

Minutes of a Council Workshop

Tuesday 25 August 2026
in the Council Chambers, 10 Gorge Road, Queenstown
commencing at 10.00am

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

Present:	Mayor John Glover	Councillor Jon Mitchell
	Councillor Samuel 'Q' Belk	Councillor Quentin Smith
	Councillor Heath Copland	Councillor Cody Tucker
	Councillor Niki Gladding	Councillor Melissa White
	Councillor Nicola King	Councillor Matt Wong
Apologies:	Councillor Stephen Brent (on leave)	Councillor Gavin Bartlett
In attendance:	Michelle Morss	Katherine Harbrow
	Tony Avery	Pennie Pearce
	Brent Pearce	Paul Speedy
	Brendan Peet	Dave Wallace
	Mary Davenport*	Roger Davidson
	Gareth Noble	Maseina Koneferenisi
	Simon Mason	Rebecca Pitts*
	Julian Elder and all WSCCO Board members	Ian Dunbar
	Ellie Jude* (Aon)	Anita Vanstone
	Matthew Wilson (Aon)	Carrie Williams
	Tasha Black*	Emily Irwin*
	Ruby Mills	Jane Robertson
Media	One	
Public	Three members of the public	

*Online

No.	Agenda Item	Actions
1.	<u>Shotover Wastewater Treatment Plant (SWWTP) Long Term Disposal Solution</u> The purpose of this workshop was to brief Councillors on the proposed design modifications and upgrades that have been identified necessary to minimise potential water quality effects on the receiving environment and downstream catchments.	Officers progress to the consent application.

No.	Agenda Item	Actions
	Simon Mason (Infrastructure Operation Manager) and Tony Avery (General Manager Property & Infrastructure) presented the item and spoke to a PowerPoint Presentation (Attachment A) Main topics of discussion were: • Elected members supported progressing a pipe outfall further into the river to improve the mixing and environmental outcomes, but sought an assurance that flood, channel stability and backflow risks would be addressed prior to any final approval. • A decision on enhanced UV treatment should await the QMRA (Quantitative Microbial Risk Assessment) results, whilst ensuring that further treatment options could be added to the plant in the future, if required. • The plant needed to be future-proofed by preserving options for additional treatment technologies; members sought more information on emerging contaminants and the costs/benefits of higher treatment standards. • Chemical dosing capability should be retained as a compliance backstop, although its use should be minimised through optimising biological treatment processes. • Officers should progress the consent application, while balancing environmental improvements, affordability, evidence-based decision-making and community expectations. <u>Attachment</u> <i>Attachment A: SWWTP Long Term Consent Update Presentation</i>	
2.	<u>Insurance Strategy</u> The purpose of this workshop was to provide Councillors with an overview of Queenstown Lakes District Council's Insurance Strategy, current insurance market conditions, loss modelling outcomes, and to seek directional feedback to inform future insurance purchasing decisions, including the November 2026 infrastructure insurance renewal. Gareth Noble (Assurance & Risk Manager), Matthew Wilson (Aon) and Ellie Jude (Aon) presented the item and spoke to PowerPoint Presentations (Attachments A, B, C & D).	

No.	Agenda Item	Actions
	Main topics of discussion were: • Members supported a more strategic and risk-based approach to insurance, recognising the value of collective purchasing arrangements and the uncertainty of future government disaster funding. • Members accepted the new Earthquake and Loss Modelling as a useful tool for insurance decisions and agreed it should be considered alongside existing modelling of the Alpine Fault and other local earthquake risks. • There was general acceptance to testing a reduction in QLDC's insurance sub-limit from \$240 million to \$150 million, reflecting updated risk modelling, although there needed to be additional exposure for rare extreme events. • Officers should investigate higher programme limits, bridge cover and parametric insurance options whilst favourable market conditions existed. • Officers should take advantage of the current soft insurance market to optimise cover and costs while continuing to refine arrangements ahead of water services reform and future renewals. <u>Attachments</u> <i>Attachment A: Presentation outlining QLDC's Insurance Strategy</i> <i>Attachment B: QLDC's Insurance Strategy 2026</i> <i>Attachment C: Aon presentation – Insurance Market Conditions</i> <i>Attachment D: Aon Presentation – South Island Council: Probabilistic Loss Modelling Earthquake</i>	
3.	<u>Long List of Options for Future Use of Lynch Block</u> The purpose of this workshop was to present a long list of options for the future use of the Lynch Block land parcel and seek Councillor's feedback to inform a short list of options for further investigation and analysis by Council officers. Carrie Williams (Policy Manager), Roger Davidson (Property Director) and Pennie Pearce (Acting General Manager – Strategy & Policy) presented the item and spoke to a PowerPoint Presentation (Attachment A) which contained the options to be considered.	None

No.	Agenda Item	Actions
	Key points of discussion included: • Questions regarding mixed alignment Option 1 (community space), including whether any organisations had expressed interest in the site and whether alternative land parcels may be more suitable for this purpose. • Clarification on the process and feasibility of reallocating the land under Option 3, including whether this could be undertaken within a ring-fenced arrangement. • Consideration of the potential impacts of a plan change process, including the implications for land use and value were discussed, with feedback from staff that this will be considered as part of the investigation stage. • Varying views on the future use of the site, with some members favouring sale of the land to maximise financial returns for community benefit, while others supported retaining the land for affordable housing or other strategic community outcomes. • General support for retaining the mixed alignment Options 1, 2, and 3 for further consideration as part of the shortlist, although some reservations were expressed regarding Option 1. There was support for removing Option 4 from further consideration. <u>Attachment</u> <i>Attachment A: Presentation re Long List of Options for Future Use of Lynch Block</i>	
4.	<u>Future Home of Council Services</u> The purpose of this workshop was to present the findings of the community engagement on the future home of Council services and discuss potential pathways for future consideration. Paul Speedy (Programme Director – Strategic Projects), Ian Dunbar (Organisation Performance Manager), Tony Avery (General Manager – Property and Infrastructure) and Roger Davidson (Property Director) presented the item. Key points of discussion included: • Noting that community feedback identified Frankton as the preferred location and emerging hub for Council services.	None

No.	Agenda Item	Actions
	• Recognition that the preferred location may influence the approach and delivery methodology for any future development. • Discussion around the appropriate timeframe for progressing the project. • Consideration of broader opportunities, including potential co-location with other government agencies and complementary community uses. • General support for Frankton as the preferred location, with agreement that further work should be undertaken to explore the scope of a potential facility and compare the costs and benefits of leasing versus constructing a purpose-built building. <u>Attachments</u> <i>Attachment A: Community Engagement Findings & Potential Pathways Presentation</i> <i>Attachment B: Future Home of Council Services – Engagement Analysis</i>	

The workshop concluded at 2.17pm.