

# Annual Plan / Mahere ā tau

2026  
2027

/ Let's Talk  
Supporting Submissions Pack /

/ 13–15 May 2026 /

## Allan, Craig

I am writing to formally oppose the continued trajectory of rates increases proposed under this Annual Plan.

Over the past several years, rates in the Queenstown Lakes District have risen well beyond what most households can realistically absorb. These increases have compounded year after year, and for many families, including mine, they are now reaching a point that is simply not sustainable. Like many in our community, we are dealing with the full weight of the current cost of living — mortgages, food, insurance, fuel, and day-to-day expenses. Rates are not optional; they are a fixed cost. When they continue to rise at this pace, it places real and ongoing pressure on our ability to manage as a household.

While I understand that Council is facing genuine cost pressures, particularly around infrastructure and growth, the current approach is shifting too much of that burden onto existing ratepayers. The issue is no longer whether increases can be justified — it is whether they are actually affordable in reality. At present, they are not.

There are several areas where I believe Council needs to reassess its approach:

1. Affordability must be treated as a hard limit.

It is not enough to acknowledge that increases are difficult. There needs to be a clear ceiling on what ratepayers can reasonably sustain, regardless of future plans or ambitions.

2. Stronger control of operational spending.

There needs to be confidence from the community that all possible efficiencies have been identified and implemented before further costs are passed on. That level of discipline is not currently visible.

3. Prioritisation of essential infrastructure only.

In the current environment, there must be a clear distinction between critical infrastructure and projects that can be delayed. Not everything can or should be delivered at once. And niceties out on the back burner.

4. Fair balance between growth and existing residents.

Growth is a major driver of cost in this district. However, existing ratepayers should not be carrying a disproportionate share of the infrastructure required to support that growth. The majority of rate payers in our region are the local community, the trades, the builders, the teachers and the council is making it untenable to continue living here.

5. Clearer communication of trade-offs.

Consultation should show not just what is proposed, but what has been reduced, delayed, or removed to keep increases manageable. Without that, it feels like the outcome is already set.

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### Closing Position

The current pattern of rates increases is not sustainable for locals like us, and it risks pushing long-term residents out of the district.

I am not opposed to investment or progress. However, it must be balanced with what people can actually afford to pay, I work retail, solo parent and have not had a pay increase since 2020 nor likely with the current economic climate NZ is not in an economic growth – cost of living, more of a recession like economy, these continued increases make it unaffordable to continue to live at home

The so-called 11.6 district wide increase is a to me a misleading statement to ratepayers

I strongly encourage Council to reduce the proposed increase, defer non-essential spending, and take a more disciplined approach to costs before finalising this plan.

Affordability needs to be treated as a real constraint — not just something that is unavoidable

## **Submission: Annual Plan 2026-2027**

### **Opposition to Proposed Rates Increase – Hāwea**

*Submitted by a Hāwea ratepayer*

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I am writing to formally oppose the proposed rates increase for Hāwea under the Annual Plan 2026-2027.

While Council is marketing this Annual Plan as an average 11.6% increase across the district, residents of Hāwea are facing an increase of 22.3% – or approximately \$952 extra per year on a median home. That figure deserves to be named clearly, because it is being obscured by district-wide averages that do not reflect the reality for our community. Every other community in the district sits between 9.9% and 13.0%. Hāwea and Luggate are the only two outside that band, and we have the lowest median property values in the district. It is working families, tradespeople, and retirees bearing this burden, not wealthy holiday-home owners.

Over the past three years, rates in the Queenstown Lakes District have compounded year upon year to a point that is simply not sustainable. According to the Taxpayers' Union 2025 Rates Dashboard, QLDC has the fourth highest cumulative rates increase of any council in the country over this electoral term – at over 50% – while national inflation over the same period has been a fraction of that. For Hāwea ratepayers, the compounding effect is even more pronounced. My own household is absorbing this directly, and it is no longer manageable.

Like many in our community, we are already carrying the full weight of the current cost of living; mortgages, food, insurance, fuel, and day-to-day expenses. Rates are not optional. They are a fixed cost. And when they continue to rise at this pace, they place real and ongoing pressure on our ability to manage as a household.

While I understand Council is facing genuine cost pressures – particularly around infrastructure and growth – the current approach is shifting too much of that burden onto existing ratepayers. The question is no longer whether increases can be justified. It is whether they are actually affordable in reality. At present, they are not.

I also want to name something that feels important. There is a growing sense among residents that, with a potential central government rates cap on the horizon, Council may be moving to push rates as high as possible before that mechanism comes into play. I am not suggesting that is the intent. But the pattern of increases, and the fact that Council itself has expressed concern about a rates cap, does little to reassure the community that affordability is being treated as a genuine constraint.

### **The UCCS: Charging for Infrastructure That Isn't Yet Operational**

The majority of Hāwea's increase is driven by the Upper Clutha Wastewater Conveyance Scheme (UCCS) – a \$49.8M wastewater project being built between Hāwea and Wānaka. Approximately 80% of this year's wastewater cost increase is interest on borrowings: this is the financial fingerprint of growth cost that has been debt-financed, not developer-funded.

What makes this particularly difficult to accept is that the UCCS is not yet operational. Council's own September 2025 practice note confirms completion is not expected until early 2027. Yet Hāwea ratepayers are being asked to absorb the full 22.3% increase now.

Compare this to Kingston. Kingston is receiving a new water and wastewater scheme roughly 75% larger in capital terms than the UCCS. Kingston's median rates rise for 2026-27 is 11.1% – half of Hāwea's. In Council's own Kingston Rates Fact Sheet (March 2026), Council states it would be "unfair to begin full cost recovery now" because the Kingston scheme is "not yet operational," and has deferred \$130,000 of cost recovery on that basis. The UCCS is also not yet operational. The same principle must apply to Hāwea.

### **Growth Costs Must Not Fall on Existing Ratepayers**

On Council's own figures, 47% of the UCCS cost is attributable to growth. Under the Local Government Act, that portion – approximately \$23M – should have been recovered from developers, not existing ratepayers. This has not happened, and the shortfall is being passed directly to households like mine.

There is a broader point here that is not being acknowledged clearly enough. As the district grows, Council will have a significantly larger rating base contributing to the system. Infrastructure costs will be recouped across more ratepayers over time. It is not fair for the full weight of growth-driven investment to fall on those who are already here. The people carrying these rates' increases are the locals – the tradies, the builders, the teachers, the small business owners – and Council is making it increasingly untenable for them to remain in this community.

### **Areas Where Council Must Reassess**

- 1. Affordability must be treated as a hard limit.**

It is not enough to acknowledge that increases are difficult. There needs to be a clear ceiling on what ratepayers can reasonably sustain, regardless of future plans or ambitions.

- 2. Stronger control of operational spending.**

The community needs confidence that all possible efficiencies have been identified and implemented before further costs are passed on. That level of discipline is not currently visible.

- 3. Prioritisation of essential infrastructure only.**

In the current environment, there must be a clear distinction between critical infrastructure and projects that can be delayed. Not everything can or should be delivered at once.

- 4. Apply the same deferral principle to Hāwea as has been applied to Kingston.**

Council has already acknowledged that charging full cost recovery on infrastructure that is not yet operational is unfair. That reasoning must be applied consistently.

**5. Recover growth costs from developers, not ratepayers.**

The approximately \$23M of UCCS cost attributable to growth should be recovered through development contributions as intended under the Local Government Act, not loaded onto existing households.

**6. Clearer communication of trade-offs.**

Consultation should show not just what is proposed, but what has been reduced, delayed, or removed to keep increases manageable. Without that transparency, it feels as though the outcome is already decided.

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## **Closing Position**

The current pattern of rates increases is not sustainable for locals like us, and it risks pushing long-term residents out of the district for good. I am not opposed to investment or progress, but it must be balanced with what people can actually afford to pay.

Council's own documents show that the same logic used to protect Kingston ratepayers applies directly to Hāwea. I am asking Council to act on that logic consistently, and to bring Hāwea's increase into the district-average range while the UCCS remains unfinished.

I strongly encourage Council to reduce the proposed increase, defer non-essential spending, pursue growth cost recovery from developers as required by law, and take a more disciplined approach to costs before finalising this plan. Affordability needs to be treated as a real constraint, not just an unavoidable consequence.

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*All figures cited are drawn from QLDC's own published material: the Draft Annual Plan 2026-27 supporting document, the Lake Hāwea Rates FAQ, and the Kingston Rates Fact Sheet (March 2026).*

## ASPIRING ATHLETICS SUBMISSION

### 1. Purpose of This Submission

This submission re-emphasises the **urgent need for community sporting facilities in Wānaka**.

This is **not a new issue**. Since **2018**, the Wānaka sport and recreation community has repeatedly raised the need for improved facilities. Despite this, **very little progress has been made**.

The result is growing **frustration within the Upper Clutha community**.

### 2. Community Effort and Commitment

Over the past several years, many members of the community have invested **significant time and energy** attending meetings and making submissions.

Personally, I have attended **more than 40 meetings** since 2017.

I do this because I strongly believe in the **value of sport**, particularly athletics, which develops:

- fitness
- discipline
- resilience
- confidence in young people

However, community members will eventually **stop engaging if they feel their voices are not being heard**.

### 3. The Evidence is Clear

In **2024**, QLDC commissioned a **79-page facilities report** by Recreation Sport Leisure (RSL).

This report largely confirmed what had already been identified in **2018** by a similar report by the same company:

- Demand for sports facilities is **growing rapidly**
- Development of facilities is **lagging behind demand**
- The **Upper Clutha area is particularly affected**

In other words:

**The problems identified in 2018 still exist today — eight years later.**

#### 4. Funding Imbalance

Based on population figures, funding between **Wakatipu and Upper Clutha** should follow roughly a **65:35 ratio**.

However recent allocations show a very different picture.

For example:

- \$45 million for the **QEC Indoor Courts extension**
- \$25 million for **Ladies Mile sports fields**
- Additional funding for a **third Queenstown pool** in a privately built development of Jacks Point that supports few full time residents..

Meanwhile Wānaka has received **\$300,000 for football - sports field lighting and rugby \$700,000 for field drainage**.

This clearly **does not reflect the population ratio or the needs of Upper Clutha residents** in spite of multiple meetings – I have ben to at least 40 with **NO** result.

#### 5. Key Priorities for Wānaka

My submission focuses on **two critical priorities**:

- i. **Full development of the Ballantyne Road Sports Hub**  
(or an alternative if the current legal challenge is upheld)
- ii. **Development of an all-weather athletics track at Three Parks**

These projects are essential to meet **current and future demand**.

#### 6. Ballantyne Road Concerns (if at all viable post High Court decision.)

The Ballantyne Road project is currently progressing BUT **very slowly**.

Under the current timeline:

- usable fields may not be available until **2032–2033**
- full facilities could take until **2040**

This timeline is simply **too slow for this high-growth community**.

Completing key infrastructure **during the initial earthworks stage** would have been far more efficient and cost-effective.

## 7. Need for an All-Weather Athletics Track

Athletics currently relies on the **Three Parks Recreation Centre grass track**, which faces serious issues:

- it is not a dedicated surface and is shared with football
- poor sub surface infrastructure
- winter conditions and overuse by football turn the surface into **mud**
- athletes lose **many training days – 30+ in 2025**
- the grass requires many weeks to recover

The **nearest all-weather track is three hours away**, creating major barriers to participation and competition.

## 8. Why an All-Weather Track Matters

An all-weather athletics track would:

- provide a **safe year-round training surface**
- support **multiple sporting codes**
- if built to the accepted standard would allow **regional and national competitions**
- deliver **economic benefits to Wānaka**

Athletics is a **foundation sport** that develops skills used in almost every other sport: running, jumping, throwing, speed, power, and endurance. To ignore the fact that a quality all-weather surface is essential for further development is unfair and prejudicial against the youth of this community.

## 9. Supporting Youth and Community

Sport plays a vital role in young people's lives.

It provides:

- structure
- discipline
- teamwork
- confidence

13 tracks exist in the North Island and 5 in the South Island . Even towns smaller than Wānaka — such as **Inglewood and Masterton** —have their own all-weather surfaces. No one lives further from an all-weather track in the whole of NZ than the athletes from this region.

Wānaka, despite its rapid growth, **does not**.

10. The Upper Clutha community is asking for **fair investment** in facilities that match:

- population growth
- community demand
- long-term regional development
- WUCCB has now prioritised **rugby** and **football** as their main focus for the area with community funds proportioned for them to build an all-weather training surface. These sports, with their male dominated power base, have valid needs to improve facilities as we all do, but now seem destined to get priority treatment. The venue for this surface is yet to be disclosed.

**This submission** is now the only avenue available to athletics to build facilities for the future. It was hoped that the WUCCB would consider development of an **athletics** facility as a priority but clearly our sport does not have enough influence to achieve this. It is frustrating and seemingly unfair to see rugby prioritised yet again after receiving \$700,000 plus from Council to drain the club's fields and now \$3m for an all-weather surface for a sport that is played only at a local level. It is worth noting that Rugby already have facilities that are superior to any other sporting code in the area and it will be interesting to see how football and rugby share this proposed facility.

Without any further action, the gap between **demand and infrastructure** will continue to widen.

## 11. Summary

The Upper Clutha is our home. We want to provide **opportunities for our youth**, strengthen our community, and ensure Wānaka has the facilities expected of a town of its size and growth. Traditional male dominated sports are very influential in this rural region and it is hugely important to the youth, both **male** and **female**, to be given top class facilities to develop their talent to be the best they can be!

To achieve this, we ask that Council:

- prioritises **Ballantyne Road completion (or equivalent)**
- supports the **feasibility and development of a quality all-weather athletics track at 3 Parks** - surely after 8 years of meetings there has to be some progress?
- ensures **fair investment in Upper Clutha facilities**

Barbara Beable

Aspiring Athletics – Wānaka



# Federated Farmers of New Zealand

Submission on the Queenstown Lakes  
District Council Draft Annual Plan  
2026/2027



## **SUBMISSION: QLDC DRAFT ANNUAL PLAN CONSULTATION DOCUMENT 2026/2027**

To: Queenstown Lakes District Council

Via email: [letstalk@qldc.govt.nz](mailto:letstalk@qldc.govt.nz)

Submission on: **Annual Plan 2026/2027**

Date: 24 April 2026

Submission by: Federated Farmers of New Zealand

**Lake Kane**

OTAGO PROVINCIAL PRESIDENT

Federated Farmers of New Zealand

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Federated Farmers of New Zealand

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**We wish to be heard in support of our submission.**

### **ABOUT FEDERATED FARMERS**

Federated Farmers of New Zealand is a membership organisation, which is mandated by its members to advocate on their behalf and ensure representation of their views. Federated Farmers does not collect a compulsory levy under the commodities levy act and is funded from voluntary membership.

Federated Farmers represents rural and farming businesses throughout New Zealand. We have a long and proud history of representing the needs and interests of New Zealand's farmers.

Federated Farmers aims to empower farmers to excel in farming. Our key strategic outcomes include provision for an economic and social environment within which:

- Our members may operate their business in a fair and flexible commercial environment;
- Our members' families and their staff have access to services essential to the needs of a vibrant rural community; and
- Our members adopt responsible management and sustainable food production practices.

## 1. INTRODUCTION

- 1.1. Otago is a significant agricultural region. Farming, agricultural processing and manufacturing generate a gross output of more than \$4.6 bn. The primary sector accounts for 9.8% of the region's international export revenue. Agriculture, forestry and fishing contribute to 7% of total GDP, well above the national average of 5.1%. Construction (output of \$4.3bn) and tourism (\$2.2bn) are other key industries.
- 1.2. Sheep, beef cattle, and grain farming (\$1.2bn) are the largest primary sector industries, employing 3700 people, followed by dairy (\$410m), which provides 2000 jobs. Horticulture and fruit-growing (\$150m) employs 3000 people, with estimates that 59% of it's output is exported. Otago is the second largest region in NZ, representing about 12% of New Zealand's land area. Otago's lakes, rivers and conservation areas cover about 700,000 ha.
- 1.3. Given the topography and dry inland climate, a sizeable amount of the region is either non-pastoral land or very low stocked. Dairy production is concentrated in the Clutha and Waitaki districts, with horticulture and viticulture operations centered in Central Otago with limited operations in Waitaki District and Dunedin City.

## 2. SUBMISSION

- 2.1 Federated Farmers welcomes the opportunity to submit on the Queenstown Lakes District Council (QLDC) Draft Annual Plan. We acknowledge the challenging times for both residents and local government. Ongoing cost-of-living pressures, economic headwinds, and local government reform are reshaping the domestic landscape. This is a difficult period we should endeavor to navigate collaboratively.
- 2.2 Council has identified the following key matters to be considered: capital investment, operating expenditure and rates.
- 2.3 The feedback from the rural community is clear; **roading infrastructure, prioritising spending, and cost management are the most important issues.**
- 2.4 Federated Farmers shares Council's concerns about local government's financial challenges. QLDC have the third highest rates in New Zealand, with an average of \$3,552 per annum, only Carterton District Council (\$3,938) and Manawatu District Council (\$3,713) are higher. At \$801.3m, net debt has increased more than anticipated by the LTP. Council's net debt to revenue ratio is 263% - 11% more than what was forecast by the LTP in 2024.
- 2.5 Federated Farmers appreciates the financial summary provided in the supporting document. Importantly, it notes total debt has increased by \$23,927,000, as a consequence of capital investment and existing loans. Federated Farmers notes the supporting document provides detail on proposed revenue. However, comparatively less information on total or gross debt. We question why total gross debt has not been communicated. We believe total gross debt provides residents with an informed understanding of Council finances - **Federated Farmers requests this figure.**
- 2.6 Quotable Value (QV) New Zealand estimates, as of March 2025, there were 32,604 rating units in the Queenstown Lakes District. Council state net debt is 301% of total rates revenue, or approximately \$9,434 per rating unit. As a result, Council pay \$182 in interest repayments per rating unit each year (5.9m). Federated Farmers would appreciate an understanding of total gross debt and gross debt per rating unit.
- 2.7 Roothing is critical to regional prosperity. The primary and tourism sectors underpin the Otago

regional economy, and both rely heavily on transport. Federated Farmers commends Council on working closely with the Transport Agency (NZTA) and regional government. Federated Farmers recognises these agencies have an important delivery role. Federated Farmers supports Council in continued negotiations with NZTA to increase project funding through the funding assistance rate. We struggle to understand how the roading budget has allocated resourcing, and we ask for greater clarity in future long term plans.

- 2.8 We note the impacts of the fuel crisis on rural communities and acknowledge the need to prioritise roading over non-essential spending. We raise concern that bitumen prices will rise as the fuel crisis continues to cause volatility in crude oil markets, impacting forecasted operational expenditure.
- 2.9 Given the importance of roading to the local community, Federated Farmers encourages Council to partner and work with NZTA on development of the 2027-30 National Land Transport Programme. Continued investment in resilient transport infrastructure should align with central government's aspirations for an export-led economic recovery, ensuring roads are purpose built will ensure processing facilities and ports function well.

### **3. RATES COMMENTS**

- 3.1 Council say the global economic environment remains incredibly challenging. Federated Farmers agrees with Council that persistent inflation, debt servicing costs, insurance affordability and energy prices make it difficult to forecast operational and capital spending.
- 3.2 We strongly support and commend Council's key priority, to get the basics right. We believe a back-to-basics approach is the correct approach as rural communities and residents struggle to meet the demands of cost of living and fuel crises. Federated Farmers supports Council in delivering essentials before discretionary or aspirational initiatives.
- 3.3 In the long term plan, Council say high inflation, interest rates and input prices have increased the cost of capital work by 30 - 50% over the past four years. It was estimated that in 2024, the result would be an annual rates increase of 7.5% over the life of the long term plan, up from the 2021 forecast of 4.3%.
- 3.4 While central government has sought to restore discipline to government spending, at 3.1% inflation is currently above the target band, annual inflation is projected to exceed 4%. Treasury's worst case scenario of economic impact from the Middle East conflict predicts inflation at 7.4%.
- 3.5 Council is proposing an average rates increase of 11.7% in the 2026-2027 year, down from 19%. An increase of 11.7% remains higher than anticipated, and since the Annual Plan Consultation Document was released, operating costs have increased.
- 3.6 Farm input costs have never been greater, the cost of running a New Zealand farm is over 27% higher than it was before Covid. This places substantial pressure on the sector, including owners, operators and workers. With record high energy prices, further increases in rates represent an additional cost many are unable to afford.
- 3.7 We appreciate Council stated in the Long Term Plan 2024 that the ability to maintain and develop transport, infrastructure, waste, water, and community services to meet current levels of visitor growth through rates alone is unsustainable.
- 3.8 We support Council in testing alternative funding tools with Central Government through the Infrastructure Funding and Financing Act and the National Infrastructure Agency. We urge caution around the pursuit of a district visitor levy prior to local government reforms being

established. Federated Farmers raises concerns about the uncertain outcomes that could be produced by a unique district price barrier, including 48,000 fewer visitors.

