

## Minutes of a Council Workshop

Thursday 9 April 2026 in  
Council Chambers, 10 Gorge Road Queenstown, commencing at 1.00pm

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

<b>Present:</b>	Mayor John Glover (Chair)	Councillor Samuel 'Q' Belk
	Councillor Stephen Brent	Councillor Niki Gladding
	Councillor Jon Mitchell	Councillor Matt Wong
	Councillor Cody Tucker (online)	Councillor Melissa White
	Councillor Nicola King (online)	Councillor Quentin Smith (online)
	Councillor Heath Copland	
<b>Apologies:</b>	Councillor Gavin Bartlett (on leave)	
<b>In attendance:</b>	Michelle Morss	Maseina Koneferenisi
	Carrie Williams	Paul Speedy
	Ian Dunbar	Pennie Pearce
	Meaghan Miller	Tony Avery
	Aaron Burt	Jon Winterbottom
	Roger Davidson	Gareth Noble (online)
	Mike Wakefield (Simpson Grierson)	Arne Burgess
<b>Media</b>	None	
<b>Public</b>	Three members of the public	

No.	Agenda Item	Actions
1.	<p><b><u>Future use of Lynch Block</u></b></p> <p>The purpose of this workshop was to provide an overview of the proposed process, background and context, and seek feedback prior to the development of options for the Lynch Block land parcel.</p> <p>Carrie Williams (Policy Manager), Paul Speedy (Projects Manager), Pennie Pearce (Acting General Manager, Strategy &amp; Policy) and Roger Davidson (Property Director) presented the item and responded to questions.</p>	<ul style="list-style-type: none"> <li>Officers undertook to email the outcomes and success criteria based on councillor discussions during the workshop.</li> </ul>

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	<p>Discussion included the following:</p> <ul style="list-style-type: none"> <li>• Clarification on why options for the future of the site were not pursued previously;</li> <li>• Officers noted that there was still some asbestos in the buildings and, based on experience of Lakeview, likely also some in the ground;</li> <li>• Clarification that the current (13) tenancies are fixed-term (90 days); and</li> <li>• Discussion of 1) agreed outcomes and 2) success criteria so later decisions can be tested against.</li> </ul> <p>Officers noted that they will present a long list of options at the next workshop on this topic.</p> <p><b><i>Attachment A: Lynch Block slide deck for 9 April 2026 Council Workshop</i></b></p>					
2.	<p><b><u>Water Services Council Controlled Organisation (WSSCO) Constitution</u></b></p> <p>The purpose of the workshop was to discuss the final key elements associated with the development of the company constitution of QLDC’s WSSCO to obtain Councillor input to inform future direction and decisions.</p> <p>Maseina Koneferenisi (Programme Director – WSSCO), Katherine Harbrow (Assurance, Finance and Risk General Manager) and Mike Wakefield (Simpson Grierson) presented the item and responded to questions.</p> <p>Discussion included the following:</p> <ul style="list-style-type: none"> <li>• Whether the proposed wording for <i>1. Council role in preparing the Water Services Strategy (WSS) and Annual Budget</i> should read “... and request amendments as appropriate...” (as per text in Attachment A) or amend to “... and <b>require</b> amendments as appropriate...”; and</li> <li>• The inclusion of a resolution clause in the constitution.</li> </ul> <p><i>The workshop went into public exclude at 2.55pm to discuss legal advice from Simpson Grierson. The discussion was held with the public excluded on the following grounds:</i></p> <table border="1" data-bbox="300 1872 1161 2065"> <thead> <tr> <th data-bbox="300 1872 730 1951"><i>Sections and Grounds</i></th> <th data-bbox="730 1872 1161 1951"><i>Reason for this recommendation</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="300 1951 730 2065">7(2)(g) to maintain legal professional privilege</td> <td data-bbox="730 1951 1161 2065">Legal privilege protects communications between a lawyer and a client which have</td> </tr> </tbody> </table>	<i>Sections and Grounds</i>	<i>Reason for this recommendation</i>	7(2)(g) to maintain legal professional privilege	Legal privilege protects communications between a lawyer and a client which have	<ul style="list-style-type: none"> <li>• None</li> </ul>
<i>Sections and Grounds</i>	<i>Reason for this recommendation</i>					
7(2)(g) to maintain legal professional privilege	Legal privilege protects communications between a lawyer and a client which have					

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	<p data-bbox="746 284 1157 707">been made for the purposes of giving and receiving legal advice. The advice from Simpson Grierson provided is covered by legal privilege as it contains legal advice for Council on the establishment of a WSCCO. This interest outweighs the public interest in the establishment of the WSCCO.</p> <p data-bbox="300 752 954 786"><i>The workshop re-entered public session at 3.07pm</i></p> <p data-bbox="300 831 847 864">Further discussion included the following:</p> <ul data-bbox="347 875 1166 1458" style="list-style-type: none"> <li>• Whether Council should include language to require WSCCO to have an audit; recommendation from Mr Wakefield to include language to effect that Council reserves the right to require the WSCCO be audited;</li> <li>• Feedback from Arne Burgess for the role of iwi in establishment of the WSCCO Board and the development of the WSCCO constitution. The importance to iwi of certain values being expressed in the constitution was highlighted, noting iwi are not resourced to be involved in this work at this time, but will commit resources in the future;</li> <li>• Discussion of development of next steps for further engagement with iwi; and</li> <li>• Clarification of what must and must not be included in the Statement of Expectations (SoE).</li> </ul> <p data-bbox="300 1503 836 1536"><b><i>Attachment A: PowerPoint presentation</i></b></p> <p data-bbox="300 1541 1031 1574"><b><i>Attachment B: Key Decisions for Company Constitution</i></b></p>	

*The workshop concluded at 3.57pm.*