap) which has been applied for and is before the Environment Court (currently proposed to expire on 31 December 2030).
3. **Resolve** that the decision on the option chosen for the Wakatipu long term wastewater be deferred to enable:
- a. Further identification and assessment of reasonably practicable wastewater disposal options, including land-based and hybrid land–water options that may minimise the extent of the discharge of treated effluent to water and the provision of that information to mana whenua and the community;
 - b. Consideration of the construction of an expedited lower cost option (compared to Option 1 in the report) to take the treated effluent out of the Shotover and into the mainstream of the Kawarau;
 - c. Due consideration to be given to any decisions that arise in relation to the short-term consent application currently before the Environment Court;
 - d. Hui with Kāi Tahu Rūnaka leaders;
 - e. Further community engagement;
 - f. The preparation of a further options analysis for to councillors to discuss in February 2027; and the matter be brought back to the Council meeting scheduled in April 2027 for a final decision to be made.

4. **Agree** that Options 2 and 5 should not be considered further.
5. **Approve** the installation of the tertiary filtration system at the Shotover Wastewater Treatment Plant.
6. **Approve Investigate** development of a recycled water reuse scheme at the Shotover Wastewater Treatment Plant.
7. **Direct** staff that the consent application required for 3(b) be limited to a term of 15 years.
8. **Note** that the installation of the Calamity Pond at the Shotover Wastewater Treatment Plan will continue as part of the existing programme.
9. **Note** that the Water Services Entity will play a role in the decision-making process ongoing.

Members discussed the Mayor's proposed alternative resolution for the long-term disposal solutions for the Shotover Wastewater Treatment Plant.

In response to the alternative resolution, several members emphasised the importance of achieving a long-term wastewater disposal solution for the Shotover Wastewater Treatment Plant that met statutory, cultural, environmental and technical obligations, including working in partnership with mana whenua and engaging with the wider community. There were particular concerns about discharging to water and whether sufficient consultation had occurred to date. The proposed extension of 12 months did not advocate a delay in all elements of the project, but was to achieve a better, safer and more inclusive decision.

Other members opposed delaying the decision-making process, citing legal risk, probable cost escalation, and the danger of spending additional time investigating options that may not be viable. Some members considered that prior work had adequately identified community expectations and affordability concerns and it was unlikely that a more acceptable solution would be identified within a 12 month period.

Following further discussion the motion was put and lost (5:7), with Councillors Bartlett, Brent, Copland, King, Tucker, White and Wong recording their votes against the motion.

An alternative motion had been foreshadowed earlier in the meeting by Councillor Bartlett who put forward his replacement motion.

It was moved (Councillor Bartlett, Councillor Mitchell):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of this report;
2. **Approve** the recommended option 'Option 1', as the basis for a more direct, cost-effective, and timely option, to enable the preparation of a Resource Consent application to be lodged with the Consent Authority for the purpose of a treated wastewater discharge from the Shotover Wastewater Treatment Plant to the Kawarau River;
3. **Direct** the Chief Executive to undertake further investigations into long term disposal options (alternative options) that includes:
 - a. Further identification and assessment of reasonably practicable wastewater disposal options, including land-based and hybrid land-water options that may minimise the extent of the discharge of treated effluent to water and the provision of that information to mana whenua and the community;
 - b. Hui with Kāi Tahu Rūnaka leaders;
 - c. Further community engagement;
 - d. The preparation of a further report for Councillors to be considered in March 2027 for a final decision on the long term solution including whether to retain the primary option, or shift to an alternative option, or a combination of both.
4. **Note** that for the Shotover Wastewater Treatment Plant:
 - a. Council notes that option 1 includes the installation of the tertiary filtration system;
 - b. Council supports the development of a recycled water reuse scheme;
 - c. Council notes that the installation of the Calamity Pond will continue as part of the existing project.
5. **Agree** that Option 5 is not reasonably practicable and should not be considered further.
6. **Approve** application for a 35 year consent and proceed

with the application to meet the court ordered deadline of 31 May 2026, noting that the consent can be superseded by a different consent in the future; and

7. **Note** that preliminary design development of the recommended option will continue in parallel with the consent application process to ensure implementation by December 2030 in line with the Environment Court Enforcement Order, but substantive works will not be procured and commenced until after March 2027.
8. **Note** that the Water Services Council Controlled Organisation will hold a statutory role in the future decision-making process around the long term disposal options.