- 3.9 In 2025, the Office of the Auditor General reported that in 2023/24, the operating expenditure of Zealand councils' was higher than the 2023 forecast. For all councils, the total operating expenditure was \$18.1 billion - a 14% increase on the 2023/2024 budget of \$15.9 billion.
- 3.10 We commend QLDC on their efforts toward reducing the levels of operational expenditure. Operational spend for the 2026 - 2027 year is forecast to be \$291 million. As no reference has been made to the original forecast, we request this figure is provided for comparison.
- 3.11 Financial years 2023 to 2026 resulted in a cumulative rates increase of 43.8%. An additional increase of 11.7% in 2026 - 27 would bring the four-year total to 55.5%. This is in addition to a 28.9% increase over the same period from the Otago Regional Council. Federated Farmers wonders if future processes could work in parallel.

## RECOMMENDATION

- 4.0 Federated Farmers recommends rates movements that align with the target band of inflation (1% to 3%).

### Increase in Uniform Annual General Charge

- 4.1 Through targeted differentials for primary industry, Council has applied a 25% discount to governance and regulatory, and an 80% discount to recreation and events. However, for general rates, the differential is 120% of the residential standard.
- 4.2 Our key concern is the rural differential for primary industry is currently set at 120% of the residential standard. This places a disproportionate burden on farm operators, who are required to contribute significantly more than their residential counterparts despite receiving less services.
- 4.3 Each property has a Uniform Annual General Charge (UAGC) that has increased by \$31; from \$256 per property to \$287 - generating a total revenue of \$10,414,893. Total rates revenue, inclusive of general rates, targeted rates and the UAGC, is \$211,727,893. Council say water infrastructure accounts for \$110,300,000 of total capital expenditure. The capital expenditure for water infrastructure subtracted from total rates revenue is equal to \$101,427,893. Meaning, UAGC revenue, as a proportion of total rates revenue minus the cost of water infrastructure is 10.3%.
- 4.4 At 10.3%, the proportion of UAGC revenue is notably lower than most other councils. Federated Farmers firmly believes Council should consider increasing the UAGC to its legislative maximum of 30% under clause 21 of the Local Government (Rating) Act 2002, restricting operational expenditure and analysing existing debt.
- 4.5 The current application of the differential is over complicated. We believe a simple table, comparable to the example below, can be implemented. This differential should apply to all rating units associated with primary industry, across all types of charges.

Differential Category	Differential factor	Rev (\$000)
Standard (Residential)	1.0	
Primary Industry	0.75	

- 4.6 Federated Farmers supports the use of a differential for all farm operators. This recognises rural communities receive less access to services than other categories of land. The intent of a differential is to ensure charges remain affordable. An increase to the UAGC aims to provide fair system that reflects the use and benefit derived from council activities.

## **SUMMARY OF KEY PROPOSALS**

- 5.1 Key matters that have a greater impact on rates than others or represent a material change from what was in the Long Term Plan have been identified by Council. These are discussed below:
- i. We urge caution around the pursuit of a district visitor levy where it may result in uncertain economic outcomes.
  - ii. The 'granny flat consent exemption' came into effect this year, which allows property owners to bypass standard district plan rules. Council plans to charge development contributions for granny flats to support additional demand on local infrastructure. Federated Farmers supports this initiative.
  - iii. Federated Farmers supports Council in retaining governance, and operational responsibility for all water services, including water supply, wastewater, stormwater and flood protection. Maintaining management of water services leverages existing Council functions. Federated Farmers would appreciate on-going understanding that a Council-Controlled Organisation for the purpose of increasing debt will not be implemented and result bespoke fees and charges in addition to rates.
  - iv. Federated Farmers supports a refresh of key performance indicators.

## **GENERAL COMMENTS**

- 6.1 Our key concern is the differential for primary industry is set at 120% of the residential standard. Federated Farmers supports a simplified rural differential and an increase to the UAGC. Of the total capital expenditure (205.8m), 54% (\$110.3m) of the budget is allocated to investment in Three Waters services. Federated Farmers continues to support water services being delivered in-house, and opposes unaffordable debt.
- 6.2 Federated Farmers acknowledges the need to continue to grow the tourism sector. Clarifying farms won't be captured under planning provisions pertaining to short-term or worker accommodation is win-win.
- 6.3 Federated Farmers encourages Council to prioritise important issues and provide the foundations for a productive community.
- 6.4 Federated Farmers thanks Council for the opportunity to engage in this process.

**END**

To: QLDC Chief Executive / Long-Term Plan Committee

From: Natalie & Dan Brake [REDACTED]

Contact: [REDACTED]

Hearing: We are not able to speak to our submission in person due to work commitments.

### 1. Formal Objection to the 29.1% Increase

We formally object to the proposed 29.1% rates increase. Luggate has traditionally been a haven for those priced out of the Wānaka market—the teachers, tradespeople, and service workers who make this district function. This increase is a "tipping point" that risks turning Luggate into a collection of empty holiday homes (a "ghost town") as year-round local families are priced out.

### 2. Valuation vs. Ability to Pay

Our home was purchased for \$750,000. While it is now valued at \$1.24m, our income has not seen a corresponding 65% increase. We are being charged rates as if we are in a \$1.24m bracket, yet we have no plans to sell. This "paper wealth" is inaccessible, and forcing rates based on it is fundamentally unfair to those not looking to speculate on the property market.

### 3. Fiscal Accountability & The \$4M Question

During the April 2nd community meeting, it was noted that approximately \$4 million in Development Contributions have been paid in Luggate since 2020.

- We request a transparent "open-book" reconciliation of these funds.
- We also request an explanation as to why an offer from a third party to fully fund a community walkway was rejected, while we are now being asked for a 29% increase to cover "future development."

### 4. Growth vs. Current Residents

Mayor Glover confirmed that 67% of the Luggate water/wastewater cost is allocated to growth. It is unjust for 187 currently connected households to subsidize the infrastructure for developers and residents who are not yet here. Infrastructure for new developments should be funded via Development Contributions, not the pockets of current families.

### 5. Internal Restraint & Revenue

- Salaries: QLDC salary costs have reportedly risen by over 33%. We ask the Council to demonstrate internal restraint before asking ratepayers to absorb a 29.1% increase.
- Red Bridge Reserve: We request specific data on freedom camping enforcement at the Luggate Red Bridge Reserve: How many infringements were issued vs. collected? Why is this revenue source not being exhausted before rates are raised?
- Rate Capping: With central government signaling a 4% cap starting in 2027, how does the Council justify a 29.1% "front-loading" of costs now?

6. Conclusion We urge the Council to reconsider this figure. We are asset-rich but cash-poor, and this proposal threatens our ability to remain in the place we call home.

Signed:



Natalie & Dan Brake (April 24, 2026)

## **Bulluss, Joanna**

Submission on Draft Annual Plan 2026–2027

Submitter Name: Joanna Bulluss

Address: [REDACTED]

Email: [REDACTED]

I am a Luggate resident/ratepayer. My submission focuses on the affordability of the proposed rates

A rates increase of up to 29% in a single year is too high. When combined with last year's increase of approximately 17.8%, this represents a very sharp and rapid rise over a short period.

For many households, this equates to increases of over \$1,000 in a year and well over 50% across two years. This level of increase is not sustainable and places significant pressure on households already facing rising living costs.

Regardless of the drivers, increases of this scale and speed are unreasonable. Ratepayers need predictability and the ability to plan—this proposal does not provide that.

I ask that Council reassess the affordability of the proposed increases and adopt a more gradual, phased approach to avoid large one-year cost shocks.

While investment in infrastructure is important, the current proposal places too much pressure on households in too short a timeframe. A more balanced approach is needed.

# Arrowtown Promotion & Business Association

Annual Business & Marketing Plan  
2026-2027



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## About Us: Our Kotahitanga

The Arrowtown Promotion and Business Association (APBA) is a non-profit community organisation of commercial ratepayers and other business operators covering the Arrowtown business district. The Board has representatives from these groups and an Arrowtown-Kawarau Ward QLDC representative.

APBA is funded by businesses in the old Arrowtown ward boundaries via a contribution from their commercial rates and accommodation levies. This is collected by the Queenstown Lakes District Council on APBA's behalf. Consequently, the APBA business and promotional activities cover the commercial area of Arrowtown and the Arrowtown School catchment area. The Association employs a Manager to support all the activity the Board undertakes annually.

The APBA engages with multiple stakeholders including Destination Queenstown (DQ), Arrowtown Village Association (AVA), Chamber of Commerce, Arrowtown Planning and Advisory Group (APAG) and the Lakes District Museum, among others, to promote, preserve, advocate and protect the interests of Arrowtown.

The APBA is guided by several documents and policies, including but not limited to:

- QLDC District Plan
- Arrowtown Design Guidelines 2016
- Shaping our Future Arrowtown 2022
- APBA Members Annual Survey
- Mahu Whenua Gateway Feasibility Study

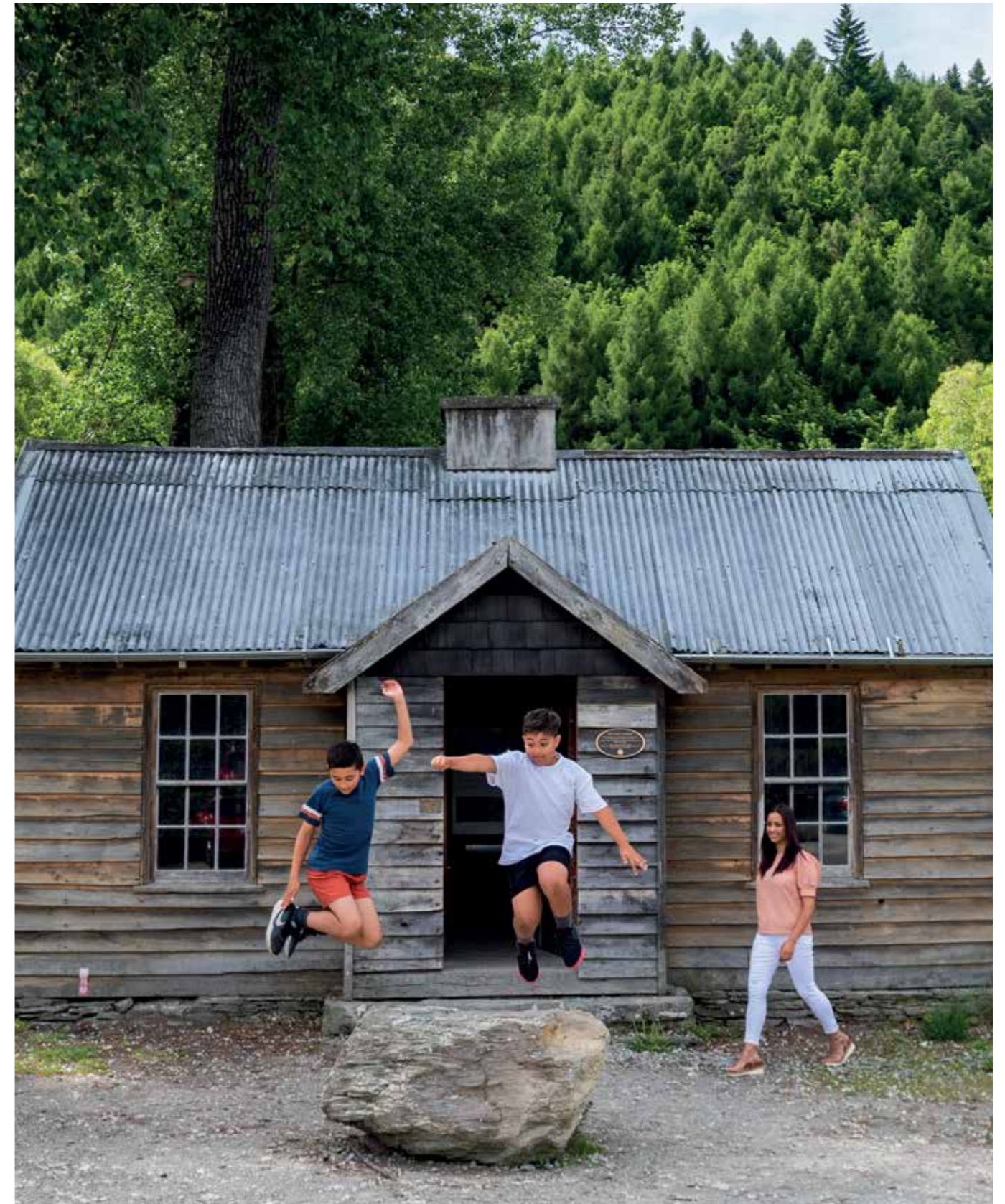
The Board currently consists of 11 passionate volunteers from a cross section of the business community. They include:

**Executive Team:** Dave Harding-Shaw (Chair), Jane Peasey (Deputy Chair), Bruce Gibbs (Treasurer)

**Committee:** Sam Laycock, Benje Patterson, Nick Fifield, Heath Copland, Rebecca Readings, Hamish Garrick, Pieter Meiring and Vicky Arnold

**Manager:** Nicky Busst

**Council Representative :** Melissa White



## Mission Statement - Ō Tātou Moemoeā

To promote, advocate and protect the heritage and natural character of Arrowtown while supporting economic growth, well being of the community and kaitiakitanga.



## Chairman’s Report

For the 2025/26 year we have been really happy with continued member support and engagement for our work, with the value of APBA increasing to 77%\* and we look to continue this through the 2026/27 financial year. We had nine additional members and two businesses change hands, showing the strong desire for people looking to invest and work in Arrowtown. This comes with an increase in workload and pressure to deliver with our existing funds.

The request to increase our funding to \$352,788, starting this financial year to cover our members' commercial rates received 95% membership approval and followed a year of working with council on best practise and process to enable us to undertake this request and a motion was created and passed at our AGM on 28th August 2025. We seek that the full council approve this request to ensure that it remains in the budget for 26-27. This additional funding allows us to manage our increased membership base and rising costs, while continuing to create relevant promotional campaigns that support high-quality visitors. It also allows us to appropriately address the needs of our local business community with governance support, member events, and workshops.

With the launch of our revised website 18 months ago we have seen an increase in visitation of 30% compared to our previous site. Referrals to businesses from our site are well up, around the 100,000 level, with great impact from Australia and the USA who are key markets for this year. Total visits for the last 12 months are over 750,000.

Social Media marketing has been strong through our traditional Instagram and Facebook channels. We have hit milestones of over 22,000 followers on Instagram and 35,000 on Facebook, along with over 12 million views across both platforms. Our engagement rate sits around 60-70% higher than average.

Targeted marketing initiatives in both print and social media have helped drive this engagement. This is presented back to our membership quarterly to ensure awareness of what is being done on their behalf to help grow our business community. A new area for us has been a trial on the Chinese social media channel “Little Red Book”. Results from this will be a consideration for us as we look to review our social media policy this year.

Beautification is an ongoing process to continue as “NZ's most beautiful small town”. A number of businesses have been re-painted, the flower pots down Buckingham St and Ramshaw Lane have been completely replaced and the Mailbox & Phone booth repainted.

Professional Services continues to represent roughly 1/3 of our membership and add a welcome balance to the range of businesses operating in Arrowtown.

We continue to engage with our members with regular events, of particular note were very well attended International Women’s Day Events in 2025 and 2026 with local business women speaking to their experiences and a newly acquired monthly “Lunch & Learn” series, held at the Arrowtown Library covering a range of relevant topics.

The APBA continues to work closely with Council and other partners on heritage protection including Butlers Wall protection which has brought in the new one-way system and improved the flow of people and vehicles while creating 17 new car parks. Advocating for 15min parks outside the Bakery has been a resounding success and sees us looking to support this with consideration for 30 mins parks all the way along Buckingham Street as supported by our Members Survey\*.

\*Members Survey completed by 60.4% in 2026

David Harding-Shaw



Chair, APBA





## Vision & Purpose

**Vision:** Arrowtown strives to be a living example of an inclusive community that is welcoming, thriving and delivers environmental, social and economic benefits that enrich the lives of the business community, residents and visitors.

**Purpose:** Our purpose is to actively cultivate a vibrant, sustainable, and healthy business community that significantly enhances the lives of both residents and visitors. We are dedicated to preserving our heritage, natural environment, and vibrant retail and arts scene, while driving inclusive economic prosperity and regenerative tourism practices that benefit everyone in Arrowtown.

## Core Values

### Guardianship/Kaitiakitanga

Emphasising sustainability and the protection of both natural and historic environments, embracing the stewardship and guardianship principles integral to Aotearoa New Zealand culture and Arrowtown's gold mining past.

### Hospitality/Manaakitanga

Offering a warm, welcoming environment that reflects the friendly spirit of Aotearoa New Zealand and Arrowtown Kā-Muriwai, ensuring visitors experience genuine Kiwi hospitality.

### Community/Hapori

Cultivating a village-like atmosphere that fosters a strong sense of community and connection that ensures Arrowtown Kā-Muriwai is a must-visit destination

## Guiding Principles

### Celebration and Preservation of Heritage

Honoring and safeguarding the town's historical heritage while celebrating its rich cultural past.

### Regeneration and Environmental Stewardship

Prioritising practices that protect and enhance our natural environment for current and future generations whilst minimising our carbon footprint.

### Inclusive and Sustainable Economic Development

Fostering economic growth that is inclusive, sustainable, and benefits the entire business community.

### Support for Local Arts and Culture

Nurturing and promoting local arts, culture, community initiatives and events to enrich the town's vibrancy and identity, supporting our town's unique charm.

### Community Wellbeing and Inclusivity

Fostering an inclusive community that is welcoming, thriving and enriches the lives of residents and visitors, supporting accessible amenities and opportunities that embrace sustainable practices and people from all walks of life.





## Guardianship: Kaitiakitanga

Arrowtown strives to support regenerative approaches within the business community, embracing practices that not only preserve but enhance its environment and cultural heritage. By encouraging responsible travel, Arrowtown Kā-Muriwai ensures that every visitor contributes positively to the local ecosystem and business community.

Through initiatives like supporting local businesses, promoting eco-friendly activities, and preserving the unique stories of our gold mining past, we aim to create a cycle of continuous improvement and mutual benefit, encouraging low impact and high contributing visitors. This approach allows Arrowtown to remain a thriving, resilient destination where tourism actively supports and enriches both the natural and social fabric of our town.

Arrowtown is fortunate to have three key organisations, Arrowtown Choppers, Predator Free Arrowtown and Jopp Street Nursery, whose primary focus is supporting our natural landscape and ensuring our native flora and fauna flourish with the removal of wilding pines, hosting regular tree plantings days “Beech Party” and supporting pest eradication through a robust network of traps, all provided by a large number of volunteers.

Positioned at the gateway to the protected Mahu Whenua land, Arrowtown provides easy access to unparalleled walking and biking tracks. It is also one of the key overnight spots for the Te Araroa trail that passes through our town. The significant increase of bike parks added throughout our village over the last 12 months, has future proofed us for the expected growth in active transport, as well as supporting sustainable tourism options.



