

Smart Finance Committee

18 June 2026

Report for Agenda Item | Rīpoata moto e Rāraki take [3]

Department: Assurance, Finance & Risk

Title | Taitara: Reserves and Investment Update

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to provide an overview of Queenstown Lakes District Council's (QLDC's) investments. The 17 March 2026 Smart Finance Committee received a report on QLDC's reserves.

Recommendation | Kā Tūtohuka

That the Smart Finance Committee:

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

Prepared by:



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Title: Financial Controller
12 May 2026

Reviewed and Authorised by:



Name: Katherine Harbrow
Title: General Manager, Assurance, Finance & Risk
27 May 2026

Context | Horopaki

1. The main objective of this report is to give the Smart Finance Committee an overview of the Council's investment portfolio, including the purpose of holding these investments.
2. This report focuses on the QLDC's investment properties, including campgrounds and heritage assets, based on the 2024/25 Annual Report.
3. QLDC has total Balance Sheet carrying value for **Investment Properties** of \$56.5M, comprising:
 - a. 14 land holdings for a total of \$55M
 - b. 8 other holdings for a total of \$1.5M.
4. QLDC has total Balance Sheet carrying value for **Campground Properties** of \$59.3M, comprising:
 - c. 24 Campground Buildings for a total of \$12.7M
 - d. 6 Campground Land for a total of \$46.6M.
5. QLDC has total Balance Sheet carrying value for **Heritage Assets** of \$359K, comprising:
 - e. 7 Buildings for a total of \$89K and 1 non-reserve for a total of \$270K.
6. The sale of 6 Merioneth Street, Arrowtown occurred in November 2025 and the residual proceeds are being journalled as per the 17 March 2026 Smart Finance Committee meeting and subsequent Council approval.
7. The amounts for campground properties, and heritage assets are reflected as part of the property, plant and equipment in the 2024/25 Annual Report.

Analysis and Advice | Tatāritaka me kā Tohutohu

8. QLDC's ownership of investment properties aligns with its Strategic Framework and Long Term Plan, which emphasise prudent financial stewardship and intergenerational equity.
9. Investment decisions are guided by the Local Government Act 2002, which requires councils to manage assets efficiently and in the best interest of current and future ratepayers.
10. **Investment properties** are held to earn rentals and/or for capital gains. They are recognised at fair value and independently revalued on a regular cycle. The fair value is calculated based on market value determined by reference to comparable sales.

11. **Campground assets** are strategic assets and have been reclassified from Investment Properties as at 1 July 2016. They are classified as reserve land and held to earn rentals. They are stated at fair value. The valuations are independently revalued and were last revalued on 30 June 2025.
12. The **Arrowtown Heritage assets** were part of the historic miners' cottages purchase. The purpose of this zone is to allow for the continued sensitive development of the historic area of residential Arrowtown in a way that will protect and enhance those characteristics that make it a valuable part of the town for residents and for visitors attracted to the town by its historic associations and unique character. These are not currently part of the valuations that are completed at QLDC.
13. This report is for noting only. There are no options presented other than 'accepting' the recommendations of the Smart Finance Committee.

Significance and Engagement | Te Whakamahi | kā Whakaaro Hiraka

14. This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because this report is for noting.
15. The persons who are affected by or interested in this matter are residents/ratepayers of the Queenstown Lakes district community.
16. Council's Significance and Engagement Policy 2024 states that matters relating to the sale or transfer of general land holdings not listed below will be considered under the Property Sale and Acquisition Policy, including level of significance, consultation requirements, and confirmation of land holdings as surplus being subject to Council resolution, and the guidance and criteria provided in this Policy document.
17. The assets listed as strategic assets that relate to investments include:
 - Reserve land, including (but not limited to) the Lake Front Reserve, Wānaka and Te Kararo Queenstown Gardens, land held under the Reserves Act and land used for parks, cemeteries, gardens, campgrounds, sports fields and recreational areas;
 - Arrowtown Gaol land (Cardigan Street, Arrowtown);
 - Council-owned heritage buildings at 59, 61, 61a and 63 Buckingham Street, Arrowtown, Malaghan Building 44 Stanley Street, Queenstown and Williams Cottage 21 Marine Parade, Queenstown.

Māori Consultation | Iwi Rūnaka

18. The Council has not specifically consulted iwi on the matters contained in this report.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

19. This matter relates to the Financial risk category. It is associated with RISK10014 Ineffective Financial Strategy within the QLDC Risk Register. This risk has been assessed as having a moderate residual risk rating.
20. QLDC mitigates these risks through active portfolio management, conservative financial policies and transparent reporting.

Financial Implications | Kā Riteka ā-Pūtea

21. There are no changes to budgets or funding requirements arising from this report.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

22. This matter is included as part of the Long Term Plan/Annual Plan financial setting.

Legal Considerations and Statutory Responsibilities | Ka Ture Whaiwhakaaro me kā Takohaka Waeture

23. There are no legal risks arising from this report.
24. The Local Government Act 2002 requires that any decision that significantly alters the level of service provided by the Council of a significant activity (including a decision to commence or cease such an activity) or transfers ownership or control of a strategic asset to or from the Council must be explicitly provided for in the Long Term Plan and can only be consulted on in the Long Term Plan, in accordance with section 93E of the Act.

Attachments | Kā Tāpirihaka

A	Table of Investment Assets
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