Speaking to the motion, Councillor Bartlett noted that it approved Option 1 as a pragmatic interim solution, whilst rejecting Option 5 as not being practicable and directing further community engagement to explore alternative options, balancing environmental values, iwi relationships and legal obligations.

Concern was expressed that proceeding with Option 1 (deemed the most cost-effective option), would effectively rule out the identification of any other alternatives. Other members observed that continuously advancing technology meant that alternatives could arise at any time and the Local Government Act 2002 required consideration of all possible options.

Those speaking in support of the motion considered that this approach represented a practical but inclusive directive. To ensure its ultimate delivery, proceeding in this direction needed to be included in the Council's Statement of Expectations to the new Water Services council-controlled organisation.

Motion carried 9:2:1 (with Councillors Belk and Gladding voting against the motion and the Mayor abstaining from voting).

The meeting adjourned at 3.37pm and reconvened at 3.44pm.

4. **Wānaka Airport Future Review – Independent Consultant Report (Egis) and Preferred Scenario**

A report from Paul Speedy (Strategic Project Manager) presented the findings and recommendations of the independent Wānaka Airport Future Review undertaken by Egis and sought Council approval of the preferred scenario and agreement for officers to return to Council in the future with options for implementing a new Wānaka Airport Master Plan.

Meaghan Miller, Paul Speedy and Geoff Anderson (Egis) presented the report.

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Officers confirmed that the scenario receiving the greatest level of community support was option 3 and there was already a Wānaka Airport master plan in place. Project Pure had been deliberately excluded from the scope of the Egis project because their primary skills were not in wastewater, but Project Pure would need to be included in a future Wānaka Airport master plan.

Amendment

It was moved (Councillor Gladding, Councillor Tucker):

That the Queenstown Lakes District Council resolve to:

1. **Direct** the Chief Executive to consider Project Pure and future wastewater treatment and disposal needs in the Wānaka Airport master plan review.

Motion carried unanimously.

The amendment became part of the substantive motion.

It was moved (The Mayor, Councillor Tucker):

That the Queenstown Lakes District Council resolve to:

1. **Note** the Wānaka Airport Future Review – Community engagement results and recommendations prepared independently by Egis;
2. **Adopt** Scenario 3 as the preferred future operating scenario for Wānaka Airport, noting that Scenario 3 maintains general aviation activity and allows limited scheduled turboprop services (≤ 30 seats);
3. **Direct** officers to report back with options for undertaking a new Wānaka Airport Master Plan to deliver Scenario 3 (Egis Report 2026); and
4. **Direct** the Chief Executive to consider Project Pure and future wastewater treatment and disposal needs in the Wānaka Airport master plan review.

Motion carried unanimously.

5. **Approval to Undertake Consultation on Proposed Speed Management Plan**

A report from Alison Tomlinson (Strategic Asset Manager) presented a proposed Queenstown Lakes District 2026 Speed Management Plan (SMP) and consultation package and sought approval to formally consult with the public under section 82 of the Local Government Act (LGA) about proposed changes to speed limits on some roadways within the district.

Mr Avery, Ms Tomlinson and Ms Hooper presented the report. It was noted that speed management served to mitigate one of the Council's Tier 2 risks and the changes proposed in this limited scope review had been developed in consultation with emergency services, community feedback and the Wānaka-Upper Clutha Community Board.

Officers confirmed that odd numbered speed limits could be adopted. The current rule contained no requirement only to adopt even numbered speed limits as had been the case under a previous rule.

The Mayor expressed concern that the report and attachments did not show clearly the financial benefit of making the speed changes proposed in the report.