## Arrowtown's Touch Points and Stakeholders

### Touchpoints

Arrowtown has considerable touch points as part of the Arrowtown Ward, with substantial areas of significance. The funding we receive as part of the Arrowtown Ward allows us to continue the work we do in these areas, including:

Historic CBD incl Lakes District Museum and Post Office

Tree lined avenues and historic miners' cottages

Butlers Wall (Cat 2 in the Heritage NZ Register ) leading to Dudley's Precinct

Arrow River / Bush Creek Reserve with world class trails system and access to Mahu Whenua high country for biking and walking including the newly opened Coronet Loop Track

Tohu Whenua site - Chinese Settlement and Arrowtown

Buckingham Street and Buckingham Green

Historic Buildings, e.g., Masonic Lodge, Pharmacy

Original red post box and telephone booths

Mary Cotter Tree

Athenaeum Hall

View from Soldiers Hill and ANZAC memorial

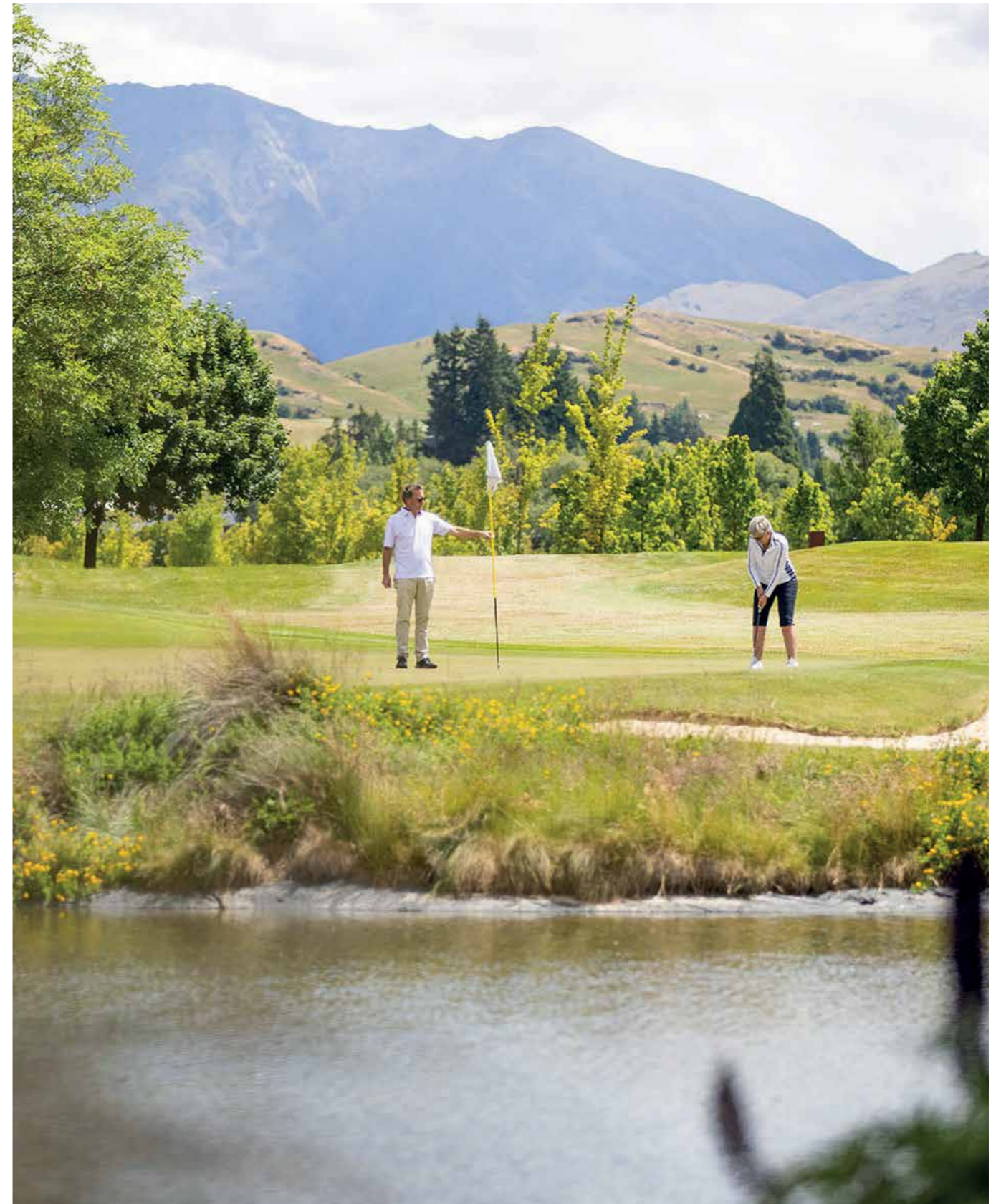
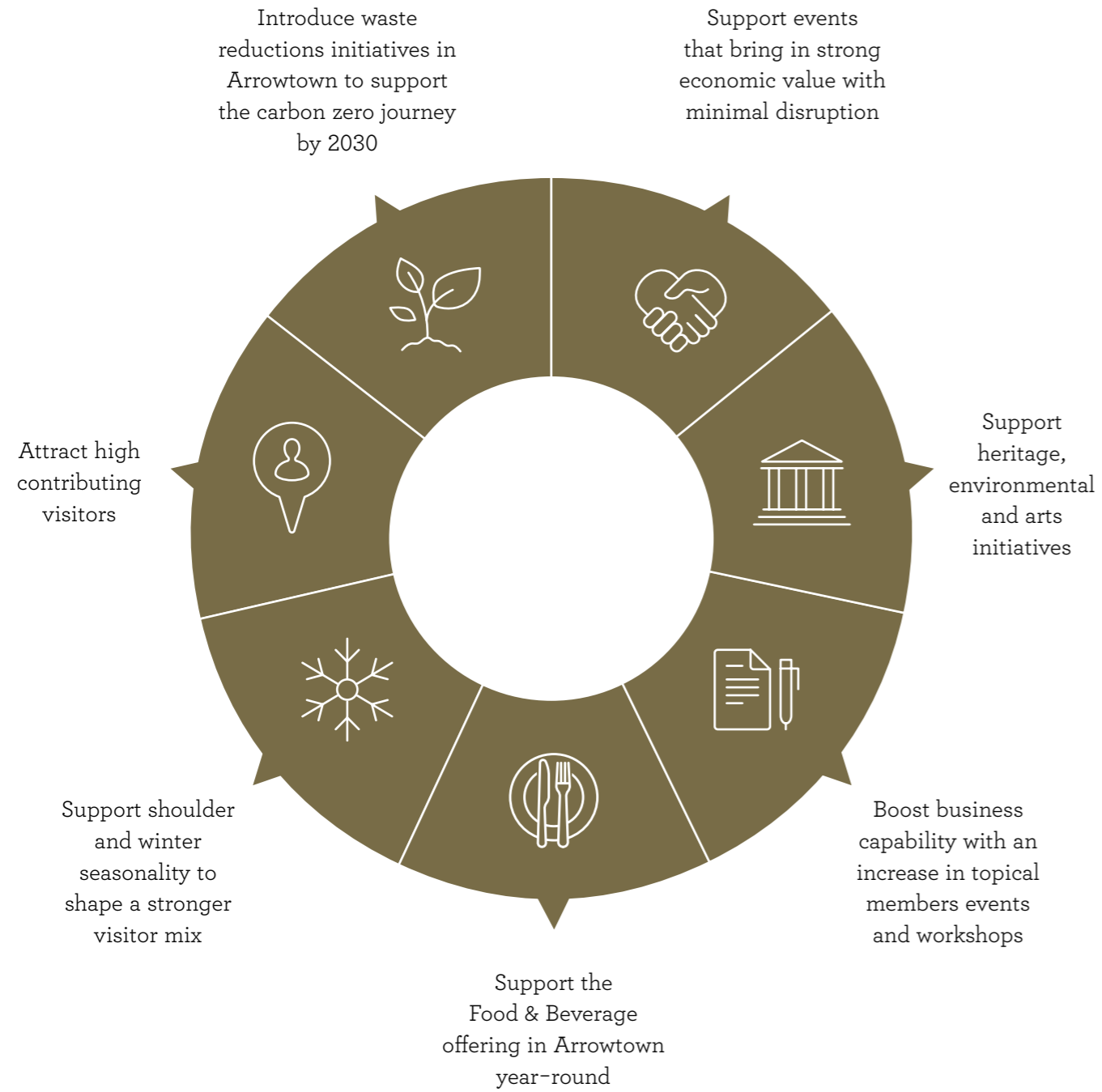
### Stakeholders

Arrowtown has many key stakeholders who they advise and support through their funding initiatives. Stakeholders continue to grow in line with the district's growth. They include:

- APBA Members
- Arrowtown Resident Community
- Arrowtown Village Association (AVA)
- APAG - Arrowtown Planning and Advisory Group
- Arrowtown Charitable Trust
- Lakes District Museum
- Destination Queenstown
- Queenstown Lakes District Council
- Mana Tāhuna Charitable Trust
- Queenstown Trails Trust
- Arrowtown Creative Arts Society (ACAS)
- Queenstown Business Chamber of Commerce
- Arrowtown Autumn Festival Committee
- Arrowtown Farmers Market
- Arrowtown Wilding Group
- Predator Free Arrowtown
- Arrowtown Choppers
- Queenstown Lake Housing Trust
- Jopp St Community Nursery
- Tourism Industry Aotearoa - Sustainability Commitment & Tiaki Promise
- Soho Properties
- QEII Trust / Mahu Whenua



## Strategic Focus



## Marketing Destination: Performance and Focus

Governance and Stakeholder engagement continues to be an important part of the APBA’s role and after years of significant business recovery, our focus now shifts to a stronger marketing presence and promotional support for our members, remaining sensitive to the current geo political risk at present. Whilst our unique offerings provide rich knowledge and understanding for New Zealanders, locals, and international visitors alike we need to ensure the story telling and reasons for staying in Arrowtown are at the forefront of any marketing campaigns and current global factors are taking into consideration.

Aligning with our region’s destination management plan, Arrowtown also looks to support and foster responsible travel, enriching its natural and cultural heritage for a sustainable future. The request to increase our funding to \$352,788, starting this financial year to cover our members' commercial rates received 95% membership approval. The motion was passed at our AGM on 28th August 2025 and we seek that the full council approve this request to ensure that it remains in the budget for 26-27. This additional funding allows us to manage our increased membership base and rising costs, while continuing to create relevant promotional campaigns that support high-quality visitors. It also allows us to appropriately address the needs of our local business community with governance support, member events, and workshops and shift our focus to a stronger marketing and promotional presence this year.

### Performance Summary






Our website - Arrowtown.com - continues to outperform itself as we enter two years of data with our site almost reaching 1 million visits for the last 12 months (up 38% on last year) which shows incredible growth, in part due to the increase in visitors to our shores or planning their trip. With most visited pages focusing on Walking & Hiking and Arriving and Getting Around which is also a shift from last year showing a desire for more experience-based attractions. Our top markets continue to be the same key four of Australia, NZ, USA & China. Whilst our members referrals are static at 34.5K we continue to see strong organic and social growth supporting our increasing online presence.

Over the past year, Arrowtown’s social media presence across Facebook and Instagram has continued to grow. While growth has been more modest compared to previous years, both accounts are still outperforming platform averages and comparable destination accounts, demonstrating the ongoing strength and appeal of Arrowtown’s content. Across the two platforms, content generated over 12 million views in the past 12 months, supported by consistently high average engagement rates. This reflects not only reach, but meaningful interaction with our audience and sustained interest in Arrowtown as a destination. Our audience profile remains consistent, with our strongest markets continuing to be New Zealand, Australia, the United States and the United Kingdom. The 35-64 age bracket remains our largest demographic, aligning with Arrowtown’s core visitor base and those most likely to convert from inspiration to visitation.






### Social Media Performance

1st March 2025 - 28th Feb 2026

#### Facebook






-  **Followers**  
34,401 (+5,170 or 17.69%)
-  **Views**  
10.1 million
-  **Engagement Rate**  
7.04 (posts), 2.12 (Reels)
-  **Avg. Reactions**  
511 (per post), 760 (per Reel)
-  **Avg. Reach**  
32.2k (posts), 39k (Reels)

#### Instagram

-  **Followers**  
22,576 (+2,619 or 13.12%)
-  **Views**  
2.09 million
-  **Engagement Rate**  
8.36 (posts), 8.54 (Reels)
-  **Avg. likes**  
442 (posts), 520 (reels)
-  **Avg. Reach**  
5,935 (posts), 7,372 (reels)

### Website Performance

1st March 2025 - 28th Feb 2026

-  **Views on Arrowtown.com**  
877,936K
-  **New Visits**  
249K (up 1.9%)
-  **Referrals to our members listings**  
35.4K
-  **Top Active Users**  
NZ, Australia, USA, China, UK & Singapore
-  **Most Visited Pages**  
Walking & Hiking, Eat & Drink, Arriving & Getting Around, and See & Do

## Arrowtown Audience

60/40 International / Domestic

### Expectation



Autumn/Winter  
30% NZ / 50% Australia / 20% long haul



Spring/Summer  
25% NZ / 25% Australia / 50% long haul



Queenstown day visitors



Arrowtown locals



New Zealand families



Special interest groups  
eg Biking and Arts Tourism in particular



Mature market  
(with high disposable income)



Professionals  
(DINKS/SINKS)



International market  
NZ, Australia, USA, UK and China, followed  
by secondary markets India, Japan, Europe  
and South East Asia

## Consumer /Special Interest Groups

High contributing visitors to Arrowtown under special interest groups include:

Outdoor Enthusiast (Running, Biking, Walking), Snow sports, Golf, Shopping, Arts, Wine, Health & Wellness, Weddings/Honeymoons\*  
\*1626 weddings took place in Queenstown Lakes in 2023

### Focus

Arrowtown is renowned not just for its welcoming and vibrant community but also for its historical charm and natural beauty. As Arrowtown is the most likely to visit destination outside of Queenstown town centre (\*according to DQ visitor experience survey Year Ending July 2025), it remains paramount to continue to focus on sustainable growth, balancing the protection of our stunning landscapes and rich heritage with the support of our business community and promotion of our town and its assets. Our marketing must ensure that those experiencing our town receive the unique blend of environmental stewardship, cultural richness, and welcoming atmosphere that makes Arrowtown an exceptional destination for both residents and visitors.



The key marketing activities for 2026/27 will include, but are not limited to, the following which align with our strategic goals:

## Marketing and Branding

1. An 'always on' digital campaign focusing on food and beverage, retail and where to stay in Arrowtown will run alongside our 'four season' digital and print campaign, focusing on high contributing visitors.
2. Continuation of a strong print advertising campaign to complement our twice yearly digital campaign e.g. (Spring/Summer) and (Autumn/Winter) editions.
3. Social media strategy review to ensure delivering and focus on the key requirements of our members and the key pillars of: "History & Community, Hero Content, Retail, Arts & Culture, Food & Beverage and Outdoor & Activities"
4. Utilize the Chinese social media platform - Little Red Book, for key targeted SM campaigns at set times of the year capturing this high value channel with a focus on retail, outdoor recreation, history and hero content
5. Explore new content creation to support highly sought after digital assets for our social media and marketing campaigns with a focus on video content
6. New year-round seasonal photo shoots to utilize through our website, marketing and digital channels
7. Two front line familiarisation programmes (Winter 2026 and Early Summer 2026) targeting high end hotel concierge, boutique lodges and luxury tour guides and will focus on History and F&B respectively
8. Consideration for a Winter campaign or event e.g. Christmas markets, Winter Lights during July/August to support the softer shoulder seasons and encourage visitation
9. At least two targeted 'Support Local' campaigns to encourage our local residents to shop and eat locally with consideration to include the Late-Night Shopping initiative again in the lead up to Christmas
10. Work with our trade partners from key markets to develop and support new high contributing value visitors to Arrowtown, targeting predominately FIT and small tour series
11. Work closely with our media partners to develop and support itinerary's in Arrowtown focusing on Outdoor Recreation (Walking, Biking, Ski, Golf), The Arts (e.g. Arts Trail) and Dining/Evening offerings and consideration for a stronger lead into Winter & Spring that are historically quieter periods.

## Business Support and Capability

1. Business Capability Events & Workshops Series focusing on the needs of our members from the survey results e.g. SEO/SEMe, Social Media, Te Reo classes and Staffing & Immigration.
2. Enhance our business community with regular networking events with relevant speakers on topical subjects, including targeted 1 on 1 sessions and morning tea options for certain sectors
3. Commence the journey to implement waste reduction initiatives in Arrowtown with support from Sustainable Queenstown and local businesses
4. Continue to support new and year-round event promotion with a focus on community events and social licence opportunities including marketing support in lieu of cash sponsorship
5. Continue to advocate for our growing professional services sector - representing 28% of APBA membership
6. Utilizing the website for a stronger presence with our members and consideration of development of stage 2 to cover both business sector (e.g. professional services) and why Arrowtown is a place to Live, Study and Do Business.
7. Work with council on ensuring our business community needs are met with regards our Top 5 consideration by our members which includes Heritage protection, Town's beautification, Parking, Preserving Green Spaces and Key Moves Plan for Arrowtown



## Key Focus Areas

Arrowtown Promotion and Business Association's overarching mission statement and members' feedback, taken from our business annual survey play a vital part in our key focus areas for 2026/27 and beyond.

Our protection, promotion, and advocacy of the heritage and natural character of Arrowtown, while supporting economic growth, community well-being and our kaitiakitanga is undertaken and provided for by the continuation of our funding.

We look forward to continuing our work in the following key areas to enrich the district on all levels: economically, environmentally, socially, and culturally. We wish to draw your attention to some additional key focus areas, unique to our area.

## 1A Arrowtown Key Moves Integrated Plan (Previously known as The Masterplan)

The APBA continues to advocate strongly for the council's support to develop an integrated plan for the town. This would focus on the CBD and immediate surrounds and connections. It is not seeking to look at the zoning or wider residential areas of the town. This plan would outline central areas of investment and identify key moves - ensuring efforts are carried out in a coordinated way, with a wide range of stakeholders understanding the way forward and working towards it. Importantly, it would put the wishes of the community at the heart of the planning process. To enable an interface with the economic drivers of our district we see the creation of this plan as a natural extension to the River Reserve Development plan .

In the last few years there has been considerable community discussions around a series of interventions in Arrowtown. We believe that this

shows the need for a coordinated and hyper local approach to investment in the town, with support from council

As Arrowtown continues to grow and evolve, pressure increases on the town's resources. A number of key issues have long been identified, and some of these have now reached a critical time for action. Many plans have been created over the last 30 years which have sought to address isolated issues, some funded by council or community groups, others provided pro bono.

Work by council departments and community groups working in silos has seen expenditure that does not always reflect value for money, addressing issues in isolation and not with a long-term integrated vision.

The plan would seek to address the following key focus areas as part of a future vision for Arrowtown.



### Buckingham St

- Pedestrian and Transport Interactions
- Buckingham Street “Shared Space” considerations
- Buckingham Street – Reduction in parking and time limit as initial step
- Continued Heritage and CBD lighting
- Improved and Appropriate Signage for Businesses, esp. in laneways

### Ramshaw Lane

- Appropriate formalisation of parking bays on Ramshaw Lane
- Improvement to surface treatment of Ramshaw Lane parking bays
- Increase of Safety & Decorative Lights, including lower Ramshaw Lane Car Park
- Formalisation of a Bus stop for both directions
- Addition of EV Charging bays

### Dudley’s Precinct

- Butlers Wall Restoration and Safety
- Chinese Settlement & Police Hut interface
- Heritage Protection and Enhancement

### Parks & Open Spaces

*(see 1B Arrow River Reserve Management Plan)*

- From Bush Creek/Saw Pit Gully Track (Ice Rink) to Tobin’s Bridge, including Arrow River, Wilcox Green and Ford Street Car Park.
- Millennium Trail/Arrow River Loop.
- Support of the Riverside Reserve Development Plan in consultation

### General

- Buses & Active Transport
- Wayfinding improvements, including signage and night lighting
- Junctions & Safety
- Amenities - including toilets, water fountains etc.
- Heritage protection and enhancement

### Exclusions – Not in Scope

- Services and infrastructure (Electricity, Water, Gas, Sewage) (lighting should be)
- District Plan Zoning
- Housing
- Urban intensification
- Urban boundary
- Crisis response
- Millbrook corner (Make Hayes Rd, Malaghans Rd, Berkshire St, McDonnell Rd)

### Members Survey

In the recent APBA Annual Survey\*, despite no specific question or emphasis on the “Key Moves Integrated Plan” the power of support from our members, around this important topic is apparent with it being placed within our “Top 5 issues in Arrowtown” amongst our members at 29%

\*Completed by 60.4% of members in 2026

## 1B Arrow River Reserve Management Plan (previously Mahu Whenua Gateway)

A crucial element of an overall Key Moves Integrated Plan, is the overflow with how Arrowtown interacts with the Mahu Whenua backcountry. Issues around parking, traffic flow, pedestrian/ cycle and trail access all point to the increased utilisation of the natural environment which extends from Arrowtown. The margins around Bush Creek and the Arrow River have historically been unmanaged, consequently this area of potentially even greater beauty, is under-utilised, untidy and at times unsafe.

We are delighted that following the many annual plans and conversation with council over the last 5 years that steps have been taken to develop an “Arrowtown River Reserve Development Plan” to address the issues detailed above. Becca was selected out of 12 tender responses as the consultant Landscape Architect for this project following a competitive procurement process and we have enjoyed working with them and council on supporting feedback in both creating of the initial concept design plans and subsequent version to reach the final version being presented to council.

This River Reserve Development Plan serves as a comprehensive framework guiding the future development and use of the Arrowtown River Reserves that ensures a cohesive and strategic approach to development, avoiding fragmented, ad hoc improvements that may not align with a unified community vision.

