

14 May 2026

Sent via email to [REDACTED]

Request for Official Information LG26-0113 - 20-year Community Rates Data

Dear [REDACTED],

Thank you for your request for information held by the Queenstown Lakes District Council (QLDC). On 18 April 2026 you requested the following information under the Local Government Official Information and Meetings Act 1987 (LGOIMA):

I am a resident ratepayer at Hāwea Flat preparing a submission on the Draft Annual Plan 2026-2027, for which the submission period closes at 5:00pm on Friday 24 April 2026. To attest properly to the comparative position of Hāwea in the Council's published indicative rates movements for 2026-27, I need historical community-level rates data that is not available in the Council's published Annual Plan documents. I am providing as much detail as possible so that the relevant team can respond quickly and, if necessary, in phases.

The information I am requesting:

- 1. For each of the twenty financial years from 2006-2007 through 2025-2026, and also as confirmed for the draft 2026-2027 year, I would like the following data for each community identified in the Council's Draft Annual Plan 2026-2027 Supporting Document indicative rates movements table:**
 - a. Queenstown**
 - b. Wānaka**
 - c. Arrowtown**
 - d. Glenorchy**
 - e. Lake Hayes**
 - f. Hāwea**
 - g. Luggate**
 - h. Kingston**
 - i. Arthurs Point**
 - j. Cardrona**

Where the Council separately holds data for sub-communities or suburbs within these groupings — specifically Frankton, Jack's Point, Shotover Country, Lake Hayes Estate, Kelvin Heights, Albert Town, and Hanley's Farm — I would be grateful if that finer-grained data could also be provided. I acknowledge that several of these sub-communities (notably Jack's Point, Shotover Country, and Hanley's Farm) post-date the earlier years of the twenty-year period, so it is understood that the series for those communities will be shorter.

2. For each community-year combination, I would ideally like:
 - a. the median residential property capital value (CV) used for rate-setting purposes that year;
 - b. the total rates payable on a median residential property that year;
 - c. the year-on-year percentage change in total rates payable on a median residential property; and
 - d. where available, a breakdown of the rates movement into its budget-impact and valuation-impact components, consistent with the format the Council has used in its recent Annual Plan Supporting Documents.

3. In addition to the rates series above, I would like a copy of the total capital cost of the Upper Clutha Wastewater Conveyance Scheme as currently budgeted, together with the apportionment of that cost between:
 - a. Hāwea ratepayers
 - b. other Upper Clutha ratepayers (Wānaka, Albert Town, Luggate)
 - c. district-wide ratepayers, and
 - d. Development Contributions.

This allocation is fundamental to understanding the rationale offered for the 2026-2027 proposed Hāwea rates increase and does not appear in the published Annual Plan documents I have reviewed.

On 20 April 2026, QLDC acknowledged your request and advised that, due to competing deadlines and current workload pressures, it was unable to meet your requested deadline of 5:00pm on Friday 24 April 2026 and would instead provide a decision as soon as reasonably practicable and within the statutory timeframe of 20 working days.

QLDC RESPONSE

In response to your request, the QLDC Finance Team was consulted.

Decision to release information

3. In addition to the rates series above, I would like a copy of the total capital cost of the Upper Clutha Wastewater Conveyance Scheme as currently budgeted, together with the apportionment of that cost between:
 - a. Hāwea ratepayers
 - b. other Upper Clutha ratepayers (Wānaka, Albert Town, Luggate)
 - c. district-wide ratepayers, and
 - d. Development Contributions.

The total capital cost currently budgeted for the Upper Clutha Wastewater Conveyance Scheme is \$49.8 million. Half of this cost is attributed to growth, while the remaining 50 percent is split evenly between Hāwea and Wānaka.

Decision to refuse information

QLDC has good reason under section 17(e) of the LGOIMA for refusing the information requested. QLDC consider it is necessary to refuse the requested information on the basis of the following grounds:

- Section 17(e) – that the document alleged to contain the information requested does not exist or, despite reasonable efforts to locate it, cannot be found.

Section 17(e) of the LGOIMA clarifies that a local authority is not required to provide information that it does not hold, or that cannot be located despite reasonable efforts. This ensures that agencies are not required to create new information in order to respond to a request.

Council has taken reasonable steps to identify information within the scope of your request, including consultation with relevant teams.

- 1. For each of the twenty financial years from 2006-2007 through 2025-2026, and also as confirmed for the draft 2026-2027 year, I would like the following data for each community identified in the Council's Draft Annual Plan 2026-2027 Supporting Document indicative rates movements table:**
 - a. Queenstown**
 - b. Wānaka**
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 - f. Hāwea**
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 - h. Kingston**
 - i. Arthurs Point**
 - j. Cardrona**

While some historical data relating to indicative rates movements is held by Council, it was not captured in a sufficiently complete or consistent manner to enable a reliable response across the full period requested. As a result, this information cannot be provided. Data collection processes have since been strengthened to support future reporting.

- 2. For each community-year combination, I would ideally like:**
 - a. the median residential property capital value (CV) used for rate-setting purposes that year;**
 - b. the total rates payable on a median residential property that year;**

Council does not set rates based on the median capital value of residential properties. Rates are determined using the total capital value of all properties and applied to individual properties based on factors such as location, land use, valuation, and other variables. Accordingly, this information is not held in the form requested.

In addition, Council is unable to provide this information for prior years at specific “as at” dates. The rating system does not support retrospective extraction of data in this format and can only generate reports based on the current dataset. Council does not retain archived reports with the level of detail requested for each individual year.

- 2. For each community-year combination, I would ideally like:**
 - c. the year-on-year percentage change in total rates payable on a median residential property; and**

- d. where available, a breakdown of the rates movement into its budget-impact and valuation-impact components, consistent with the format the Council has used in its recent Annual Plan Supporting Documents.**

Council is unable to provide year-on-year percentage changes in total rates payable on a median residential property, or a breakdown of rates movements into budget-impact and valuation-impact components, for prior years. This is because historical indicative rates movement data was not captured in a sufficiently complete or consistent manner to support reliable analysis across the full period requested.

As noted above, the rating system does not support retrospective extraction of this information, and Council does not retain archived reports in the format or level of detail requested.

As a local authority, QLDC is committed to providing access to information it holds. However, pursuant to section 17(e) of the LGOIMA, QLDC are unable to provide the requested information because it is not held in the format requested or is not held.

Right to review the above decision

Note that you have the right to seek an investigation and review by the Ombudsman of this decision. Information about this process is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

If you wish to discuss this decision with us, please contact Naell.Crosby-Roe@qldc.govt.nz (Director Democracy Services).

QLDC trusts that the above information satisfactorily answers your request.

Kind regards,

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