It was moved (Councillor Smith, Councillor Wong):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of this report;
2. **Approve** public consultation on the proposed 2026 Speed Management Plan in accordance with section 82 of the Local Government Act 2002;
3. **Note** that Attachment A: Speed Management Plan (SMP) Consultation Document, Attachment B: Cost-Benefit, Disclosure Statement, and Attachment C: SMP List of roads with proposed speed changes, alongside the online GIS map, constitute the consultation package which outlines the proposed speed limit changes for various roads in the district; and
4. **Note** that submissions will be analysed following consultation and recommended changes will be presented at the 9 June Council workshop for consideration; a further report for the 23 July full Council Meeting will also follow whereby endorsement of the recommendations and approval for the final 2026 Speed Management Plan will be sought.

Motion carried with Councillor Tucker voting against the motion.

Councillor King withdrew from the table at 4.13pm.

6. Mt Aspiring College Foundation, Removal of a QLDC Covenant, to Enable a Proposed Subdivision and Effective Transfer of 6396m² of Land Value Ownership to the Foundation

A report from Aaron Burt (Senior Property & Planning Advisor) sought Council approval of the Mt Aspiring College Foundation (MACF) request to cancel a covenant in favour of the Queenstown Lakes District Council (QLDC), registered on former Recreation Reserve land. This would then enable a subdivision of the land to occur and for MACF to use the land for school purposes.

Aaron Burt, Roger Davidson and Tony Avery presented the report. It was noted that at this stage, the request from Abbeyfield Wānaka could not be accommodated.

It was moved (Councillor Tucker, Councillor Brent):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of this report;
2. **Approve** the surrender of an existing covenant on Lot 9 DP 25559 (9231m²), that otherwise requires that the proceeds of any land sale or disposal, are returned to the QLDC. The surrender of the covenant will:
 - a. Enable the MACF to subdivide the land and obtain the full financial benefit of Lot 1 (5990m²);
 - b. Enable the balance Lot 2 (3241m² with an existing dwelling) to revert back to Council's full ownership;
3. **Agree** that the obligations of the Council and MACF will be assured by the terms of a property agreement between QLDC and MACF and a new covenant to allow QLDC a first right of refusal for any potential sale of Lot 1;
4. **Note** that the effective financial benefit to the MACF for Lot 1 will be substantial, and that this should be balanced with the needs and aspirations of other community entities who might also benefit (or could have benefitted) from the release of the land value from the former recreation reserve; and

5. **Note** that the delegation to revoke or vary a covenant under the Land Transfer Act 2017, is delegated to the General Manager, Property & Infrastructure.

Motion carried unanimously.

Councillor King returned to the table at 4.16pm.

7. Queenstown Lakes District Council Advocacy Priorities

A report from Carrie Williams (Policy Manager) presented options to the Council on external advocacy opportunities and sought agreement on advocacy priorities for the triennium.

Katherine Harbrow and Carrie Williams presented this report and the report following.

There were questions about the inclusion of transport and related issues.

It was moved (Councillor Smith, Councillor Copland):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of this report;
2. **Agree** to the following advocacy priorities for the triennium:
 - a. regional spatial planning
 - b. new funding models for growth and infrastructure
 - c. value capture from tourism/visitor economy
 - d. Local Government system change.
3. **Agree** that Council reassess these priorities in March 2027, noting that it is open to Council to reassess them at any time.
4. **Note** that if agreed by Council, officers will report back with a framework for implementation of advocacy priorities.

Motion carried with Councillor Gladding voted against the motion.

8. Retrospective approval of Queenstown Lakes District Council submissions

A report from Carrie Williams (Policy Manager) presented five recent submissions made by officers on the Council's behalf and to sought retrospective approval of these submissions.

Councillor Mitchell commended the team for the quality of the submissions.