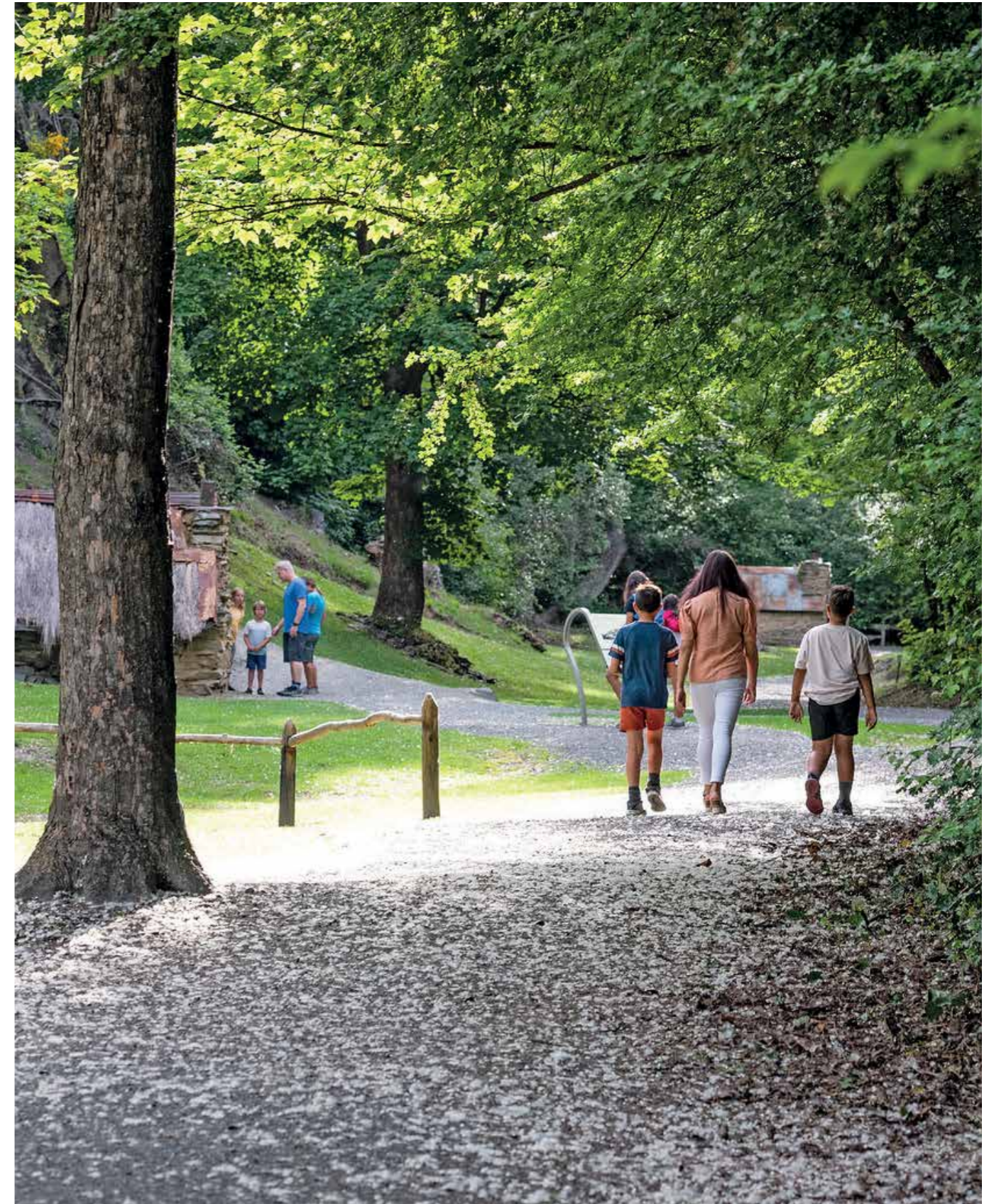
We now seek this plan is implemented over the next 1-5 years with funding allocated and sections prioritized that require urgent attention, such as willow removal and planting and the signage and safety concerns on the increasing congested Arrow River trail\*

\*Most used trail at 28% of total share, as per the Eco-Vision Dashboard supplied by BeCounted Data collection in 2025

By integrating the Arrowtown River Reserves within a single development plan, the community have a clear and structured vision for future development. This approach enables both the community and Council to prioritise projects for fundraising and implementation, ensuring each initiative aligns with the broader plan.

We are particularly appreciative of the inclusion of the Mahu Whenua Gateway\* “Clarke Crossing” in recognition of David Clarke, in the final version of the Arrowtown River Reserve Development plan and we will continue to support and facilitate the implementation with council.

\*See Appendix on Pg34-39 for drawing



## 2 Heritage Protection

Heritage protection is central to Arrowtown Kā-Muriwai character and economic prosperity. Safeguarding historic buildings, streetscapes, lighting, and adopting low impact engineering is vital to protecting the special character of our village. We apply this heritage lens to every project, ensuring new commercial developments honour our past.

This year we are engaging our members to share responsibility for the town’s heritage, and we thank the Arrowtown Planning & Advisory Group,

particularly Chair Louise Wright, for their steadfast leadership and support in maintaining Arrowtown’s heritage character.

APBA member survey’s\* and public feedback consistently rank heritage protection as Arrowtown’s Number 1 priority for long term success.

\*Increased to 63% in 2026

To maintain this momentum, we seek Council support in the following areas:

### Merionth Street

ABPB continues to advocate for and support a % of the proceeds of the sale of Merionth Street to be returned to Arrowtown Endowment Fund (now called The Arrowtown Charitable Trust) to support ongoing and future heritage and protection projects and initiatives.

### Butlers Wall

Butler’s Wall is one of Arrowtown’s most important heritage landmarks. It is Category 2 on the Pouhere Taonga / Heritage New Zealand list and Item 311 (Category 3) in QLDC’s District Plan. We continue to strongly support QLDC’s approved plan to restore the wall.

- **Ongoing care:** Until full restoration begins, the wall still needs regular maintenance to prevent further deterioration including regular weeding.
- **Heritage rose bushes:** Before any work starts, please relocate, rather than remove, the roses planted by the Heritage Rose Society at the base of the wall.
- **Community fundraising:** The Arrowtown Charitable Trust has launched a fundraising page (link on the on-site QLDC information board) which receives regular donations. We support and endorse the work that this trust does and as such provide a regular monthly contribution to the trust to support their ongoing administrative costs.

### Buckingham Green Wall

The wall behind Buckingham Green that holds up Arrow Lane continues to be an important component of Arrowtown heritage history and we seek the remedial work that is required to remove the fencing be prioritized in the annual plan, with any work carried out, follows the Arrowtown design guidelines.

### Police Hut

For over a decade the Arrowtown Charitable Trust has covered all upkeep costs for this historic building, even though it sits on Council land and we continue to ask for support towards its maintenance.

### Heritage Identity

To safeguard Arrowtown’s heritage, we strongly encourage ongoing support to ensure that all new and renovated buildings comply with the Arrowtown Design Guidelines (ADG) (2016). This extends to APBA support as a s274 party to the appeal being led by AVA & Friends of Arrowtown to the removal of these guidelines as part of the intensification hearing findings and seek council support to reference the ADG as the supporting document when referring to “Arrowtown character” and the ADG is again referenced in the District Plan.

We also continue to support the low-impact features such as gravel footpaths, stone curbs, and hedgerows help define the heritage character of both the CBD and surrounding residential areas. While we appreciate QLDC’s ongoing commitment to these elements, routine upkeep year-round has slipped. In particular, we seek:

- gravel footpaths topped up and regularly maintained
- Buckingham Street footpaths de-iced and gritted in mid-winter to prevent dangerous slips
- Increase in servicing the Arrowtown Toilets on Ramshaw Lane, particularly during peak periods and events
- Consideration of a town custodian to support toilet servicing, and freedom camping and parking breaches



### 3 Environmental /Sustainability

Arrowtown continues to invest in our environment and sustainable practices. As winner of the 2020 and 2023 'NZ's Most Beautiful Small Town' award and 'NZ Best Street' in 2023 for Buckingham Street, we understand the importance of this investment in continuing to grow and support our business community and visitor economy in a sustainable and regenerative approach.

In 2023, the region's Destination Management Plan (DMP), a partnership between DQ, Lake Wānaka

Tourism and Queenstown Lakes District Council, was endorsed by councillors and launched. The DMP focuses on regenerative tourism and a carbon zero visitor economy by 2030. APBA is fully supportive of the DMP 'Travel to a Thriving Future' and the work being done on this in our region.

As such we are invested in the following areas for our key focus over the next 1-3 years:

#### Events

Ensuring that events (new and existing) undertaken in Arrowtown have strong sustainability and waste reduction policies and, where possible, are SUC and waste-free, setting an example to attendees that great events can be delivered with low impact.

With 83 % of our members concerned about losing community events, we urge Council to keep compliance costs low so that community and organisers can continue staging the events that drive our district's economy. Event and activity sponsorship is an important part of APBA marketing. Events strengthen local businesses, boost shoulder-season visitation and safeguard our social licence and brand, such Autumn Festival, Ayrburn Classic, and Queenstown Marathon.

#### Waste Reduction

APBA is looking to commit to this in 2026, with waste reductions initiatives with the help of Sustainable Queenstown and will be applying for the Waste Minimisation fund in 2026. With 90% "support" or "potential support with more information" from our members survey\* there is clearly an appetite to pursue. APBA supports Millbrook Resort's 'HotRot' composting system and, where feasible, will help them establish commercial food-waste collections and processing services for Arrowtown's CBD.

\*60.4% response rate in 2026

#### Transport

**Active** - APBA supports secure, covered commuter bike parks, with e-bike charging, ideally behind the Library and open to future addition of charging facilities to existing bike parks in Arrowtown.

This is line with a decrease\* in our members taking their private vehicle to work with a shift to utilizing the public bus service instead.

\*67% (down from 73% last year as per our members survey)

**Public** - APBA supports active transport options but recognises that a reliable bus link is essential for visitors. We are pleased to see the strong patronage of the new direct Arrowtown -Queenstown CBD service and hope this becomes permeant when the trail ends in 2027. We hope a speedy resolution can be found for formalisation of the second bus stop on Ramshaw Lane.

**EV charging** - Arrowtown urgently needs public EV vehicle chargers to close the missing gap in our district and remove a barrier for visitors. EV charger installation remains in our priority issues for 2026\*.

\*APBA Annual Members Survey which had a 60.4% response rate for 2026

#### Arrowtown Choppers

Continued business and promotional support for the Arrowtown Choppers (est. 2016), whose volunteers have cleared 150 hectares of wilding conifers and planted 30,000 native trees including Beech, Totara, Ribbonwood and Kowhai on Saw Pit Gully Track and Bush Creek. Opening of their community plant nursery in Tewa Bank, this will eventually provide 10,000 trees per year for planting initiatives.

Their current projects include: Arrowtown Beech Party with the twice yearly "Planting Days" that have been extended until 2027, Bush Creek Rejuvenation Project, Tobin's Face and River Track restoration, and Arrowtown Choppers. These projects merit ongoing support and publicity.

#### LoveQueenstown

We will continue to support and raise awareness of the 'LoveQueenstown' programme, and its local 'LoveArrowtown' counterpart, to enhance and support the work being undertaken in our region around regenerative practices supported by the visitor's donation to this fund.

## Trail Network

**Queenstown Trails Trust** - Continued support of QTT is incredibly important to the APBA. Both the new Arrowtown - Arthurs Point Wharehuanui Trail boosted Arrowtown's economy and the Shotover Gorge Trail and Kimi-akau bridge has proved extremely popular and now provides a complete Frankton-Lake Hayes-Arrowtown loop. We will continue to leverage and support Queenstown Trails with joint promotional activity.

We support the continued investment of bike and walking counters throughout Arrowtown and on our key nearby trails. Arrowtown's network recorded 222,105\* walkers and cyclists passed through in 2026, reaching a daily average of 3214\* users (Up from 1238 last year). The Arrow River Trail continues to be the busiest trail with 26% of total use, followed by the Wharehuanui Trail and highlights the need of implementation of safety concerns on the Arrowtown River Reserve Development plan currently being put to council, as soon as possible.

\*Eco-Vision Dashboard supplied by BeCounted Data collection

**Project Tohu** - We also see great value in the Project Tohu\*Trail network and is a great asset to our district.

\*Referencing the Coronet Forest on Malaghans Road

**Backcountry Trails** - APBA supports council in any advocacy work to create a levy for commercial operators to fund the maintenance and upkeep of the network. This is particular important as we receive more feedback on the state of our backcountry walking trails and networks that are in very poor condition.

## Predator Eradication

**Predator Free Arrowtown** - APBA continues to support the wider Predator Free 2050 goal, in line with our district's regenerative practices. Arrowtown has an extensive network of traps throughout Arrowtown backcountry supporting our native birds and mammals through the eradication of pests.

**Feral Goat & Pig Culling** - Feral pigs, goats, and deer continue to encroach on Mahu Whenua and DOC tracks, posing a safety risk to walkers, cyclists, and dog owners. After several years without goat culls, numbers have surged. We seek Council, working with ORC and Soho Properties, to implement a coordinated cull to safeguard nearby residential and recreational areas.

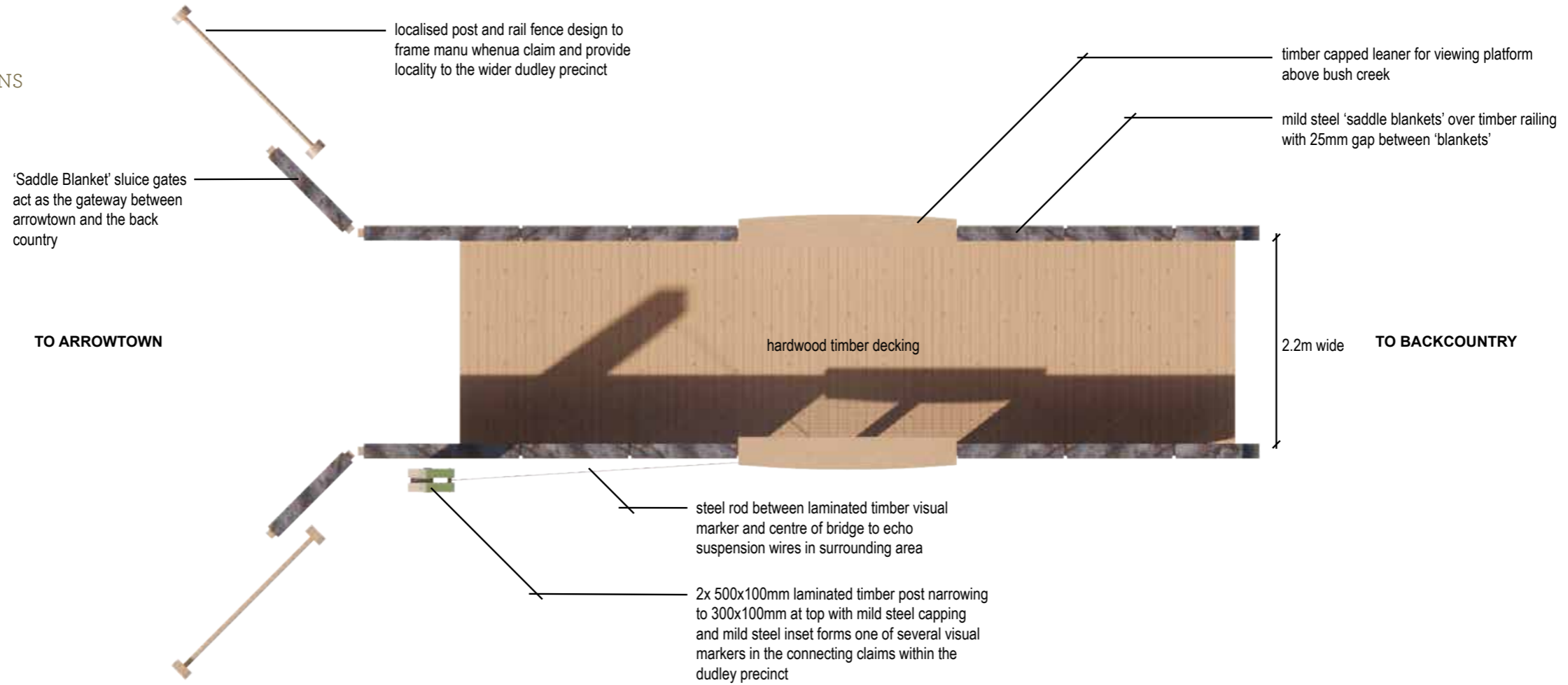
**Wasps** - We support council continuing to raise awareness of these pests with the availability of traps and educational workshops and communication at the appropriate time of year



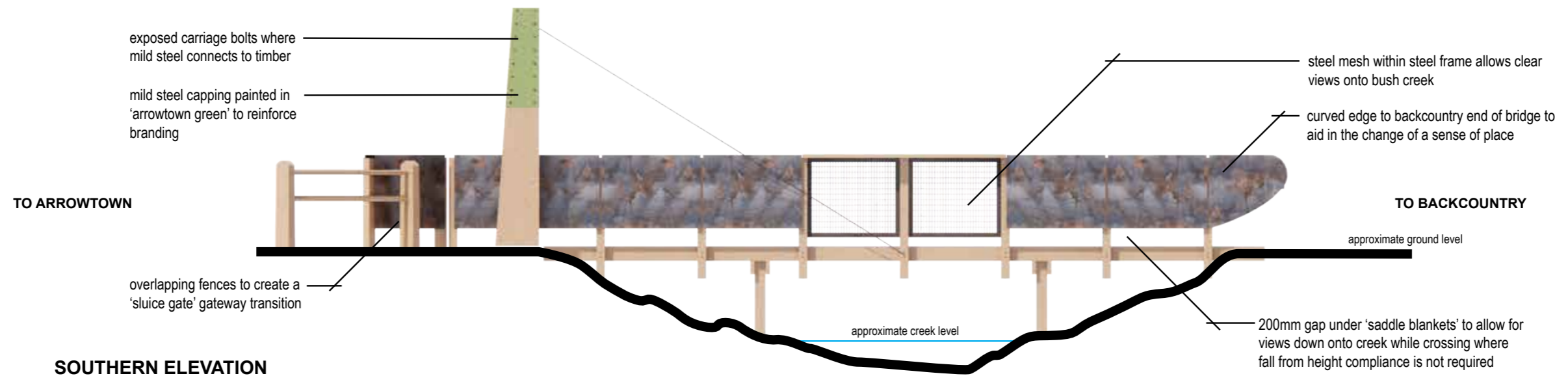
# Appendix

## MAHU WHENUA GATEWAY - GATEWAY BRIDGE ELEVATIONS

Concept provided by Baxter Design



### PLAN VIEW



### SOUTHERN ELEVATION

# Appendix

## MAHU WHENUA GATEWAY - BRIDGE PERSPECTIVE RENDER



# Appendix

MAHU WHENUA GATEWAY - BRIDGE PERSPECTIVE RENDER







# ARROWTOWN

Where History Meets Nature

#lovearrowtown

[www.arrowtown.com](http://www.arrowtown.com)



## **Submission on Draft Annual Plan 2026–2027**

**Submitter Name: Constanza Causa & David Schneider**

**Address:** [REDACTED]

**Email:** [REDACTED]

### Introduction

We are a family of 5, including two small babies and a homeschooled teenager. We recently moved here for the lifestyle of a simple, connected to nature and community experience, far from the luxuries of the big cities, we put all of our savings into this project and now we are receiving the news of this massive increase on rates and this will make a huge impact to our family finances. It feels unfair, unnecessarily and non-transparent.

Our submission focuses on three main concerns:

The affordability of consecutive year-on-year rates increases

The fairness and transparency of wastewater infrastructure funding, including allocation between existing residents and growth

The distribution of investment and whether local communities receive a fair share of funding

### 1. Affordability – Consecutive Year-on-Year Increases

The council indicates that the average increase is approximately 11.7%. Luggate connected properties are increases of up to 29.3%, plus the previous year increase of 17.8%. That's a lot! Adding these two represents a very significant increase that everybody will say it is not fair. This level of increase is not sustainable and sits well outside the district average, on a community that clearly doesn't have the rich income and lifestyle of others around the district.

In the current environment, where rates affordability is under increasing national scrutiny, increases of this magnitude create both financial stress for residents and reputational risk for Council.

### 2. Wastewater Charges

Council has confirmed that the primary driver of these increases is wastewater and water supply charging.

For connected properties:

Wastewater charges increase from approximately \$782 to \$1,757

This represents an increase of over 120% in a single year

This is a step change rather than a gradual adjustment.

The impact is amplified because:

Costs are spread across a relatively small number of properties (approximately 184)

Resulting in large variations in outcomes depending on connection status

### 3. Allocation of Wastewater Costs

The key issue is not whether infrastructure should be funded, but how those costs are allocated.

There is currently insufficient transparency regarding:

If the total development contributions collected from recent Luggate growth are reported to be approximately \$4.1 million, are these funds applied broadly through the district?

We would like clarity from the council on how past investments have been funded with all the development contributions, rates, debts, and the use of all of this money.

Development contributions collected from Luggate growth should clearly support infrastructure in Luggate.

