

Minutes of the Annual Plan 2026/27 Hering of Submissions, held on Wednesday 13 May 2026, held in the Armstrong Room, Lake Wānaka Centre, commencing at 10.00am.

Membership

Mayor John Glover, Deputy Mayor Quentin Smith, Councillor Gavin Bartlett, Councillor Samuel 'Q' Belk, Councillor Stephen Brent, Councillor Heath Copland, Councillor Niki Gladding, Councillor Nicola King, Councillor Jon Mitchell, Councillor Cody Tucker, Councillor Melissa White, Councillor Matt Wong.

Attendees

Katherine Harbrow (General Manager, Assurance, Finance & Risk), Ken Bailey (General Manager, Community Services), Meaghan Miller (General Manager, Corporate Services), Ian Dunbar (Organisation Performance Manager), Georgia Pringle (Democracy Services Advisor).

Apologies

There were no apologies.

Declarations of Conflicts of Interest

There were no declarations of conflicts of interest.

Confirmation of Agenda

It was moved (Mayor Glover, Councillor White):

That the Full Council resolve that the agenda be confirmed without alterations.

Motion was carried unanimously.

1. Barabara Beable (Aspiring Athletics Club)

Ms Beable highlighted the long-standing need for improved facilities in Wānaka, noting the Aspiring Athletics Club has been requesting upgrades since 2017. Ms Beable supports a full-sized multi-use turf and expressed concern that Upper Clutha projects such as a running track have been overlooked. She asked QLDC to ensure fair investment in the area and reconsider ownership of Ballantyne Road.

2. Andre Meyer (Hāwea Resident)

Mr Meyer raised concerns about the cost allocation for the Upper Clutha wastewater conveyance scheme, arguing Hāwea residents are paying disproportionately for what is

largely a growth-driven project. He believes the 50/50 cost split with Wānaka is unfair, given the population difference and that residents are being charged for future growth rather than current needs.

3. Ant Howard & Olivia Egerton (Wānaka Arts & Culture Trust)

Wānaka Performing Arts & Culture Trust (WACT) requested \$125k to progress the feasibility and establishment staged of the WACT Arts Precinct, saying this modest contribution would unlock philanthropic support and maintain momentum built over the past five years. Ms Egerton noted touring performers are bypassing Wānaka due to inadequate facilities and that the full feasibility stage is estimated to cost \$1m, making Queenstown Lakes District Council's (QLDC) contribution around 25%.

4. Jennifer Moss (Luggate Resident)

Ms Moss said the proposed 29% rates increase in Luggate would be unaffordable for her on the NZ Superannuation and may force her to leave the Upper Clutha, where she has lived for nearly 50 years. Ms Moss advised she and her husband moved to Luggate for affordability and is concerned about the growing number of properties being used for Airbnb rather than housing for residents.

5. Gina Dempster (Wastebusters)

Ms Dempster emphasised Wastebusters' customer satisfaction rating and its key role in achieving QLDC's Waste Management Minimisation Plan goals. She said the organisation needs a new transfer station and a longer-term lease to remain financially sustainable, stating that Wastebusters 2.0 would be the most cost-effective way for QLDC to meet its waste objectives.

6. Jo Knight (Sports Central)

Ms Knight congratulated QLDC on achieving Sport Otago goals and noted the district is the most active in New Zealand. Ms Knight highlighted barriers to participation and noted that every dollar invested in sport, returns \$2.14 in social value. She called for more fields with lighting, improved indoor facilities, and low user fees to keep sport and recreation accessible, advising that keeping our communities physically active contributes to improved mental and social wellbeing.

7. Michael Norrie (Luggate Resident)

Ms Norrie said the proposed 19% rates increase for Luggate in 2025 and now the proposed 29% rates increase for 2026 is excessive and lacked adequate consultation. Mr Norrie believes zoning decisions have inflated infrastructure costs and suggested rezoning rural land to allow more subdivisions to share the financial burden.

8. Hamish Bell (Luggate Resident)

Mr Bell described the proposed 29.3% rates increase for Luggate as a major step change, adding over \$1,000 to residents rates per year. He questioned the fairness of wastewater cost allocation and the transparency of development contributions. He asked QLDC to reassess affordability and provide clearer public disclosure of rates impacts.

9. Judy Thompson (Luggate Community Association)

Ms Thompson said QLDC's communication about the proposed increases was disjointed and created a reactive response from the community. She questioned whether infrastructure costs have been fairly attributed, given the scale of planned future needs and stated the use of CV-based rating was arbitrary. Ms Thompson asked for full and clear communication of all changes.

10. Ron Sasse (Hāwea Resident)

Mr Sasse stated he was concerned about the proposed 22.3% rates increase for Hāwea and questioned the fairness of splitting wastewater pipeline costs 50/50 between Hāwea/Luggate and Wānaka, despite their population differences. Mr Sasse stated wastewater charges should be a fixed amount per property, rather than CV-based, which penalises older, higher-value homes.

11. Ross Nimmo (Hāwea Resident)

Mr Nimmo advised he has been a resident of Hāwea since 2001 and has spent years trying to get ahead to be able buy land and build a house in the area. Mr Nimmo now owns a property in Timsfield and described how he has paid around \$36k in rates, fees and Developer Contributions since 2019 and believes existing residents are unfairly having to fund infrastructure for large future developments. He stated that growth-related costs should be covered through the subdivision consent process rather than by current ratepayers.

12. Rebecca Saringson (Hāwea Resident)

Ms Sarginson advised she has lived in Hāwea all her life and spoke about the emotional and financial strain on families in the area who already face high travel, childcare and healthcare costs. Ms Sarginson said growth is not paying for itself and that the burden on existing residents is unsustainable, stating that many households in regular incomes cannot absorb the proposed rates increases.

13. Erica Allen (Upper Clutha Resident)

Ms Allen questioned why Hāwea and Luggate face much higher rates increases than the rest of the district, despite many residents being young families or retirees. Ms Allen argued Developer Contributions should cost wastewater costs driven by growth and noted Kingston

residents were not being burden with the cost of their wastewater scheme. Ms Allen called for equitable treatment for all ratepayers and full developer cost recovery.

14. Deirdre Wither (Luggate Resident)

Ms Withers said the user-pays model is being misapplied, with residents effectively subsidising developers. Ms Withers advised many Luggate homes still used septic tanks yet are being charged for wastewater pipes they do not use. She asked for clarity on how costs are split between developers and residents, emphasising that growth should pay for growth.

15. Nancy Latham (Wānaka Resident)

Ms Latham raised concerns about environmental issues, including pollution in Bullock Creek. She noted that Stone Street stormwater upgrades have been repeatedly deferred, leaving residents at risk. Ms Latham called for prioritised stormwater funding and more transparent reporting of QLDC expenditure.

16. Ruth Heath (Te Atamira)

Ms Heath advised that 96% participants in a recent survey reported that Te Atamira improves access to the arts and strengthens the districts creative ecosystem, she emphasised its role as essential social infrastructure that supports connection, combats isolation, supports rangatahi, migrant communities and more. Ms Heath noted Te Altamira's contribution to tourism and youth engagement through festivals and events.

17. Danny Mollan (Upper Clutha Resident)

Mr Mollan said the proposed rates increases in Hāwea and Luggate will hit working families, small business and retirees the hardest, despite these areas having some of the districts lowest-value homes. He question why Kingston received a deferral on paying for their wastewater scheme while Hāwea and Luggate did not. Mr Mollan asked QLDC to bring forward the Developer Contribution policy and provide a full cost breakdown before adopting the plan.

The meeting concluded at 11.44am.