It was moved (Councillor King, Councillor Brent):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of this report;
2. **Note** the information provided in this report on the:
 - a. Proposed Rates Target Model for New Zealand;
 - b. Planning Bill and Natural Environment Bill;
 - c. Simplifying Local Government – a draft proposal;
 - d. Partial exposure draft of the Local Government (Infrastructure Funding) Amendment Bill; and
 - e. Infrastructure Funding and Financing Amendment Bill;
3. **Approve** retrospectively QLDC's submission to Department of Internal Affairs on the proposed Rates Target Model for New Zealand;
4. **Approve** retrospectively QLDC's submission to Environment Committee on the Planning Bill and Natural Environment Bill;
5. **Approve** retrospectively QLDC's submission to Department of Internal Affairs on the Simplifying Local Government – a draft proposal;
6. **Approve** retrospectively QLDC's submission to Department of Internal Affairs on the partial exposure draft of the Local Government (Infrastructure Funding) Amendment Bill; and
7. **Approve** retrospectively QLDC's submission to Finance and Expenditure Select Committee on the Infrastructure Funding and Financing Amendment Bill.

Motion carried unanimously.

9. Procurement Plan for Planning & Development

A report from Rachel Beer (Manager, Planning & Development Technical Support) sought Council approval to undertake a procurement process in accordance with QLDC's procurement policy, for the Planning & Development (P&D) department for services for the period of seven years in accordance with the Procurement Plan appended to the report.

Rachel Beer and Dave Wallace presented the report. A correction was made to paragraph four to read: *'The contract was for an initial term of three years, with two by two-year rights of renewal at Council's discretion.'* The same error and correction was also needed in paragraph 30.

Members asked whether this process should be delayed until new planning legislation had been passed and actual needs would be more obvious. Officers noted that the plan did not commit to any actual expenditure and regardless of the legislation change, it was not anticipated that work would reduce.

It was moved (Councillor Mitchell, Councillor Tucker):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of this report;
2. **Approve** the Procurement Plan for Planning and Development services;
3. **Delegate** authority to the Chief Executive to make any final changes and execute the Procurement Plan; and
4. **Delegate** authority to the Chief Executive for execution of any subsequent contracts up to the maximum budget summarised in this report.

Motion carried unanimously.

10. Authorisation to seek approval from the Minister for the Environment to progress selected plan changes

A report from Amy Bowbyes (Principal Planner – Resource Management Policy) sought Council approval to apply to the Minister for the Environment for exemptions under the "plan stop" legislation in order to provide Council with the option of enabling selected plan changes in the district plan review to continue to be progressed.

Amy Bowbyes, Alyson Hutton and Dave Wallace presented the report. Officers confirmed that the plan changes included in the report were those still in draft form and they had been carefully selected against the criteria in the plan stop legislation.

It was moved (Councillor Smith, Councillor Belk):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of this report.
2. **Agree** to proceed with applying for “plan stop” exemption applications that seek approval from Central Government for Council to continue to progress the following plan changes variations:
 - a. Operative District Plan Queenstown Town Centre Zone (PC50 land) Plan Change;
 - b. Proposed District Plan Te Tapuae Southern Corridor Variation(s);
 - c. Operative District Plan Frankton Flats A & B Special Zones Plan Change;
 - d. Operative District Plan Remarkables Park Special Zone Plan Change;
 - e. Operative District Plan Gorge Road Area not affected by significant Natural Hazards Plan Change; and
 - f. Proposed District Plan Hāwea Mapping Variation.

Motion carried unanimously.

11. Dangerous and Insanitary Buildings Policy 2025

A report from Matthew Bridle (Principal Building Advisor) sought Council adoption of the proposed updates to the Dangerous and Insanitary Buildings Policy 2021 following public consultation and for adoption of the new Dangerous and Insanitary Building Policy 2025.

Matthew Bridle, Chris English and Dave Wallace presented the report.

It was moved (Councillor Bartlett, Councillor Brent):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of this report; and
2. **Adopt** the draft Dangerous and Insanitary Buildings Policy 2025

Motion carried unanimously.