In conclusion, we request that Council:

Reassess affordability, particularly where increases significantly exceed district averages

Provide full transparency on development contributions, including total amounts collected, methodology, and allocation

Clarify historical funding, including how past infrastructure investments have been funded and recovered

Ensure fair allocation between growth and existing residents so that growth contributes an appropriate share

Clarify treatment under water services reform, including how current costs will translate into the new entity

Improve transparency of geographic spending, including reporting on investment in Luggate and the Upper Clutha

# Clifton, Carolyn & Rowan

## Submission on Draft Annual Plan 2026–2027

**Submitter Name:** Carolyn & Rowan Clifton

**Address:** [REDACTED]

**Email:** [REDACTED]

**I wish to speak to my submission:** YES / NO

### 1. Introduction

I am a Luggate resident/ratepayer and submit in response to the Draft Annual Plan 2026–2027.

My submission focuses on three core concerns:

1. The affordability of consecutive year-on-year rates increases
2. The fairness and transparency of wastewater infrastructure funding, including allocation between existing residents and growth
3. The distribution of investment and whether local communities receive a fair share of funding

### 2. Affordability – Consecutive Year-on-Year Increases

Council's material indicates:

- District-wide average increase: approximately 11.7%
- Luggate connected properties: increases of up to 29.3%
- Previous year increase: approximately 17.8%

Taken together, this represents a very significant cumulative increase over a short period.

For many households this equates to:

- Increases of over \$1,000 in a single year
- Cumulative increases exceeding 50% over two years in some cases

This level of increase is not sustainable and sits well outside the district average.

In the current environment, where rates affordability is under increasing national scrutiny, increases of this magnitude create both financial stress for residents and reputational risk for Council.

### 3. Key Driver – Wastewater Charges

Council has confirmed that the primary driver of these increases is wastewater and water supply charging.

For connected properties:

- Wastewater charges increase from approximately \$782 to \$1,757
- This represents an increase of over 120% in a single year

This is a step change rather than a gradual adjustment.

The impact is amplified because:

- Costs are spread across a relatively small number of properties (approximately 184)
- Resulting in large variations in outcomes depending on connection status

#### **4. Allocation of Wastewater Costs**

The key issue is not whether infrastructure should be funded, but how those costs are allocated.

There is currently insufficient transparency regarding:

- Total development contributions collected from recent Luggate growth (reported to be approximately \$4.1 million)
- How those contributions have been calculated
- Whether those funds are ring-fenced for Luggate or applied more broadly
- The balance of cost recovery between growth and existing residents

Council has indicated that approximately 67% of infrastructure costs are attributed to growth. However, the scale of increases experienced by existing residents suggests this allocation may not be working effectively in practice.

#### **5. Historical Funding and Use of Funds**

Given the level of recent investment in Luggate water and wastewater infrastructure, it is important that Council provides clarity on:

- How past investments have been funded
- The proportion funded through:
  - Development contributions
  - Debt
  - Rates
- How development contributions already collected have been applied

Without this transparency, residents cannot have confidence that costs are being allocated fairly.

## **6. Three Waters Transition – Timing and Risk**

An additional concern is the timing of these increases in the context of upcoming water services reform.

With water and wastewater services expected to transition into a new entity, there is uncertainty around:

- How current charges will translate into future pricing
- How associated debt, assets, and revenue will be transferred
- Whether ratepayers may face further increases post-transition

Significant increases are being implemented now, without clarity on how these costs will be treated under the new structure.

This creates uncertainty and risk for ratepayers.

## **7. Local Investment and Geographic Equity**

There is a strong concern within Luggate and the wider Upper Clutha (including Wānaka) regarding the distribution of investment across the district.

There is a perception that:

- A disproportionate share of investment is directed toward Queenstown
- Smaller communities contribute through rates and growth but do not see equivalent levels of local reinvestment

Whether or not this perception is fully accurate, it reflects a lack of transparency in how funding is allocated geographically.

## **8. Development Contributions – Local Benefit**

Development contributions collected from Luggate growth should clearly support infrastructure in Luggate.

Key questions include:

- Are development contributions ring-fenced for Luggate or the Upper Clutha?
- If not, how are allocation decisions made?
- What proportion of contributions collected locally is spent locally?

Without clarity, there is a risk that:

- Growth funding is not directly supporting the communities generating that growth
- Existing residents continue to face high costs despite local development activity

### **9. Timing and Policy Alignment**

Council has indicated that the Revenue and Financing Policy will be reviewed as part of the 2027–2037 Long Term Plan.

This raises a key concern:

- Significant increases are being implemented now
- While the underlying funding model is acknowledged as requiring review

This sequencing is problematic.

### **10. Key Concerns Summary**

The proposal raises concerns regarding:

- The scale and speed of rates increases
- The concentration of costs on a small number of properties
- Lack of transparency around development contributions and historical funding
- Uncertainty associated with the transition to new water service delivery
- Lack of clarity around geographic distribution of investment

### **11. Recommendations**

I request that Council:

1. Reassess affordability, particularly where increases significantly exceed district averages
2. Phase wastewater-related increases to avoid large one-year cost shocks
3. Provide full transparency on development contributions, including total amounts collected, methodology, and allocation
4. Clarify historical funding, including how past infrastructure investments have been funded and recovered
5. Ensure fair allocation between growth and existing residents so that growth contributes an appropriate share
6. Clarify treatment under water services reform, including how current costs will translate into the new entity

7. Improve transparency of geographic spending, including reporting on investment in Luggate and the Upper Clutha
8. Consider aligning major changes with policy review and avoid implementing significant increases ahead of the Revenue and Financing Policy review

## **12. Conclusion**

Luggate residents support investment in essential infrastructure. However, the current proposal raises serious concerns about affordability, fairness, transparency, and timing. Addressing these issues is essential to maintaining trust and confidence in Council decision-making.

# Clouston, Charlotte

Kia ora Annual Plan team

I am making this submission on behalf of JE&A.

I refer to the proposed User Fees and Charges for Planning and Development at Table 13, page 102 of the Draft Annual Plan.

The schedule of fees is reproduced in part below:

Planning & Development. Effective date: 01 July 2026						
Team	Role	Unit of Measure	2025/26	Change (\$)	2026/27 Proposed	Price Increase Methodology
Resource Consents	Planning Officer	Hourly	\$204.00	\$4.00	\$208.00	CPI rounded
Resource Consents	Planner	Hourly	\$232.00	\$5.00	\$237.00	CPI rounded
Resource Consents	Senior Planner	Hourly	\$261.00	\$6.00	\$267.00	CPI rounded
Resource Consents	Leadership	Hourly	\$261.00	\$6.00	\$267.00	CPI rounded
Resource Consents	Principal Planner	Hourly	\$261.00	\$6.00	\$267.00	CPI rounded

I would like to make a submission in opposition to these proposed changes for the following reasons:

1. The hourly charges proposed for planners and senior planners are higher than most local and national private sector consultancies.
2. The charge-out rates need to recognise that the Council is a public entity, rather than a business operating for profit.
3. The Council is a monopoly provider of this service.
4. There is no incentive for the staff to improve efficiencies.
5. The funding target set out at page 318 of the Long-Term Plan 2024 to 2034 identifies an 80% private / 20% public benefit split for Resource Consent Administration. The 80% private benefit to be funded by user charges. On this basis, the hourly rates proposed to be levied need to reflect and acknowledge the total rate, discounted by the 20% public benefit/ cost. The actual charge-out rate is already in excess of the private sector and other local authorities.

□

Role	Proposed @ 80%	Actual @ 100%
Planning Officer	\$208	\$260.00
Planner	\$237	\$296.25
Senior Planner Leadership Principal Planner	\$267	\$333.75

6. The hourly charge increased 5% the previous year (adopted in the 25/26 Annual Plan). I query the reasonableness of a further 2.2% increase this year.
7. The charge out rate continues to increase each year. Please provide a schedule of officer charges for the past 10 years identifying annual increases.
8. There is no justification for further increases in hourly charge-out rates, and they should remain unchanged.

I wish to speak at a hearing.

Ngā mihi | Kind Regards  
Charlotte



CHARLOTTE CLOUSTON  
BSc/LLB(Hons)  
planner

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charlotte.clouston@jea.co.nz | www.jea.co.nz

Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

## **Submission on the Draft Annual Plan 2026–2027**

### **Queenstown Lakes District Council**

24 April 2026

## **1. Executive Summary**

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Business South supports Queenstown Lakes District Council's commitment to delivering essential infrastructure and services for one of New Zealand's fastest-growing districts. We congratulate Council on the significant work done to reduce the proposed rates increase from close to 19% down to 11.6%, which is a meaningful achievement. We urge Council to continue balancing necessary cost recovery with measures that protect business confidence and support the economic conditions for sustainable growth across the district.

The district faces genuine cost pressures on both sides of the ledger. Businesses are absorbing rising fuel, energy, insurance, and supply chain costs while serving customers whose own spending power is under strain. The proposed average rates increase of 11.6%, and for many commercial properties in Arrowtown, Queenstown, and Wānaka, considerably more, adds directly to an operating cost base that has been under sustained pressure for three consecutive years of above-inflation increases.

#### **Business South's key messages are:**

- Acknowledge the fiscal effort made to reduce the rates increase, while recognising the cumulative toll on businesses that cannot pass further costs on to price-sensitive customers.
- Prioritise infrastructure investment of roads, water, wastewater, and parking that directly supports sustainable economic productivity and keeps pace with the district's rapid growth.
- Ensure user fee increases for consenting, planning, and regulatory services are matched by measurable improvements in service levels and turnaround times.
- Support alternative funding mechanisms including visitor levies, developer contributions, and the Ratepayer Assistance Scheme to reduce the burden on commercial ratepayers over the Long Term Plan period.
- Engage businesses meaningfully and early in the Long Term Plan 2027–2037 process, which is already underway, so that business needs shape priorities before decisions are made.

Business South is the Otago Chamber of Commerce and a shareholder of BusinessNZ, connecting with over 4,000 businesses across Otago and Southland. Our job is to amplify the voice of business owners who are too busy running their operations to engage deeply in local government processes. We champion a competitive and productive business environment, engaging with central and local government on issues that affect sustainable economic growth and business confidence.

We have an active interest in the Queenstown Lakes District through our member network, which spans every major sector in the district. Our Chief Executive looks forward to establishing a working relationship with the Mayor and senior Council leadership, and we welcome the opportunity to engage meaningfully in the LTP development now taking shape.

Business South's submission is broadly aligned with the priorities expressed by the Queenstown Business Chamber in their February 2026 LTP pre-engagement feedback, and we are equally supportive of the work of the Wānaka Business Chamber in advocating for Upper Clutha businesses.

## 2. Rates and Affordability

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Council deserves credit for reducing the proposed average rates increase from close to 19% down to 11.6%, broadly in line with the 11.6% forecast in the Long Term Plan 2024–2034. However, for commercial ratepayers the impact is far from uniform, and the average figure masks some significant increases at the property level. Businesses in Arrowtown, Queenstown, and Wānaka face rises well above the district average, with commercial and accommodation properties in some locations seeing increases of 8.9–15% or more. For a small operator already absorbing rising fuel, energy, insurance, and staffing costs with little capacity to pass increases on to cost-conscious customers, these are not minor line items, they are direct impact to viability.

*"Cost of living, meaning clients have less disposable income."*  
**Sole trader, services sector**

Our specific concerns are:

- Compounding pressure. This is year three of a Long Term Plan that has delivered sustained above-inflation rates increases. The question is not whether 11.6% is justified in isolation. It is whether the cumulative impact over three consecutive years is sustainable for businesses operating on thin margins.
- Differential impacts. Commercial and accommodation ratepayers in some locations face increases of 8.9–15%. We ask Council to be transparent about the reasons for these differentials and to demonstrate that rating structures are fair and that efficiencies have been exhausted before costs are passed to ratepayers.
- Timing. These increases are landing at a moment when 91% of our surveyed members report that rising costs are already having a moderate to significant impact on their business, and not one expects those costs to ease.

The Upper Clutha communities of Wānaka, Hāwea, and Luggate are home to members whose interests must be reflected in this submission. Wānaka's rapid growth is generating infrastructure, parking, and housing pressures that directly constrain business operations. Hāwea and Luggate businesses face some of the highest proposed rates increases in the district, falling on a small ratepayer base already managing rising operating costs across the board. For sole traders and small businesses operating on thin margins, increases of this magnitude are a genuine concern.

We acknowledge that commercial ratepayers benefit from Council's infrastructure and services, and we are not opposed to rates increases where they are necessary and well-justified. What we ask is that Council weigh the real-world impact on the businesses that employ people, generate economic activity, and pay a disproportionate share of the rates bill across this district.

## 3. User Fees and Charges

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Council is proposing an additional \$1.4M in revenue from increases to user fees and charges across a range of services including parking, aquatics, planning and development, environmental health, and alcohol licensing. The alternative is a further 0.8% addition to the rates increase.



For many businesses, particularly in hospitality, tourism, and retail, the cost of regulatory compliance is already a significant burden. Increases to planning and development charges, environmental health inspections, and alcohol licensing fall directly on the businesses that need to use these services. These are not optional charges as they are the cost of doing business in a regulated environment.

*"There is so much paperwork and box ticking, everything takes far too long."*

**Hospitality business owner, Queenstown**

On the other hand, some members accept that user charges are a more equitable mechanism than general rates, provided the fee is commensurate with the actual cost and quality of service delivery. If fees go up, service levels and turnaround times must go up too.

We encourage Council to:

- publish a clear breakdown of cost recovery ratios for each activity where user fees are proposed to increase, so ratepayers can assess whether increases are proportionate.
- commit to measurable service level improvements where fee increases are applied, particularly in planning and development consenting, where delays impose real economic costs on businesses.
- consider the cumulative effect on hospitality and accommodation operators who are subject to multiple fee-bearing regulatory requirements simultaneously.
- investigate whether there are activities where technology, process improvements or streamlining could reduce the cost to deliver the service rather than simply recovering more from users.

## 4. How Council Engages with Business

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Our February 2026 survey shows improvement in business perceptions of Council since our 2024 Long-Term Plan submission. Negative ratings have fallen across all three measures. However, the gains are modest and the baseline remains low. Critically, only 9% of businesses rate Council's engagement with business on decision-making as good or better. A figure completely unchanged across both survey years. The goodwill created by new leadership now needs to be converted into structural change.

This is directly relevant to the *QLDC of the Future* initiative. The organisation-wide review and redesign is an opportunity to genuinely reset how Council engages with the business community, not as a compliance exercise, but as a core part of how Council makes better decisions. Business South and our members are well placed to contribute to that process. We know what good looks like from the business side: faster consenting, clearer communication, and decision-makers who understand the commercial consequences of delay and uncertainty. We encourage Council to bring the business community in early as a design partner, not a late-stage submitter.

Business South recommends that Council:

- Establish a regular structured forum with the business community, in partnership with Business South and the local business chambers, to provide ongoing input into Council planning and decision-making. This should mean open, timely, and two-way communication at an early stage of the process.



- Conduct an annual business impact assessment for any significant regulatory, fee, or operational change that directly affects business.
- Measure and publicly report on consenting and regulatory processing times as a key performance indicator.
- Engage the local business chambers and Business South as active participants in the *QLDC of the Future* process to ensure business needs shape the redesign from the outset.

Business South welcomes the opportunity to meet regularly with Council to ensure our advocacy through BusinessNZ at a national level is aligned with and amplifying what QLDC is pursuing locally. As a BusinessNZ shareholder, we have direct access to ministers and central government decision-makers on issues including regional deals, infrastructure funding, and local government reform. Council may not always have visibility of the advocacy channels available through the BusinessNZ network, and we can play a useful role in ensuring the district's priorities are heard at that level. On something like the Otago Central Lakes Regional Deal, for example, coordinated advocacy from local government and the regional business community through national channels can carry significantly more weight than working in isolation. We would welcome the opportunity to meet with the Mayor and Chief Executive to introduce Business South's advocacy work and explore where that alignment can be strengthened, including on priorities such as the Otago Central Lakes Regional Deal.

## 5. Core Infrastructure

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Our membership supports investment in the district, with strong backing for road maintenance and infrastructure investment as a core priority.

*"Infrastructure needs to be sorted before re-zoning of land."*

**Construction sector respondent**

*"Solving traffic issues — the council is moving too slowly."*

**Business owner, Queenstown**

*"Infrastructure constrained — impacting on reduced productivity."*

**Business owner, construction sector**

We wish to highlight these specific infrastructure concerns raised repeatedly by our members:

- Car parking, particularly in Wānaka, was cited by multiple respondents as a significant business constraint. The observation that *'in Wānaka we have no hotels in the Centre of town, most of our visitors stay in Airbnb's and come into town by car. Our carparks are the life blood of our town'* reflects a genuine tension between urban design aspirations and the practical realities of a visitor economy. We ask Council to take a data-led approach to parking policy.
- Staff housing remains the fourth-most-cited barrier to business growth (26% of respondents). Infrastructure investment that enables more worker housing is as important to business viability as road upgrades.
  - Housing affordability remains one of the most persistent constraints on business in the Queenstown Lakes District, and it was a theme in Business South's 2024 Long-Term Plan submission. Nothing has materially changed. Employers across every



sector continue to struggle to attract and retain staff because workers cannot afford to live here.

- Worker housing is not a social policy issue; it is a core economic infrastructure issue that belongs at the centre of the Long-Term Plan. We ask Council to prioritise housing supply for workers, enforce restrictions on short-term letting, and work with developers and the Queenstown Lakes Community Housing Trust to increase genuinely affordable housing stock for the people who keep this district running.
- We support the Queenstown Business Chamber's call to enforce restrictions on short-term letting and support the Queenstown Lakes Community Housing Trust. Worker housing is a business cost issue, not just a social one. Peer to peer rentals continue to impact local housing availability and affordability. Current enforcement is inconsistent and insufficient.
- Gridlock through Frankton - Queenstown, and congestion around Remarkables Park, Southern Corridor and Ladies Mile significantly reduce productivity and quality of life. Without decisive investment and courageous decision-making, this will worsen as the district grows.
- The impact of roadworks and construction on trading businesses was also flagged. We request that Council adopt a formal protocol for early engagement with affected businesses prior to the commencement of any works that close or significantly reduce access to street-front business premises.

## 6. Long-Term Plan 2027–2037

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Business South congratulates Council on its forward-looking approach to organisational transformation. At a time when local government reform is being driven at pace by central government, QLDC's decision to proactively pursue an organisation-wide review and redesign the *QLDC of the Future* programme is a strategic initiative the business community welcomes. We are supportive of this direction and encourage Council to ensure the business community has a meaningful voice in that process, given our members' direct experience of where Council's services and decision-making most affect business confidence and investment.

We are aware of the Memorandum of Understanding signed between Queenstown Lakes District Council, Central Otago District Council, and Otago Regional Council with central government to progress an Otago Central Lakes Regional Deal, and we are supportive of the intent to unlock Crown investment in infrastructure, housing, and economic development for the region. Should funding be secured, we expect the outcomes to be factored into the Long-Term Plan 2027–2037, and we encourage Council to ensure the business community is engaged in shaping how any Regional Deal investment is prioritised and deployed.

The four themes emerging from early LTP engagement of focusing on the basics, economic diversification, funding reform, and prioritising communities and environment resonate strongly with what our members are telling us.

### i. Get the basics right first

Our members view on this is consistent and clear. Roads, water, wastewater, and waste services must be delivered reliably before discretionary spending is considered. As one construction sector respondent put it: "*Council needs to get back to basics and focus on the essential deliverables.*" We acknowledge the genuine pressures QLDC faces with a rapidly growing population, a high-cost environment, and a ratepayer base that cannot keep pace with infrastructure demand. That is precisely why deferred maintenance, and asset renewals must be treated as non-negotiable priorities, not line items to be trimmed when budgets are tight.



We support the Queenstown Business Chamber's proposal to encourage the Council to source better value for money through procurement processes, project governance, and delivery. This applies equally in the Upper Clutha. Wānaka's growth trajectory mirrors Queenstown's of a decade ago, and the infrastructure lessons of that period. Where growth outpaced investment and the district has been playing catch-up ever since must not be repeated. Roads, water, wastewater, and community facilities in the Upper Clutha need to be planned and funded ahead of demand.

## ii. Economic diversification

Tourism drives this district and the recovery in visitor numbers is genuinely good news for many of our members. Business South is aware of and supportive of the work Council's economic development function is doing to broaden the base, and we encourage that work to be properly resourced through the LTP. The conditions for diversification – workforce availability, housing, accessible commercial premises, and reduced compliance burden for new and emerging businesses – are things Council can directly influence. Getting those foundations right matters as much as any formal economic development programme.

