**Minutes of a Full Council Workshop**

Tuesday 19 August 2025 at 10.00am

Council Chambers, 10 Gorge Road, Queenstown

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| **Membership:** | Mayor Glyn Lewers (Chair) | Councillor Lisa Guy |
|  | Councillor Gavin Bartlett | Councillor Quentin Smith (online) |
|  | Councillor Barry Bruce (online) | Councillor Cody Tucker (online) |
|  | Councillor Lyal Cocks | Councillor Esther Whitehead  |
|  | Councillor Niki Gladding (online) | Councillor Matt Wong |
|  | Ms Linda Joll (online) | Mr Simon Telfer (online) |
|  | Mr John Wellington (online) |  |
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| **Apologies:** | Councillor Craig (Ferg) Ferguson | Councillor Melissa White |
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| **In attendance:** | Mike Theelan | Meaghan Miller |
|  | Tony Avery  | Katherine Harbrow (online) |
|  | Kenneth Bailey (online) | Jeannie Galavazi (online) |
|  | Simon Mason | Andy Hart |
|  | Jon Winterbottom | Gareth Noble |
|  | Georgia Pringle | Christina Hitchcock |
|  | Matthew Judd | Roger Davidson |
|  | Ruby Mills | Larissa Cardoso  |
|  | Dean Rzechta (Managing Director, Ninety Four Feet) | Dom Fleischl (Contracts Manager, CMP) |
|  | Jack Jolly (Director, Merricks Capital) (online) | Geoff Anderson (Advisory Lead, Egis) |
|  | Neils Van Toor (Senior Consultant, Egis) (online) | Kerr Forbes (Executive Consultant, Egis) (online) |
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| **Media:** | Two members of the media in attendance. |  |
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| **Public:** | Four members of the public in attendance. |  |

| **No.** | **Agenda Item** | **Actions** |
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| 1. | **Lakeview Developer Update**The purpose of this item was for the Lakeview developer (Ninety Four Feet) to provide a 6-monthly verbal update on the programme, including project timings and design documentation progress, and to enable Councillors the opportunity to raise questions directly with the developer. Paul Speedy (Manager Strategic Projects), Dean Rzechta (Managing Director, Ninety Four Feet), Dom Fleischl (Contracts Manager, CMP) and Jack Jolly (Merricks Capital) presented the item. **Key points of discussion included:*** CMP (new contractor bought on in November 2024) confirmed they are tracking well and have completed the construction and environmental inductions and iwi consultation with Ngāi Tahu.
* Construction required to be underway within 20 days of settlement.
* Awaiting more consents to be approved.
* Discussion of community concern about the empty site and the potential to get the developer and contractor on board for some community engagement (e.g. media stand-up on site or more accessible information online) to ease some of the concern.
* Development to include housing, retail, commercial, public spaces and green spaces.
 | None.  |
| 2.3.  | **Wānaka Airport Future Review Community Engagement** The purpose of this item was for Egis (independent consultant team) to provide a summary of the first round of engagement results regarding the potential operation and purpose of Wānaka airport, and lead discussion on draft scenarios for feedback/questions.Geoff Anderson (Advisory Lead, Egis), Kerr Forbes (Senior Consultant, Egis), Meaghan Miller (General Manager Corporate Services) and Paul Speedy (Manager Strategic Projects) presented the item.**Key points of discussion included:** * Discussion around concerns of overtourism in Wānaka and the township being unable to accommodate this with existing infrastructure.
* Councillors praised Egis for the initial round of community engagement.
* Egis planning to have a second round of community consultation with more information provided, to gain broader community feedback.
* Overview of potential airport development and supplementary options, incorporating community engagement feedback.

**Attachments*****Attachment A****: Meeting Agenda Notes* ***Attachment B:*** *Early Community Engagement Summary* **3 Waters Districtwide Operations & Maintenance Contract 2027**The purpose of this item was to brief Elected Members on the procurement of the next iteration of the 3 Waters District Wide Operations & Maintenance contract which will be effective from 1 July 2027 and seek feedback on the approach outlined. This is in advance to the 4 September Full Council Meeting, where Council will be asked to approve the proposed procurement plan. Simon Mason (Infrastructure Operations Manager - Maintenance & Operations), Andy Hart (Operations & Contracts Manager - 3 Waters) and Tony Avery (General Manager Property & Infrastructure) presented the item. **Key points of discussion included:** * Decision to approve Procurement Plan will be put to Council during Full Council Meeting on 4 September.
* QLDC might not be the main organisation running the contract, depending on when the new Water Services Council Controlled Organisation (WSCCO) is set up. If QDC does start the contract, it will likely hand it over soon.
* The contract may include capital renewal work (replacing aging infrastructure), but this work isn’t guaranteed. It will be given based on how well the contractor performs and the value they offer. Some of the budget (up to $5 million per year) will still be open to other suppliers.

**Attachments*****Attachment A:*** *New District Wide Three Waters Operations & Maintenance Contract* | None.None.  |

*The workshop concluded at 12.31pm*