12. Chief Executive's Report

A report from Chief Executive sought Council approval of the following:

- a. To revoke the resolution of 31 July 2025 regarding a Council review of its Standing Orders;
- b. To approve the second tranche of community appointments, the naming of Portfolio Leads, agree on Portfolio Appointments and approve the appointments to grant panels (Creative Communities Scheme, Sports New Zealand Rural Travel Fund, Events Fund and Waste Minimisation Community Fund)
- c. To note the process to appoint new members of the District Licensing Committee, following the end of the term of the current members on 31 July 2026.
- d. Approval of recommendations from the Community & Environment Committee:
 - i. Approval of stormwater easements over recreation reserves; and
 - ii. Approval of reserves to vest (Hanley Downs, Bullenrise).
- e. Approval of recommendations from the Smart Finance Committee:
 - i. QAC Review of Director remuneration and Board membership; and
 - ii. Reallocation of the sale proceeds from 6 Merioneth Street, Arrowtown

A typographical error in paragraph 45 of the report was noted, with the balance payable to the Arrowtown Endowment Fund shown incorrectly as \$600,787, when it should be \$600,797.

The Chief Executive noted that it was expected the new Standing Orders would be released nationally in March-April 2026. It would be mandatory for councils to adopt the new Standing Orders and there would possibly be limited options to amend them.

The Council observed that there was no recommendation in relation to appointment of the new members of the District Licensing Committee. The Chief Executive advised that at this point in the process, the Council was simply being asked to note the procedure that officers would follow and the 'noting' of this was covered by the overall intent of recommendation 1, to 'note the contents of the report'. Members expressed an interest in considering development of a Local Alcohol Policy and asked for this to be added to the workshop programme.

The Chief Executive was asked to develop a process for the Council reviewing the appointment and remuneration of Queenstown Airport Corporation (QAC) directors.

It was moved (Councillor Copland, Councillor White):

That the Queenstown Lakes District Council resolve to:

1. **Note** the contents of this report;
2. **Revoke** the resolution made at the ordinary Council meeting held on 31 July 2025 to:
 - c. Direct officers to review Standing Orders with the new Council within six months of the election.

Community Appointments

3. **Approve** the community appointments [Attachment A];
4. **Agree** the Portfolio Leads for the Council and Wānaka-Upper Clutha Community Board;

	Wānaka/Upper Clutha	Queenstown/Whakatipu Basin
Environment	Councillor Gladding	Councillor Wong & Councillor Mitchell
Economic	Simon Telfer	Councillor Copland & Councillor Brent
Culture	Chris Hadfield	Councillor White & Councillor Belk
Social	Kathy Dedo	Councillor Mitchell & Councillor Copland
Education, Knowledge & Youth	Councillor King	Councillor Brent & Councillor Bartlett
Sport, Recreation & Events	John Wellington	Councillor Bartlett & Councillor Wong
Founders/Startups	Councillor Tucker	N/A

5. **Approve** the portfolio appointments [Attachment B];
6. **Approve** the appointments to Queenstown Lakes District Council grant panels:

Creative Communities Scheme

- a. Appoint Councillor White to the Creative Communities Scheme panel position, with Councillor Belk as alternate;

Sports New Zealand Rural Travel Fund

- b. Appoint Councillor Bartlett to the Sports New Zealand Rural Travel Fund panel position, with Councillor Wong as alternate;

Events Fund

- c. Appoint the members of the Community & Environment Committee as the Events Fund Panel, that is, Councillor Wong (Chair), Councillor Bartlett, Councillor Mitchell Councillor Tucker and Councillor White;

Waste Minimisation Community Fund

- d. Appoint Councillor King to the Waste Minimisation Community Fund panel position;

7. **Note** that all community appointments will be reviewed within 18 months.

Recommendations from Community & Environment Committee

Approval of stormwater easements over two recreation reserves located between Peninsula Road, Kelvin Heights and the lakefront

8. **Approve** a right to drain stormwater easement (Easement A) to accommodate an underground pipe, over Lot 14 DP 15297 in favour of Queenstown Lakes District Council, as required to enable the development of land under subdivision consent RM230519;