Business South encourages Council to recognise the growing presence of the University of Otago and Otago Polytechnic in Queenstown as a strategic asset for long-term workforce development. Both institutions are expanding their footprints in the district, and the Long-Term Plan should treat them as strategic partners, not simply as tenants of the district's infrastructure. Investment in the conditions that allow tertiary education to thrive here with student housing, transport, and accessible commercial space is investment in the district's future workforce pipeline. There is also an international dimension worth pursuing with the right immigration settings, international students who study and train in Queenstown can become a pathway to skilled, committed workers who already know the district and want to stay. We encourage Council to engage with both institutions and reflect these partnerships explicitly in the LTP 2027–2037.

## iii. Funding reform

This is the issue that will define the next LTP. The district's infrastructure burden reflected in net debt of \$801.3M and a debt-to-revenue ratio of 263% cannot be indefinitely funded through general rates. Council should pursue the Ratepayer Assistance Scheme, investigate visitor levies, progress the Otago Central Lakes Regional Deal, and explore developer contributions more robustly. The government's proposal to cap annual rates increases makes addressing this trajectory urgent, not discretionary. Our members are consistent on this point:

*"Work on a tourist levy that supports the local taxpayers given that a large percentage of tourists impact the local area and NZ uses the area as a billboard for the world stage."*

**Business owner, construction sector**

We support the local business chambers advocating for the successful negotiation of the Regional Deal as the district's single biggest opportunity over the next ten years, and specifically the need for diverse revenue sources including a local visitor levy and a greater share of the International Visitor Levy.

Business South is also developing **Invest Otago**, a regional capital investment fund designed to attract and facilitate large-scale investment into projects across Otago that require significant capital injection to get off the ground. This initiative recognises that many of the district's most pressing infrastructure and economic development challenges, from worker housing to tourism infrastructure to economic diversification, require investment at a scale that rates and debt alone cannot deliver. We encourage Council to be aware of **Invest Otago** as it develops and to consider how large-scale capital projects in the Queenstown Lakes District pipeline might align with or benefit



from this fund. Factoring alternative capital investment mechanisms like Invest Otago into long-term planning would reduce pressure on the rates base and open new pathways for delivering the infrastructure the district needs.

#### **iv. Prioritise communities and environment and core infrastructure**

Many of our members live here as well as work here. They want a district that is liveable, not just for visitors, but for the people who keep it running. Housing affordability for workers, traffic management, and environmental quality are business conditions, not lifestyle preferences. When workers cannot afford to live here, businesses cannot staff their operations. When roads are gridlocked, and the Frankton corridor, Ladies Mile, and Remarkables Park are already stretched, productivity is lost and the visitor experience that underpins the local economy is undermined. Core infrastructure must be funded to get ahead of growth, not remain in perpetual catch-up mode.

Our February 2026 survey found that 77% of businesses expect costs to rise further over the next twelve months and not one respondent expects their costs to ease. These pressures make the LTP more important, not less. Business South's priorities on infrastructure, housing, transport, procurement value, and the Regional Deal are broadly aligned with those expressed by the Queenstown Business Chamber in their February 2026 LTP pre-engagement feedback. We believe a unified business community voice on these issues should carry weight. We are committed to being a constructive partner in the LTP process and are happy to facilitate direct engagement with our member network if Council would find that useful.

## **7. Summary – Call to Action**

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Business South encourages Council to consider the following in finalising the 2026–2027 Annual Plan and in developing the Long Term Plan 2027–2037:

- **Rates and fiscal discipline.** Treat the effort to reduce rates pressure as a sustained commitment, not a one-year exercise. Prioritise debt reduction, operational efficiency, and value for money in procurement and project delivery.
- **User fees.** Publish cost recovery ratios for all proposed fee increases and commit to measurable improvements in service levels and turnaround times where fees are raised, particularly in planning, consenting, and regulatory services.
- **Infrastructure first.** Prioritise investment in the infrastructure that keeps the district functioning with roads, water, wastewater, parking, and worker housing ahead of discretionary or aspirational projects. Infrastructure must get ahead of growth, not remain in catch-up mode.
- **Alternative funding.** Develop a credible funding strategy for the LTP 2027–2037 that reduces reliance on general rates, including a local visitor levy, stronger developer contributions, the Ratepayer Assistance Scheme, and the full potential of the Otago Central Lakes Regional Deal.
- **Business engagement.** Establish a regular structured forum with the business community in partnership with the local business chambers and Business South, providing open and timely two-way communication at an early stage of planning. Include Business South and the Chambers as active participants in the *QLDC of the Future* redesign process.
- **Business impact assessments.** Conduct assessments for any material regulatory, fee, or operational change that directly affects business, and adopt a formal protocol for early notification of works that significantly impact business access or trading.



- **QLDC of the Future.** Use the organisation-wide review as a genuine opportunity to reset Council's relationship with business. Measure and publicly report on consenting and regulatory processing times as a core KPI and ensure the LTP KPI framework includes measures of business confidence and Council service delivery performance.
- **Long-Term Plan partnership.** Engage with the business community in the LTP 2027–2037 process now underway. We are not party to the details of the Otago Central Lakes Regional Deal MOU but recognise it has the potential to materially shape the district's investment priorities and funding outlook. We ask that Council keep the business community informed as negotiations progress and outcomes become clearer, and we are available to support that process in whatever way is useful.
- Council formally identify the University of Otago and Otago Polytechnic as strategic workforce development partners in the LTP.



Queenstown-Lakes District Chamber of Commerce & Industry  
Level 3, Bradley Building, 19 Rees St  
Queenstown

24 April 2026

**Queenstown Business Chamber of Commerce -  
Submission to QLDC Annual Plan 2026 - 2027**

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The Queenstown Business Chamber of Commerce welcomes the opportunity to submit on Council's Draft Annual Plan 2026–2027.

Our members span tourism, hospitality, retail, construction, professional services and trades, and collectively underpin employment, community wellbeing and Council's rating base. This submission builds on our **Long Term Plan 2027–2037 pre-engagement feedback** provided in February 2026.

While the Chamber acknowledges Council's efforts to reduce earlier projected rates increases, the Draft Annual Plan confirms that many underlying pressures on infrastructure, affordability and delivery remain unresolved. The 2026-27 Annual Plan is therefore a critical opportunity to sharpen priorities, improve delivery certainty and focus on value for money.

**Overall Position**

The business community supports Council's intent to:

- Prioritise essential infrastructure
- Get ahead of growth where possible
- Protect destination quality and the natural environment
- Maintain service levels while managing affordability pressures

However, businesses are increasingly concerned about:

- The cumulative impact of rates, targeted rates, fees and charges
- Infrastructure delivery lagging behind growth and visitation
- Transport congestion eroding productivity
- Slow and inconsistent regulatory processes

The margin for absorbing further costs and inefficiency is narrowing.

## **Key Issues and Recommendations**

### **A. Core Infrastructure: Prioritise Delivery**

Investment in transport, water and wastewater infrastructure is essential. However, delivery continues to lag growth.

Transport congestion—particularly on the Frankton–Queenstown corridor, around Remarkables Park, Ladies Mile and the Southern Corridor—remains a major constraint on productivity and quality of life.

#### **Council should:**

- Clearly signal 2026–27 transport priorities, sequencing and delivery timeframes
- Assess transport decisions through an *economic productivity* lens, not traffic volumes alone
- Maintain discipline by prioritising core infrastructure over non-essential projects

### **B. Rates, Fees and Cumulative Cost Pressures**

The Draft Annual Plan proposes an average rates increase of 11.7%, alongside rising targeted rates and user charges. While reductions from earlier forecasts are acknowledged, businesses are concerned about the cumulative impact of year-on-year increases across multiple cost lines.

#### **Council should:**

- Accelerate pursuit of alternative funding tools to reduce reliance on rates
- Strengthen value-for-money discipline through procurement and project governance

### **C. Parking, Town Centres and Business Viability**

Parking access, loading availability and enforcement settings directly affect town centre performance.

#### **Council should:**

- Engage early and meaningfully with town centre businesses
- Assess parking changes through an economic impact lens
- Protect short-stay parking, loading zones and trade access
- Deliver quick wins, including technology solutions for resident-preferential parking

## D. Regulatory Efficiency

Businesses continue to experience slow, complex and inconsistent council processes, increasing costs and uncertainty.

### Council should:

- Set and publicly report service-level targets for business-critical processes
- Work with the Chamber to identify regulatory pinch points and solutions
- Recognise regulatory efficiency as a contributor to economic resilience

## E. Fair Funding for Growth

The Chamber strongly supports the Central Otago–Lakes Regional Deal and fairer funding mechanisms for growth and visitor impacts.

### Council should:

- Continue pursuing visitor-related funding, including an increased share of the IVL
- Provide regular, transparent updates on progress, risks and timeframes

## F. Partnership and Communication

The business community is committed to working constructively with Council.

### Council should:

- Continue to strengthen its partnership with the Queenstown Business Chamber as a representative business voice
- Improve early communication on decisions with material business impact

## Conclusion

The Queenstown Business Chamber supports Council's focus on essential services and core infrastructure. However, the Draft Annual Plan underscores the need for clearer prioritisation, stronger delivery discipline and accelerated pursuit of alternative funding sources.

Businesses remain committed to this district, but they need:

- Infrastructure that keeps pace with growth
- Fair and predictable costs
- Efficient, consistent processes
- Genuine partnership with Council

Yours sincerely,



**Sharon Fifield**  
Chief Executive



**Angela Spackman**  
Chair

Expressing strong opposition to the proposed rates increases for the Lake Hawea township under the Council's proposed Annual Plan.

Having been a resident of Lake Hāwea for close to 30 years, it has been apparent that investment in local infrastructure and services within Hāwea has been comparatively limited, particularly when contrasted with the scale and visibility of QLDC expenditure in Wānaka and Queenstown. Notwithstanding that, Hāwea residents are levied rates at levels broadly comparable to those centres.

That disconnect is increasingly difficult to justify. There is a legitimate expectation that rates revenue collected across the district is applied in a manner that is broadly equitable over time. The current position suggests that Hāwea has not received a proportionate share of that investment historically, yet is now being asked to absorb further increases to fund ongoing and future infrastructure requirements.

Against that background, it is appropriate that the funding burden be more evenly distributed across the district. To the extent that Hāwea now requires catch-up investment in infrastructure and services, there is a strong argument that this should be supported, at least in part, by the wider rating base, including areas that have historically benefited from a greater share of Council expenditure.

More immediately, the proposed increase must also be assessed against affordability. The current cost of living environment is placing sustained pressure on households across the district. Rates are a non-discretionary cost, and continued increases at the proposed level are, in practical terms, unaffordable for many residents. That is particularly so in communities such as Hāwea, where incomes do not necessarily reflect the broader district's property values.

While it is acknowledged that Council continues to have to manage genuine cost pressures, including those associated with growth and infrastructure delivery, the present approach places a disproportionate burden on existing ratepayers without sufficient regard to their capacity to absorb further increases.

It is submitted that Council should:

- Treat affordability as a substantive constraint, not merely a consideration;
- Ensure that the costs associated with growth and historical underinvestment are more equitably shared across the district.

Greater transparency around the trade-offs made to limit increases would also assist in providing confidence that all reasonable steps have been taken to moderate the impact on ratepayers.

In summary:

The proposed rates increase is not sustainable in its current form, and QLDC is at risk of further public backlash which will likely cause further damage to its' credibility.

Necessary infrastructure development must be delivered in a way that is both equitable across the district and grounded in what ratepayers can realistically afford.

It is submitted that Council significantly reduce the proposed increase, defer non-essential expenditure or apply rates income from the wider area to fund essential services and infrastructure at Lake Hawea.

Galvagno, Giada

From: Vicki Zadrozny

Location: Lake Hāwea

I am writing as a long-term resident of Lake Hāwea to formally oppose the continued trajectory of rates increases proposed under this Annual Plan.

Having lived in this community for many years, I have seen firsthand how much the district has grown and changed. While growth and investment are important, the pace and scale of rates increases over recent years have moved well beyond what many local households can realistically absorb.

These increases have compounded year after year, and for people like myself who are committed to living and contributing to this community long-term, they are now reaching a point that is simply not

sustainable.

Like many in Lake Hāwea and across the district, I am dealing with the full weight of the current cost of living – mortgages, food, insurance, fuel, and everyday expenses. Rates are not optional; they are a fixed and unavoidable cost. When they continue to rise at this pace, it creates ongoing financial pressure that is becoming increasingly difficult to manage. While I acknowledge that Council is facing genuine cost pressures, particularly around infrastructure and growth, the current approach appears to be shifting too much of that burden onto existing residents. The issue is no longer whether increases can be justified in theory – it is whether they are actually affordable in reality. For many of us, they are not.

From my perspective as a long-term local, there are several areas where Council needs to reassess its approach:

1. Affordability must be treated as a hard limit:

It is not enough to recognise that increases are challenging. There must be a clear ceiling on what ratepayers can realistically sustain, regardless of future plans or ambitions.

2. Stronger control of operational spending: There needs to be visible confidence within the community that all possible efficiencies have been identified before further costs are passed on. At present, that level of discipline is not clear....let's take for example, the outrageous, 1 lane roundabout at Vetlife/ Mt Iron intersection, what a stupid waste of money and short

sighted infrastructure that is!

3. Prioritisation of essential infrastructure only:

In the current environment, there must be a clear distinction between critical infrastructure and projects that can be delayed. Not everything can or should be delivered at once.

4. A fairer balance between growth and existing residents:

Lake Hāwea has experienced significant growth, and while that brings opportunities, it also brings cost. Existing ratepayers should not be carrying a disproportionate share of the infrastructure required to support that growth. Many of the people who make up this community – tradies, builders, teachers, and long-term locals – are

finding it increasingly difficult to remain here.

5. Clearer communication of trade-offs: Consultation should clearly show not just what is being proposed, but what has been reduced, delayed, or removed to keep increases manageable. Without this transparency, it can feel as though outcomes are predetermined.

Closing Position-

As someone who has chosen to live long-term in Lake Hāwea, I am deeply concerned that the current pattern of rates increases risks pushing established residents out of the district in search of more secure costs of living.

I am not opposed to investment or progress. However, it must be balanced with what people can genuinely afford.

There seems to be an interesting balance of developers and council, er ego, private and public money, just being able to do an assortment projects, whenever they want with thier special relationships!...It's an out rage that Longview was given the go ahead for development without adequate services being in place 1st. Another dumbfuckery moment that we're all paying for!

Without balance, we risk losing the very community that makes this place what it is and got us all to fall in love with it.

I strongly encourage Council to reduce the proposed increase, defer non-essential spending, and take a more disciplined and realistic approach to costs before finalising this plan. Pass to the cost onto the developers, sure their pockets are deeper than most.









24 April 2026

Queenstown Lakes District Council  
Freepost 191078  
Private Bag 50072  
Queenstown 9348

Via email: [letstalk@qldc.govt.nz](mailto:letstalk@qldc.govt.nz)

To whom it may concern:

## **SUBMISSION ON QLDC ANNUAL PLAN 2026/27**

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By way of background, we support the recently adopted Widgeon Park Development Plan (March 2026) and the positive outcomes it seeks to achieve for the Widgeon Park Reserve and the surrounding areas, including the Bridesdale Farm Wetland and Hayes Creek.

This submission on the QLDC Annual Plan 2026/27 is made on behalf of J2B Limited. We seek that the resourcing required to implement the Widgeon Park Development Plan and the Lake Hayes Estate, Shotover Country and Bridesdale (**LHESCB**) Reserve Management Plan 2021 be provided for in the annual plan, alongside resourcing for undertaking much needed maintenance of the reserve and its access.

There is an immediate need for targeted funding through the 2026/27 Annual Plan to ensure that existing reserve values are maintained and that adopted outcomes can begin to be realised.

## **CURRENT CONDITION AND RISKS**

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Based on our ongoing involvement and observations in the area, we consider that current levels of service are insufficient to maintain the reserve. Currently the values are degraded as a result of the lack of maintenance and, despite the land having reserve status, access to the land is very poor.

Key issues include:

- **Deterioration of access infrastructure**, including Hayes Creek Road and the associated carparking area near the Kawarau River, which are well used by residents of Bridesdale, Lake Hayes Estate and Shotover Country;
- **Severely potholed gravel surfaces**;
- **Unmanaged vehicle behaviour**, including vehicles straying beyond formed accessways and causing damage to surrounding land;

- **Ongoing weed and pest pressure**, including willows and rabbits, which is actively undermining ecological values; and
- **The degraded condition of Hayes Creek and its margins**, which is reducing the resilience of the adjacent trail network and increasing susceptibility to inundation and pooling.

Without intervention, these issues will continue to:

- degrade reserve values;
- undermine adopted ecological outcomes; and
- increase the cost and complexity of future remediation.

The Council has already established a clear policy framework for reserves in this area. For example, the LHESCB Reserve Management Plan 2021 includes the following directive<sup>1</sup>:

*Undertake succession planting to replace willows with native riparian vegetation.*

This work is essential to provide resilience to the trail network, as it could help to reduce incidences of inundation and pooling of water along the existing connector trail to the Twin Rivers Trail intersection at Hayes Creek.

There is currently a clear gap between the adopted policy and implementation.

## **OPPORTUNITY FOR COORDINATED DELIVERY**

There is a strong opportunity for the Council to leverage and support work already being undertaken in the surrounding area. This includes:

- Weed and pest management initiatives to be undertaken by J2B Ltd within the Bridesdale Farm area;
- Collaboration with the Bridesdale Bush Trust, including recent ORC EcoFund applications for rabbit control, and the range of positive measures the trust are advancing in this area; and
- Active land management to reduce weed spread and improve ecological outcomes.

Targeted Council investment in the reserve would:

- significantly enhance the effectiveness of the work undertaken in kind by others;
- enable a coordinated catchment-wide response; and
- accelerate delivery of outcomes already identified in Council plans.

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<sup>1</sup> Policy (a) under 4.4.13 *Bridesdale Farm Wetlands and Lake Hayes Creek*

We would welcome the opportunity to work with Council to facilitate implementation, including assisting with access over our property where required.

## **OUR REQUEST**

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We request that the 2026/27 Annual Plan includes provision for:

### **Pest Control and Weed Management**, including:

- implementation of the LHESCB Reserve Management Plan policy to progressively replace willows with native riparian vegetation along Hayes Creek; and
- coordinated pest management (including rabbits) across reserve land.

### **Succession Planting and Riparian Restoration of Hayes Creek**, to:

- give effect to existing Reserve Management Plan provisions;
- improve ecological resilience;
- reduce inundation and pooling impacts on adjacent trails; and
- support long-term water quality outcomes.

### **Maintenance and Upgrading of Access Infrastructure**, including:

- Hayes Creek Road surface maintenance; and
- upgrading and ongoing maintenance of associated carparking areas.

### **Ongoing Maintenance Resourcing**, to ensure that:

- the reserve does not continue to degrade; and
- early-stage investment is protected.

## **SUMMARY**

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We see Widgeon Park and the surrounding reserves as key pieces of recreation infrastructure for a rapidly growing community.

The relevant policy framework is already in place through both the Widgeon Park Development Plan and the LHESCB Reserve Management Plan 2021. The key issue is now timely and appropriate resourcing.

Providing targeted funding through the Annual Plan will:

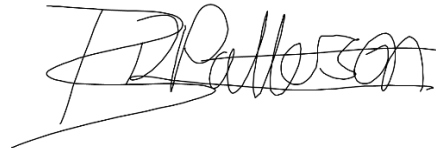
- Maintain and enhance reserve values;
- Support high levels of community use and access;
- Enable much needed implementation of adopted policy directions; and
- Avoid higher future costs associated with deferred maintenance and ecological degradation.

Please feel free to contact the undersigned if you would like to discuss any of the matters raised above.

Kind regards,  
**J2B Limited**



Brett Giddens  
Director  
021365513  
[brett@giddens.co.nz](mailto:brett@giddens.co.nz)



Benje Patterson  
Director  
0274694837  
[benje@benjepatterson.co.nz](mailto:benje@benjepatterson.co.nz)

**Encl:** Photographs from 20 April 2026













No Camping  
Allowed Here







**No Camping**  
**\$800 Fine**

Camping on this reserve is prohibited under the Reserves Act 1977. Anyone found staying overnight in campervans, vehicles or tents will be fined \$800.



Department of Conservation  
New Zealand

## Submission on Draft Annual Plan 2026–2027

**Submitters Name:** Grant Gillespie

**Address:** [REDACTED]

**Email:** [REDACTED]

**I wish to speak to my submission:** No

### 1. INTRODUCTION

I am a Luggate resident/ratepayer and submit in response to the Draft Annual Plan 2026–2027.

My submission focuses on two main concerns:

1. The affordability of consecutive year-on-year rates increases
2. The fairness and transparency of reticulated water supply and wastewater infrastructure funding, in relation to present and future residential users, along with the current airport users and the proposed future developed airport use as at the time of scheme design.