9. **Approve** a right to drain stormwater easement (Easement B) to accommodate an underground pipe, over Section 21 Blk I Coneburn SD in favour of Queenstown Lakes District Council, as required to enable the development of land under subdivision consent RM230519;
10. **Agree** that the associated works shall address the following:
 - a. Be in accordance with RM230519 and RM230598, and associated QLDC engineering approvals;
 - b. A \$2,000 bond payable to the Queenstown Lakes District Council, prior to any excavation of the areas of recreation reserve;
 - c. Prior to any works on the reserve, the applicant shall submit a methodology to the QLDC Parks and Reserves team to manage public access to the trail and ensure users can safely pass the works. This must be first agreed in writing by the Parks and Reserves team, prior to any onsite works occurring. Any conditions identified as necessary by Parks and Reserves to provide for public safety and the rehabilitation of the site, shall be met by the applicant;
11. **Agree** that public notification to grant the easements is not required as the statutory test in Section 48(3) of the Reserves Act 1977 is met for the reasons set out in this report;
12. **Agree** that easement fees shall be charged under the Easement Policy 2008;
13. **Agree** to exercise the Minister's consent (under delegation from the Minister of Conservation) to the granting of the identified easements over Council reserve land; and
14. **Delegate** authority to approve final terms and conditions and execution authority, to the General Manager of Community Services provided all relevant requirements of the Easement Policy 2008 are addressed.

Proposed Reserves to Vest in the Whakatipu Basin

15. **Approve** the vesting of the following reserves:

**Queenstown Lakes District Council – RM240788: RCL
Henley Downs Limited**

- a. Local purpose reserve (walkway and services) – Lot 73 being 793m² in area;
- b. Recreation reserve – Lot 76 being 7,675m² in area;
- c. Local purpose reserve (visual amenity) – Lot 77 being 4,614m² in area;

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

- i) Compliance with the conditions of resource consent RM240788 (and any subsequent variations) which include:
 - a. The provision of a water supply to the recreation reserve in accordance with Council's standards and connection policy.
 - b. The provision of a wastewater connection to the recreation reserve to the existing QLDC Hanley's Farm wastewater network and Hanley's Farm pump station in accordance with Council's standards and connection policy.
 - c. The submission of a detailed landscape plan (including design specifications) for all land to vest to be certified by the QLDC Parks & Open Spaces Planning Manager.
 - d. The consent holder shall enter into a maintenance agreement prepared and approved (signed) by the QLDC Parks and Open Spaces Planning Manager specifying how the reserve will be maintained during the three-year maintenance period.
 - e. The consent holder shall ensure that a fencing covenant, required under s6 of the Fencing Act 1978, is registered on all lots bordering a reserve to ensure that any reserves to vest in QLDC are protected and that Council has no liability to contribute towards any work on a



fence between public reserve vested in or administered by the Council and any adjoining land.

- f. All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised.
- g. The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested.

16. **Approve** the vesting of the following reserves:

Queenstown Lakes District Council – SH190001 (as varied by SH210006, SH230001, SH240001, SH250002 and RM250876): Bullenrise Developments Limited

- a. **Local purpose (services, access and public amenity) – Lot 200 being 204m² in area;**
- b. **Local purpose (services, access and public amenity) – Lot 201 being 376m² in area;**
- c. **Local purpose (services, access and public amenity) – Lot 202 being 266m² in area; and**
- d. **Local purpose (services, access and public amenity) – Lot 204 being 294m² in area.**

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

- i) Compliance with the conditions of resource consent SH190001 (and any subsequent variations) which include:
 - a. The provision of a water supply to all reserve lots in terms of QLDC's standards and connection policy.
 - b. The submission of a detailed landscape plan (including design specifications) for all land to vest to be certified by the QLDCs Parks & Open Spaces Planning Manager.

- c. The consent holder shall enter into a maintenance agreement prepared and approved (signed) by the QLDC Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the three-year maintenance period.
- d. The consent holder shall ensure that a fencing covenant, required under s6 of the Fencing Act 1978, is registered on all lots bordering a reserve to ensure that any reserves to vest in QLDC are protected and that Council has no liability to contribute towards any work on a fence between public reserve vested in or administered by the Council and any adjoining land.
- e. All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised.
- f. The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested.

Recommendations from Smart Finance Committee

Queenstown Airport Corporation: Review of Directors' Remuneration and Membership

17. **Agree** that requests to review Queenstown Airport (QAC) Directors' remuneration and (if needed) QAC Chair/Board (re)appointments for the next year be brought to Full Council for consideration;

Reallocation of Sale Proceeds of 6 Merioneth Street, Arrowtown

18. **Agree** to allocate the sale proceeds of 6 Merioneth Street, Arrowtown in line with the funding contribution made at the time of purchase from all Arrowtown Reserves to the Arrowtown Endowment Land Reserve (\$600,797), with the balance of net proceeds (\$1,453,211) to be used to repay debt.

Motion carried unanimously.

The Mayor left the meeting at 4.50pm at which point the Deputy Mayor took the chair.

Extension of the Meeting Time

It was moved (Councillor Smith, Councillor Bartlett):

That the Queenstown Lakes District Council resolve that in accordance with Standing Order 4.2, the meeting shall continue for more than six hours.

Motion carried unanimously.

Resolution to Exclude the Public

It was moved (Councillor Smith, Councillor Bartlett):

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

Motion carried unanimously.

The general subject of each matter to be considered whilst the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

Confirmation of minutes 27 November 2025

Item 7: Appoint Recruitment Agency Services for Chief Executive Recruitment

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
Item 7: Appoint Recruitment Agency Services for Chief Executive Recruitment	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <p><i>Section and Grounds</i> 7(2)(a) To enable Council to protect the privacy of natural persons, including that of deceased natural persons;</p> <p><i>Reason for this recommendation</i></p>	Section 7(2)(a)

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
	<p>This discussion will involve the review of commercially sensitive information related to procurement of the recruiters and this process is confidential with the subcommittee. Whilst there is public interest in the use of Council funds, it is important that such transactions be considered with the public excluded to ensure the best potential value for the community in the use of those funds.</p>	

Agenda items

Item 13: Appointment of Independent Members to the Risk & Assurance Committee

Item 14: Settlement Package – Hāwea Special Housing Area Deed (Infrastructure and Affordability)

Item 15: Remuneration for Water Services Council Controlled Organisation Board of Directors

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
<p>Item 13: Appointment of Independent Members to the Risk & Assurance Committee</p>	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <p><i>Section and Grounds</i> 7(2)(a) to enable Council to protect the privacy of natural persons, including that of deceased natural persons</p> <p>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</p>	<p>Section 7(2)(a)</p>

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
	not deterred from applying increases the opportunity for the best possible outcome for the community.	
<p>Item 14: Settlement Package – Hāwea Special Housing Area Deed (Infrastructure and Affordability)</p>	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <p><i>Section and Grounds</i> 7(2)(g) to maintain legal professional privilege</p> <p>Withholding this information is necessary to maintain legal professional privilege. Council and the developer are in mediation. Releasing this information would undermine Council’s ability to receive and rely on confidential legal advice and could prejudice Council’s position in any ongoing or future dispute resolution or court proceedings. Protecting privileged material ensures that Council can make informed decisions with the benefit of candid legal assessment without compromising its legal strategy.</p> <p><i>Public Interest Consideration</i> While there is a public interest in this item, the importance of maintaining legal professional privilege (identified above) outweighs that consideration.</p>	<p>Section 7(2)(g)</p>
<p>Item 15: Remuneration for Water Services Council Controlled</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</p>	

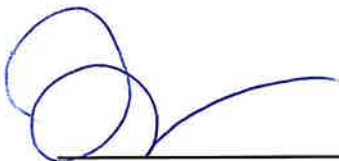
General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
<p>Organisation Board of Directors</p>	<p>information where the withholding of information is necessary to:</p> <p><i>Section and Grounds</i> 7(2)(a) to enable Council to protect the privacy of natural persons, including that of deceased natural persons</p> <p>The withholding of the information is necessary to enable candid discussion to ensure directors are remunerated appropriately to attract the best possible directors and this requirement outweighs any public interest consideration.</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.

The meeting went into public excluded at 4.57pm.

The meeting came out of public excluded and concluded at 5.13pm.

Confirmed as a true and correct record:



MAYOR

12/5/26

DATE