### 2. AFFORDABILITY – CONSECUTIVE YEAR-ON-YEAR RATES INCREASES

- An increase from 24/25 to 25/26 of 20%
- As a reticulated sewer connected property: a proposed increase from 25/26 to 26/27 of over 29%

This is a cumulative increase verging on 50%. This level of increase is not sustainable.

Some assurance that this magnitude of increase will not be ongoing has been sort but has not been forthcoming.

### 3. FAIRNESS AND TRANSPARENCY OF INFRACTURE FUNDING AND APPORTIONING OF COSTS BETWEEN LUGGATE RESIDENTIAL AND THE AIRPORT, FOR BOTH PRESENT AND FUTURE USE.

- Despite repeated email requests no information around the percentage use and the cost sharing of the infrastructure between Luggate Village and the Airport has been made available.
- Given that the scope of the proposed development of the Airport has changed considerably and relatively recently, it is of concern that Luggate ratepayers may be being unnecessarily burdened with the cost of no longer required infrastructure.

### 10. KEY CONCERNS SUMMARY

The proposal raises concerns regarding:

- The scale and speed of rates increase
- The concentration of costs on a small number of properties
- Lack of transparency around apportioning of costs between Luggate Village and the Airport for both current and future users.

## 11. RECOMMENDATIONS

I request that Council:

1. Reassess affordability, particularly where increases significantly exceed district averages
2. Phase wastewater-related increases to avoid large one-year cost shocks
3. Provide full transparency on development contributions, including total amounts collected, methodology, and allocation
4. Ensure fair allocation between growth and existing residents so that growth contributes an appropriate share

## 12. CONCLUSION

Luggate residents support investment in essential infrastructure.

However, the current proposal raises serious concerns about affordability, fairness, transparency, and timing.

Addressing these issues is essential to maintaining trust and confidence in Council decision-making.

**Submission on Proposed Rates Increase – Lake Hāwea**

To: Queenstown Lakes District Council

I am writing to submit my opposition to the proposed rates increases affecting Lake Hāwea residents under the current Annual Plan.

My concern is not simply the level of the increase, but the underlying rationale used to justify it — specifically, that existing residents are now being asked to fund infrastructure that has arisen as a direct consequence of recent and ongoing development.

Lake Hāwea has experienced rapid growth, much of which was approved prior to the necessary wastewater and infrastructure systems being in place. This raises a fundamental question of fairness: if the infrastructure was not available or affordable at the time, why was such development permitted to proceed?

The current approach effectively shifts the financial burden of growth onto existing ratepayers, many of whom purchased or built in Lake Hāwea under a very different set of expectations regarding infrastructure and costs. Retrospectively applying these costs creates a situation where long-standing residents are subsidising development outcomes they did not drive and may not directly benefit from.

Furthermore, I note that in Kingston, Council has taken a different and more balanced approach to infrastructure funding. There, costs associated with new water infrastructure have been deferred on the basis that the service is not yet fully operational, the wider community is not yet receiving the full benefit, and the ratepayer base is not sufficiently developed to fairly absorb the costs. This demonstrates a clear recognition that it is inequitable to require existing residents to fund infrastructure ahead of growth or before benefits are realised.

In contrast, Lake Hāwea residents are being asked to absorb significant costs tied to growth-driven infrastructure without the same consideration. This inconsistency raises further concerns about fairness and equity across communities within the district.

While I acknowledge that infrastructure must now be delivered, the method of funding it should more accurately reflect the source of demand. Growth-related infrastructure should be primarily funded through development contributions, targeted levies on new developments, or alternative financing mechanisms that align costs with those who create the demand.

In its current form, the proposed rates increase risks undermining affordability and places disproportionate pressure on a specific community. It also creates a precedent where infrastructure planning can lag behind development approvals, with costs later socialised across existing residents.

I urge the Council to reconsider the funding model for Lake Hāwea infrastructure and to explore options that:

- More equitably allocate costs to growth and new development
- Reduce the immediate financial burden on existing ratepayers
- Improve alignment between infrastructure provision and development approvals

A revised approach would better reflect principles of fairness, transparency, and long-term sustainability.

If left unaddressed, this approach risks eroding trust in the planning process and discouraging community support for future development.

## Gwynne, Jones David

I wish to make a submission opposing the proposed rate rise for Hawea in the draft annual plan. Hawea has the smallest population and the lowest median CV of Queenstown, Wanaka, Albertown and Arrowtown. As a result it attracts lower paid workers, and retirees on fixed incomes. These are least able to afford large rate increases year on year. This is proposed to be 22.3% for a dwelling median CV \$1.12M or \$952.

This compares with the average increase across the district of 8.8% in Lake Hayes, 12.6% in Queenstown, 12.9% in Wanaka, 13.0% in Arrowtown, and 16% in Albertown. The percentage increase of course depends on what was paid the previous year. The proposed \$ increase in these other suburbs ranges from \$612 to \$709. Based pro rata on the median CVs Hawea residents are due to pay \$1000 more than Queenstown and Lake Hayes and \$1480 more than Arrowtown, \$1030 more than Wanaka and \$2030 more than Albertown . Hawea lacks many of the facilities and services in Wanaka. It is hard to see how Hawea rates should be proportionately so much higher than our Upper Clutha neighbours for a house of equivalent CV.

The stated reason for the large increase is due to wastewater upgrades which also applies to Wanaka and Albertown. I accept that upgrade to the existing water system was required but the main driver has been growth, especially since Longview was consented with no adequate infrastructure in place. I understand that the cost is split 50:50 with Wanaka despite the significantly higher number of homes in Wanaka. There is no transparency as to how the costs have been calculated or why this figure was agreed upon. The figures in the FAQs are incomprehensible and the draft plan contains inadequate information to allow an educated opinion or decision. The costs of the UCCC have significantly decreased by \$30M yet the benefit is only \$10.7M. Interest payments and depreciation make up over \$1M . 50% depreciation means the value of the infrastructure is close to zero within 5 years which is nonsensical for a scheme built to last for decades.

There has been growth in Hawea with an estimate of 5000 homes in the future but currently only 1200 homes which form the ratepayer base. These current ratepayers are being asked to bear a disproportionate burden for the projected growth which should be coming from developers' contributions. Growth should pay for growth not the current relatively small ratepayer base. Will Hawea benefit from the IAF money when eventually paid?

Smaller centres are being treated differently due to small numbers of ratepayers. Kingston's rise has been kept at the district average because their water upgrade is not yet functioning. Hawea is not yet connected to project pure and will not be until 2027 at earliest. Cardrona costs have been deferred to later years and depreciation set at 0% in the hope of population growth and is part funded by Wanaka.

My concern is that the rate rise is disproportionate for Hawea ratepayers even using a user pays model. It will be the baseline for further rate rises compounding over the next few years. Hawea yet again is not receiving value for money from a Queenstown based council.



23/04/2026

Queenstown Lakes District Council

**Re: Skippers Suspension Bridge Repairs:**

Tēnā koutou katoa,

The closure of the Skippers Bridge on 12 January 2026 remove public access to the historic Skippers township and Mount Aurum Recreation Reserve.

The Skippers Bridge engineering report released by QLDC on 22 January 2026 lists options to repair the bridge and to maintain it for a further 30 years.

The Otago Conservation Board asks the Queenstown Lakes District Council to include such repairs within their 2026/27 Annual Plan so that this bridge can be reopened before the end of 2026.

This bridge maintenance work would meet the NZ Transport Agency funding contribution requirements of approximately 50% of the cost. Therefore council should proceed and undertake this work as the costs involved will not get less over time, and there is always a risk of NZTA reducing funding amounts in the future.

The **Skippers Suspension Bridge** (opened 1901) is a Category 1 heritage structure that is one of the highest of its kind, serving as a testament to pioneering engineering in a difficult landscape. The council needs to show leadership in maintaining such important assets.

This bridge is critical for public access and the maintenance of the historic Skippers township and the Mount Aurum Recreation Reserve. A brief summary of information on this reserve is provided as an attachment.

I would like to speak (online) in support of our boards submission.

**Attachment- Importance of access to Mount Aurum Reserve**

Skippers Township is a highly significant historic site located within the **Mount Aurum Recreation Reserve** in New Zealand's Otago region. It is best known as the hub of the 1860s **Wakatipu gold rush**, where it once served as the largest and most prominent settlement on the renowned "richest river in the world," the **Shotover River**.

Its importance lies in its role in New Zealand's mining, industrial, and social history, along with its current status as a premier tourist and heritage landscape.

**1. Historical Significance**

- **Gold Rush Hub:** In the 1860s, Skippers was the center of a massive gold rush that attracted thousands of prospectors. At its peak, the township included a post office, hall, hotel, stores, and a school.
- **Industrial Innovation:** The nearby **Bullendale** area was the site of New Zealand's first industrial use of electricity in 1886, a pioneering hydro-power project used to drive mining machinery.

- **Resilience and Community:** The restored **Skippers School** (established 1879, closed 1927) and the surrounding cemetery are key artifacts representing the lives, hardships, and efforts of families and miners who lived in this isolated, rugged region.
- **Cultural Diversity:** The area holds significant history regarding Chinese miners who were a major part of the population and often worked under challenging conditions.

## 2. Heritage Preservation and Tourism

- **Restored Heritage:** The Department of Conservation (DOC) has preserved several, including the Skippers Schoolhouse and the historic Mount Aukum Station Homestead, which serve as interpretive sites for visitors.
- **Engineering Marvel:** The **Skippers Suspension Bridge** (opened 1901) is a Category 1 heritage structure that is one of the highest of its kind, serving as a testament to pioneering engineering in a difficult landscape.
- **Recreation Reserve:** Since 1985, the town and surrounding area have been part of the 9,100-hectare Mount Aukum Recreation Reserve, which attracts tens of thousands of visitors annually for camping, hiking, and exploring mining history.

## 3. Geographical and Economic Importance

- **Remote Access:** The construction of the **Skippers Road** (1883–1890) was a major engineering project that allowed machinery to be brought into the remote canyon, now considered one of New Zealand's most scenic and hazardous tourist routes.
- **Tourism Industry:** The canyon is a major contributor to Queenstown's tourism industry, offering activities like 4WD tours, jet boating, and bungee jumping.

Today, the remnant "ghost town" of Skippers serves as a crucial link to New Zealand's pioneering past, preserved for its educational value and dramatic landscape.

Ngā mihi nui

Otago Conservation Board

## Hall, Nicholas

# Lake Hāwea Rates Rise - some thoughts

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## The Proposal

A 22.3% rates rise is being proposed for Lake Hāwea for 2026-27. The district average is 11.6%. This is unreasonable for an number of reasons, notably:

- Lake Hāwea and Luggate have the lowest median property values in the district
- The residents are mainly working families, tradespeople and retirees
- These are the people who are being asked to bear the burden, unlike the wealthy holiday-home owners

## What does Hāwea get in return for the larger rise

As far as I can tell, not much. Most of the increase is being driven by the Upper Clutha Wastewater Conveyance Scheme, which won't be finished until late summer 2027 at the earliest. So the main "benefit" right now is paying for something that doesn't actually exist yet. On top of that, existing residents are being asked to contribute more than their fair share to a project that really should have been funded largely — if not entirely — by the developers of Longview and the newer parts of Timsfield.

## Compare this to Kingston

Kingston is about to get a new water and wastewater scheme that's around 75% larger, in capital terms, than the Upper Clutha Wastewater Conveyance Scheme. Despite that, Kingston's median rates increase for 2026-27 is 11.1% — just half of what residents in Hāwea are facing. In Council's own Kingston Rates Fact Sheet from March 2026, it says it would be "unfair to begin full cost recovery now" because the Kingston scheme isn't operational yet. On that basis, Council has deferred \$130,000 in cost recovery. But the Upper Clutha Wastewater Conveyance Scheme also isn't operational. Council's September 2025 practice note confirms it isn't expected to be completed until early 2027. Even so, Hāwea residents are being hit with a 22.3% rates increase right now.

## Conclusion

- Council is asking the residents of Hāwea to pay in advance for something that will not be delivered for another year
- Council accepts that cost recovery for this type of project should not begin until the project delivers some benefits to the community
- The portion of the rates increase related to the Upper Clutha Wastewater Conveyance Scheme should be deferred until next year

**Submission from Te Atamira – Queenstown Lakes District Council Annual Plan 2026**

Te Atamira Whakatipu Community Trust acknowledges and thanks Queenstown Lakes District Council for its continued investment in arts and cultural infrastructure. This support has enabled Te Atamira to become a vital cornerstone community facility, delivering measurable social, cultural, and economic value to the district.

Since opening in May 2022, Te Atamira has demonstrated strong and growing community demand. We welcome over 2,000 people each week and engage more than 100,000 participants annually through exhibitions, performances, education programmes, and community initiatives. We also facilitate over 7,000 space bookings each year and deliver well over 200 community programme sessions, ensuring broad and equitable access.

In a rapidly growing and increasingly diverse district, Te Atamira provides essential infrastructure - an inclusive, accessible space that supports connection, belonging, and access to the arts. Alongside mana whenua, our community includes more than 83 cultural groups. Our programming is grounded in manaakitanga and whanaungatanga, creating opportunities for people to connect, share culture, build understanding, and experience the arts.

Te Atamira plays a key role in strengthening the district's identity as one of Aotearoa New Zealand's most creative regions. By increasing participation in the arts, we contribute to a culturally rich community that supports social cohesion, attracts and retains talent, and enhances liveability across all age groups.

Importantly, the arts make a significant contribution to the district's visitor economy. Festivals and events that Te Atamira supports and collaborates with - such as At the World's Edge Festival, the Wānaka Festival of Colour, and the Queenstown Writers Festival - are key drivers of visitation and local spend. Insights from the Destination Queenstown and Lake Wānaka Tourism's Segment Insight Guides tell us that engagement in creativity and culture is the second most engaged-with activity for visitors, on par with skiing, underscoring their substantial contribution to the district's economic impact.

Te Atamira also plays a critical role in supporting local artists from across the region, including Wānaka and the Upper Clutha. As one of the only year-round, publicly

accessible exhibition and performance presenters of this scale in the district, we provide essential pathways for artists to develop their practice, present work, and connect with audiences - strengthening the creative ecosystem and supporting local creative careers.

Independent 2026 survey feedback demonstrates clear impact: 96% of participants agree that Te Atamira makes arts and creativity accessible, and 87% report increased participation in arts and culture through engagement with our programmes.

As a for-purpose community facility, Te Atamira is well positioned to respond to evolving community needs, including addressing social isolation and barriers to participation. We work in partnership with a wide network of local organisations, including Turn Up The Music, Queenstown Arts Society, Three Lakes Cultural Trust, trusts, schools, artists, and community groups across the district and Upper Clutha, ensuring our programmes are locally relevant and impactful.

Going forward, we continue to expand our reach by deepening community relationships, supporting district-wide creative practice, presenting accessible, high-quality arts experiences, and connecting the district to national and international cultural networks.

Te Atamira strongly supports Council's continued prioritisation of arts and cultural infrastructure as essential to long-term community wellbeing, a resilient local economy, and a thriving, connected, and liveable district.

## Hendriks, Julie

To the Queenstown Lakes District Council,

We are writing to express our strong concern regarding the proposed 22% rates increase for Lake Hāwea for the 2026/27 year.

This level of increase places significant and unsustainable pressure on the local community. Lake Hāwea is largely home to working families, many with young children who are already facing significant cost-of-living pressures. This includes the recent fuel crisis and the rising costs of commuting, which are unavoidable for residents due to the total lack of public transport options. A substantial proportion of the community is employed in hospitality, tourism, and trade sectors that are essential to the wider district but are not typically associated with high incomes. As a result, these households are particularly vulnerable to sharp increases in fixed costs such as rates.

It is essential that this demographic is supported to remain in the area and continue to make Lake Hāwea their home. Continued escalation in living costs risks forcing more residents to leave, undermining the stability and sustainability of this community.

In addition, Lake Hāwea has a substantial population of older residents, many of whom are on fixed incomes. For these individuals, increases of this magnitude are increasingly unaffordable and create real financial hardship.

We are also concerned about the justification for the proposed increase, particularly in relation to wastewater infrastructure. Based on the Council's own documentation, this project is not expected to be completed and operational until 2027. It is therefore unreasonable to require ratepayers to fund this infrastructure in advance of its delivery. Any rates increases associated with this project should be deferred until the infrastructure is completed and able to provide tangible benefit to the community. A further point of concern is the extent to which existing ratepayers are being asked to fund infrastructure upgrades associated with growth, including sewerage and water systems. It is inequitable for current residents to bear the cost of enabling new development. These costs should more appropriately sit with increasing Developer contributions or be spread amongst the wider community (as is the case when we fund Queenstown projects & leaky buildings) rather than being passed on to the existing community.

There are ongoing and visible deficiencies in existing infrastructure within Lake Hāwea. These include lack of kerb and channelling on a number of main roads, insufficient and unrepaired footpaths and known issues with underground water leakages. These are *basic* services that require attention and it is difficult to reconcile such shortcomings with significant increases in rates.

In summary, we urge the Council to reconsider the scale and timing of the proposed rates increase. A more measured and equitable approach is needed—one that reflects the financial realities of the Lake Hāwea community, aligns costs with delivered benefits and ensures that growth is funded fairly.

Thank you for the opportunity to provide this submission.

Peter & Julie Hendriks – [REDACTED]



Lake Wānaka Arts and Culture  
Charitable Trust  
21 Brownston Street  
Wanaka 9305  
NEW ZEALAND

Queenstown Lakes District Council  
Private Bag 50072  
Queenstown 9348

To Whom It May Concern,

### **Submission to QLDC 2026-2027 Annual Plan**

#### **Introduction**

I am writing in my role as Chair of the Wānaka Arts and Culture Trust, CC59260. Our interest is in ensuring arts and culture are positioned to make their full contribution to both civic life and economic development in the Queenstown Lakes District, providing a much-needed high-value diversification as detailed in current strategies and plans: *Te Muka Toi*, *Te Muka Tākata*, the *Spatial Plan*, and the *Destination Management Plan*.

This project is also identified under two key priority themes in the LTP 2027–2037 development process: economic diversification and efficiency and prioritising communities and the environment.

#### **About**

The Wānaka Arts and Culture Charitable Trust was formed in 2021 to establish and operate a Performing Arts Centre in Wānaka and to promote, develop, and support the performing arts for residents and visitors. Our patron is Lady Prue Wallis. Our ambassadors are Helen Clark ONZ, Sir Sam Neill, Sir Ian Taylor, Justine Cormack DMA and Rima Te Wiata MNZM. Our board comprises Ant Howard (Chair), Michael Sidey, Kirsty Hazledine, Alistair King, Allan Dippie, Mathew Doyle, Chris Hadfield, Bridget White and Mark Verbiest.

Our vision is to create a place to stand, a Tūrangawaewae, for the artists, makers, performers and communities who give this region its character and its soul. We are proposing to bring to life a regional cultural anchor that provides a platform for local creative talent, attracts and presents world-class experiences, honours and expresses Kāi Tahu identity and strengthens community, creativity and economic resilience. We are proposing a precinct that combines cultural infrastructure, creative industry activity, community spaces and revenue-generating

uses to support long-term sustainability. This integrated cluster model allows cultural infrastructure to be supported by both direct and complementary activity.

### **Submission to the Annual Plan 2026/2027**

This submission directly aligns with the *Draft Annual Plan 2026–2027, Topic 2*. The Wānaka Performing Arts Centre has been identified by the Wānaka-Upper Clutha Community Board as a key priority in its proposed work programme (Topic 2, p. 16) this reinforces a strong community mandate to progress this work in partnership with Council.

Queenstown Lakes District is one of the fastest-growing areas in Aotearoa New Zealand its population is growing at 4.4% per annum. The Annual Plan rightly focuses on growth, liveability and productivity. The Wānaka Arts and Culture Charitable Trust submit that creativity and culture must be central to each of these goals, not as a nice-to-have but as proven economic and social infrastructure.

Our existing venues, the Lake Wānaka Centre and Wānaka Library, are approaching end-of-life and have not evolved in line with modern standards - they fall short in the areas of accessibility and acoustic performance and are increasingly expensive to use. Arts groups are working around broken infrastructure and touring performers are bypassing the district entirely.

To maintain the district's current level of service alongside a growing population, investment in creativity and culture must be scaled to match that growth. The creative sector is essential for workforce retention and attraction, family liveability and tourism diversification.

### **The Case for Investment**

#### **Benefit 1: Year-round economic value**

The creative sector employs 5.6% of the Queenstown Lakes workforce and contributes significantly to New Zealand's GDP (approximately \$17 billion annually). International visitors now rank arts and culture experiences on par with skiing, making the creative sector one of the district's largest and fastest-growing non-seasonal economic drivers.

#### **Benefit 2: Community connection and resilience**

With 44% of the local community having accessed mental health services, and research from the World Health Organization (WHO) and University College London (UCL) confirming that cultural engagement helps prevent and manage physical and mental health conditions, investing in arts and culture is a proven, cost-effective way to strengthen community wellbeing.

### **Benefit 3: A liveable growth district**

Last year, 66% of residents participated in local events which is the highest on record. Arts and cultural events ranked among the top four types of events residents want more highlighting that the creative sector is the backbone of community identity and cohesion in a rapidly growing district.

### **Progress to date**

WACT has been actively working with QLDC governance and staff over several years to progress this initiative. Most recently, a working document was tabled with Council on 24 March 2026, outlining the emerging economic, commercial and partnership case for a Wānaka Performing Arts Precinct. This work builds on sustained engagement and reflects a shared understanding of both the infrastructure gap and the opportunity to respond in a coordinated and strategic way. We see the Annual Plan as the appropriate next step to formalise this collaborative approach and provide a clear signal of Council's intent.

Over the next 12 months, the Trust will focus on developing the establishment plan for the Wānaka Performing Arts Precinct. Proposed work includes: development of the Precinct masterplan; refinement of the operational case encompassing fundraising strategy, financial modelling and long-term sustainability, programming and communications; advancement of stakeholder partnerships including with iwi; site feasibility and design addressing technical requirements; community and cultural engagement including the development of a compelling case for support to guide philanthropic, government and council funding campaigns.

*Our request*, see below, positions QLDC as a strategic partner in a community-led, local government-enabled initiative, rather than a sole funder.

### **Our request**

#### **1. Wānaka Performing Arts Precinct Establishment**

We request \$125,000 in funding from QLDC to match philanthropic, foundation, trust and voluntary sector contributions to refine and ensure a robust establishment plan.

#### **2. Reframe the Investment Case**

We ask QLDC to review arts investment with the lens of return on investment. Looking at the economic multiplier effects of organisations and events, such as bed nights and high value repeat visitors, as well as the measurable social return on wellbeing. We also ask that cultural infrastructure be explored as a component of the *Otago Central Lakes Regional Deal*, which provides a potential mechanism for co-investment with central government without placing the full burden on ratepayers.

### **Conclusion**

Creativity and culture are not peripheral to Queenstown Lakes' future; they are central to it. They are our economic and social infrastructure and are critical to ensuring the district grows with depth, not just scale.

We are committed to progressing this work alongside QLDC, Kāi Tahu and the wider community through a genuinely collaborative approach.

Thank you for your consideration of this request for support.

*Ngā mihi,*

Ant Howard  
Chair, Wānaka Arts and Culture Trust  
(Charities Commission No: CC59260)  
[ant.howard@wacttrust.org.nz](mailto:ant.howard@wacttrust.org.nz)

THREE  
LAKES  
CULTURAL  
TRUST



**Friday 24 April 2026**

Re: Three Lakes Cultural Trust Submission to the Queenstown Lakes District Council Annual Plan 2026 to 2027.

Tēnā koutou katoa,

In my capacity as Chief Operating Officer of the Three Lakes Cultural Trust, kā mihi nui / thank you for the opportunity to submit on the QLDC Annual Plan 2026 to 2027.

Creativity, culture and heritage are essential infrastructure for a growing Queenstown Lakes District, contributing to economic diversification, community wellbeing and the long-term strength of the economy. While we are not requesting additional funding within this 2026–2027 Annual Plan, we submit this letter to acknowledge the importance of continued support for this work.

The **Three Lakes Cultural Trust (TLCT)** is the independent not-for-profit Regional Arts Organisation (RAO) for Queenstown Lakes, established in 2019. Our mission is to support and grow creativity, culture and heritage across the district through strategic advocacy, connectivity, capability building, promotion, and infrastructure.

We acknowledge our partnership with Queenstown Lakes District Council in delivering *Te Muka Toi* | *Te Muka Tākata*, the Creativity, Culture and Heritage Strategy and its ten-year implementation plan for the district.

Unanimously endorsed by Council in 2024, this community-led strategy is focused on delivery, driving activity and investment to realise the full potential of creativity, culture and heritage in the Queenstown Lakes District.

It is supported by a clear implementation plan, with defined priorities to build capability, strengthen connections and create long-term impact across the sector.

As the district's Regional Arts Organisation, TLCT leads this work in collaboration with Council, Kāi Tahu, the Lakes District Museum and Gallery, Regional Tourism Organisations and the wider creative community, ensuring it is coordinated, connected and ongoing.

Together, we are turning strategy into delivery, ensuring creativity and culture are not optional but essential to shaping identity, strengthening community and driving economic diversification.

### **Year-round economic value**

The creative and cultural sector enables people to build and sustain careers in the district — strengthening the local workforce and retaining talent over time.

Supported by a connected ecosystem, from festivals and galleries through to studios, innovation hubs and screen production, it contributes to a richer experience for both residents and visitors.

### **Nationally, the creative sector:**

- Contributes \$13b to GDP annually (\$17.5b including volunteer activity)
- Accounts for 4.2% of total GDP
- Is New Zealand's fourth largest export sector, behind dairy, meat and forestry

*Source: Toi Mai Workforce Development Council, September 2025 [report](#)*

### **In Queenstown Lakes:**

The district is the **second most creative in New Zealand**, with 5.6% of the Queenstown Lakes District workforce employed in the creative industries. Making it one of the largest and fastest-growing non-seasonal employment bases in the district.

- This is a high-value workforce: 65% high-skilled spanning design, screen, architecture, media and digital
- This is a knowledge economy sector: exportable talent-attracting and already embedded in the district economy

*Sourced: 2024 Infometrics Creativity Index*

Visitor insights from **Destination Queenstown & Lake Wānaka Tourism's Segment Insight Guides** (Nov 2025) show international participation in arts, culture and heritage now ranks just behind hiking and on par with skiing. As the second highest engagement across 8 sectors, this reveals that creative experiences are central to how visitors connect with this place. Visitors who engage with culture stay longer, spend more and return more often - signalling a shift from transactional tourism to place-based experiences.

### **Community connection and resilience**

Arts and culture are a practical investment for a stronger community by bringing people together,

reducing isolation and improving wellbeing. When we invest in creativity, we are investing in the mental health and happiness of every ratepayer, ensuring that Queenstown Lakes remains a place where people can truly thrive, not just survive.

Locally, and across Aotearoa,

- 63% of New Zealanders agree that the arts are good for their mental health and wellbeing.
- 60% of New Zealanders believe the arts improve society by bringing people together and encouraging self-expression.
- The 2025 Quality of Life survey told us that 44% of our community have accessed mental health services themselves or for someone in their family
- 97% of 12-year-olds: data tells us that young people who are involved in extracurricular activities (like arts and sports) have significantly higher wellbeing and school engagement scores.

### **Supporting a Liveable, Growing District**

As Queenstown-Lakes grows rapidly, it will come under pressure to maintain a sense of identity and cohesion. The 2025 **Quality of Life survey** and early engagement with the **QLDC Long Term Plan 2027 to 2037**, are proof points that our community highly value investment in arts, culture and heritage:

- The **2025 Quality of Life Survey** told us that 66% of residents have participated in events in the last year. This is a significant increase from 2024 and the highest result since monitoring commenced.
- Regarding the types of events our residents want more of - arts and culture were 3 of the top 4 responses.
- Creativity, Culture and Heritage had strong engagement in the **QLDC Long Term Plan 2027 to 2037 early engagement**, with 167 responses, surpassing housing, tourism and sport - valuing the creative sector through;
  - **Social wellbeing and resilience:** Residents view the arts as a tool for connection, mental health, and social cohesion.
  - **Infrastructure and facilities:** A clear mandate for fit-for-purpose spaces (libraries, art hubs, theatres) as essential infrastructure for a growing population
  - **Economic and employment:** Recognition of the creative sector as a key economic diversification, and high value industry for the district
  - **Heritage and Storytelling:** a focus on preserving the district's identity through both built, heritage and cultural narratives.

### **Alignment across the Motu**

- **Amplify: A Creative and Cultural Strategy for New Zealand 2025–2030**, which aims to grow the sector to a \$22 billion GDP contribution by 2030.

- **Tū Ma Rā, the Creative New Zealand long term strategy 2040**, ensuring the arts and ngā toi Māori are flourishing; created by a thriving arts community, enriching lives here and around the world.

As the recognised Regional Arts Organisation for the district, Three Lakes Cultural Trust is in a unique position to ensure Queenstown Lakes best benefits through these shifts, particularly through Creative New Zealand's goal to empower community-led decision-making.

### **Creativity and Culture are Essential**

The creative sector is essential social infrastructure - balancing growth with liveability in Queenstown Lakes. It drives proven year-round economic value, strengthens community connection and supports a district that retains residents while offering a richer, more meaningful experience for visitors.

### **Join Us: The Future of Creativity and Culture**

Continued support for the implementation of *Te Muka Toi Te Muka Tākata* is critical to realising these outcomes.

The upcoming Hui session '*The Future of Creativity and Culture*' on 11 June 2026 will focus on the role of creativity and culture in shaping a liveable, growing district - bringing together local, national and international perspectives to examine what is working, where there is pressure, and what is needed next.

Councillors have been invited to attend and are encouraged to come along to be part of this discussion. As the district evolves, the question is not just what we build, but how people live and connect here.

<https://www.threelakesculturaltrust.co.nz/creative-and-culture-hui/future-of-creativity-and-culture-for-our-district>

***Te Muka Toi Te Muka Tākata - the unbreakable thread connecting creativity and humanity.***

Kā mihi nui,



Samantha Kirk - Chief Operating Officer  
Email: [samantha@threelakesculturaltrust.co.nz](mailto:samantha@threelakesculturaltrust.co.nz)

Queenstown Lakes District Council  
Annual Plan 2026-2027 Consultation  
[letstalk@qldc.govt.nz](mailto:letstalk@qldc.govt.nz)

24 April 2026

**Re: QLDC Annual Plan Submission 2026/2027**

Thank you for the opportunity to submit to the 2026/2027 Annual Plan process. We note that even in these financially difficult times, the Council has successfully completed or started many of the projected initiatives identified in the Queenstown Lakes-Central Otago Regional Sport and Recreation Facility Strategy. We congratulate the Council on this.

We understand that the combination of reforms, growth, and financial constraints are putting pressures on your budgets, however there is a very real need to support the requirements of a rapidly growing population and ensure that sports grounds and facilities continue to make the region an attractive place for people to come, live, and play.

The benefit of community participation in sport, recreation, and play cannot be underestimated, with Sport NZ research showing that:

- 92% believe being active keeps them physically fit and healthy and helps relieve stress.
- 88% believe that sport and other physical activities provide them with opportunities to achieve and help build confidence.
- 84% believe sport brings people together and creates a sense of belonging.
- 74% say sport helps build vibrant and stimulating communities.

*Provision of play, active recreation, and sport facilities, infrastructure, resources, and opportunities is important to a large proportion of the population.*

We continue to work closely with the Queenstown Lakes District Council in taking a collaborative and coordinated approach, ensuring that Council is aware of the issues facing its communities in the play, active recreation, and sports sectors. We are working with Council staff on a number of projects focused on upgrades and improvements to spaces and

places, and implementation of the facilities plan, key to which is Council working to the plan when determining investment, with the focus being on genuine local need, supported by robust evaluation of merit for any proposed project.

International and domestic evidence clearly demonstrates that play, sport, and active recreation generate significant value for society across multiple wellbeing domains and outcomes. Recently published research from a Social Return on Investment study found that for every \$1 spent on play, active recreation, and sport, there is a social return of \$2.12 to New Zealand. This means that for every dollar invested in play, active recreation, and sport, the social return is more than doubled. This is a conservative figure and the actual return, especially for those currently missing out on opportunities to be active, is likely to be higher.

Play, active recreation, and sport contribute to social, economic, environment, and cultural wellbeing in the following ways:

- **Social wellbeing:**
  - Development of social skills.
  - Strengthened social networks.
  - Bringing communities together and increasing a sense of belonging.
  - Improving pride and reducing antisocial behaviours in communities.
  
- **Economic wellbeing:**
  - Economic value generated for local communities and businesses
  - Employment of New Zealanders in the play, active recreation, and sport sector
  - Productivity gains as a result of physical activity
  - Savings for communities as a result of the volunteer workforce
  - Economic impact of major events
  
- **Environmental wellbeing:**
  - Creation of pro-environmental attitudes and behaviours.
  - Creation of more environmentally friendly urban environments.
  - Reduced emissions from active transport.
  - Improved mental wellbeing from being active in natural environments.
  
- **Cultural wellbeing:**
  - Strengthened cultural ties from participation in play, active recreation, and sport.
  - Increased wellbeing from participating in culturally relevant physical activity.

It is clear that prioritising investment in facilities, infrastructure, resources, and opportunities to encourage participation in play, active recreation, and sport can support the

wellbeing of communities and the achievement of a broad range of local government priorities and outcomes.

The 2019 Queenstown Lakes-Central Otago Regional Sport and Recreation Facility Strategy is currently being updated to capture the work that has been completed in the last seven years and identify where there are still gaps in facilities across the territory. This is due for release in July 2026. Initial findings from public consultation and partner feedback were positive about the current network, with the following high-level themes emerging:

- Accessibility and variety of spaces and places available (including specialised).
- Broad mix of sport and recreation opportunities.
- Quality of facilities and maintenance (such as sports fields maintenance).
- Natural environment as a key sub-regional asset.
- Good network of some facilities such as tracks/trails and pools across the sub-region.
- Quality of some existing indoor court/recreation venues.

There were areas for improvement that came through consistently in the stakeholder sessions, and these were identified as:

- Increased natural sports field capacity with enhanced lighting.
- Significantly expanded indoor multi-sport capacity.
- Improved amenity facilities which could be modular/relocatable (especially toilets, change rooms, lighting, and sports storage).
- Future-proofed, long-term strategic network planning including enhanced spatial planning.
- Better policy frameworks (local and central government) which support sport and recreation - ensuring commercial developers make appropriate contributions (spatially and financially). An example of this was the Southern Corridor development where the recreation land allocated was either extremely steep or swamp land, both very difficult to create anything meaningful for recreation or sport.
- Improved accessibility, inclusion, and equity across codes.
- Enhanced event hosting capability along with some support for high-performance athletes and training camp hosting.

### **Upper Clutha Community Board Multi-Use Artificial Turf**

Sport Otago | Sport Central are supportive of establishing an artificial turf in the territory. Having a multi-use facility that can handle both high numbers of users and is not affected by wet weather will provide additional green space to be used by a wide variety of sports and recreation activities. This is a much-needed resource which we support. Sport Otago | Sport Central supports the use of WSAR funding to support work in the Upper Clutha Sports fields project and shared paths for active transport.

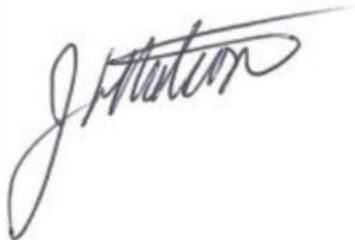
In the Long Term Plan 2027-2037 there is a priority on the community and environment. It talks to arts and culture, creative sector, and the environment. There also needs to be consideration for the sport and recreation sector as these are key enablers for both the development of community resilience and improved environmental outcomes. If you build it, the people will come. As a secondary priority, if there are facilities that cater to larger numbers, it's not only our local communities who will benefit. With more indoor courts and grass sports fields, we can host tournaments that will bring economic benefit.

Sport Otago | Sport Central understands the need for user fee increases, but in times such as these we recommend keeping them as minimal as possible, especially for amenities such as pools and recreation services. Our communities are changing, not everyone can afford private services such as gym memberships or ski and bike passes. We need the basics for our people to lead physically and mentally healthy lifestyles.

Sport is in a good position in the Southern Lakes region; almost at critical mass where we can start to localise our competitions, meaning less travel and stress on families. We need commitment from council to undertake and complete projects in the sport, recreation, and play sector that will allow our communities to thrive.

Thank you for your consideration of this submission.

Nāku, nā

A handwritten signature in black ink, appearing to read 'J. Nation', written in a cursive style.

James Nation  
Chief Executive  
Sport Otago

# Knight, Jo

Submission on Draft Annual Plan 2026–2027

Submitter Name: Jo Knight

Address: [REDACTED]

Email: [REDACTED]

I wish to speak to my submission: NO

## 1. Introduction

I am a Luggate resident/ratepayer and submit in response to the Draft Annual Plan 2026–2027.

My submission focuses on three core concerns:

- The affordability of consecutive year-on-year rates increases
- The fairness and transparency of wastewater infrastructure funding, including allocation between existing residents and growth
- The distribution of investment and whether local communities receive a fair share of funding

## 2. Affordability – Consecutive Year-on-Year Increases

Council's material indicates:

- District-wide average increase: approximately 11.7%
- Luggate connected properties: increases of up to 29.3%
- Previous year increase: approximately 17.8%

Taken together, this represents a very significant cumulative increase over a short period.

**No business would ever budget for a rates rise of 50% over a two year period, so how can Luggate home owners be expected to manage this.** It is unrealistic in any economic climate to expect this of your constituents, let alone in these challenging economic times.

This level of increase is not sustainable and sits well outside the district average.

In the current environment, where rates affordability is under increasing national scrutiny, increases of this magnitude create both financial stress for residents and reputational risk for Council.

## 3. Key Driver – Wastewater Charges

Council has confirmed that the primary driver of these increases is wastewater and water supply charging. This change is simply too large for households to bare.

The impact is amplified because:

- Costs are spread across a relatively small number of properties (approximately 184)
- Resulting in large variations in outcomes depending on connection status

#### 4. Core Issue – Allocation of Wastewater Costs

The key issue is not whether infrastructure should be funded, but how those costs are allocated.

There is currently insufficient transparency regarding:

- Total development contributions collected from recent Luggate growth (reported to be approximately \$4.1 million)
- How those contributions have been calculated
- Whether those funds are ring-fenced for Luggate or applied more broadly
- The balance of cost recovery between growth and existing residents

Council has indicated that approximately 67% of infrastructure costs are attributed to growth. **However, the scale of increases experienced by existing residents suggests this allocation may not be working effectively in practice.**

#### 5. Historical Funding and Use of Funds

Given the level of recent investment in Luggate water and wastewater infrastructure, it is important that Council provides clarity on:

- How past investments have been funded
- The proportion funded through:
  - Development contributions
  - Debt
  - Rates
- How development contributions already collected have been applied

Without this transparency, residents cannot have confidence that costs are being allocated fairly.

#### 6. Development Contributions – Local Benefit

Development contributions collected from Luggate growth should clearly support infrastructure in Luggate.

Key questions include:

- Are development contributions ring-fenced for Luggate or the Upper Clutha?
- If not, how are allocation decisions made?
- What proportion of contributions collected locally is spent locally?

Without clarity, there is a risk that:

- Growth funding is not directly supporting the communities generating that growth
- **Existing residents continue to face high costs despite local development activity**

#### 10. Key Concerns Summary

The proposal raises concerns regarding:

- The scale and speed of rates increases
- The concentration of costs on a small number of properties
- Lack of transparency around development contributions and historical funding
- Uncertainty associated with the transition to new water service delivery
- Lack of clarity around geographic distribution of investment

## **11. Recommendations**

I request that Council:

- Reassess affordability, particularly where increases significantly exceed district averages
- Phase wastewater-related increases to avoid large one-year cost shocks
- Provide full transparency on development contributions, including total amounts collected, methodology, and allocation
- Clarify historical funding, including how past infrastructure investments have been funded and recovered
- Ensure fair allocation between growth and existing residents so that growth contributes an appropriate share
- Clarify treatment under water services reform, including how current costs will translate into the new entity
- Improve transparency of geographic spending, including reporting on investment in Luggate and the Upper Clutha
- Consider aligning major changes with policy review and avoid implementing significant increases ahead of the Revenue and Financing Policy review

## **12. Conclusion**

Luggate residents support investment in essential infrastructure.

However, the current proposal raises serious concerns about affordability, fairness, transparency, and timing.

Addressing these issues is essential to maintaining trust and confidence in Council decision-making.



**Submission on Queenstown Lakes District Council  
Draft Annual Plan 2026/27  
Alcohol Licensing Fees**

24 April 2026

Tēnā koutou

Thank you for the opportunity to provide feedback on the draft Annual Plan 2026/27 – User Fees and Charges. We are submitting specifically on alcohol licensing fees.

We would like the opportunity to speak to our submission.

If you have any questions on the comments we have included in our submission, please contact:

Jennifer Lamm  
Policy Advisor  
Alcohol Healthwatch  
T: 021 777 548  
E: [jennifer@ahw.org.nz](mailto:jennifer@ahw.org.nz)

**About Alcohol Healthwatch**

Alcohol Healthwatch is an independent national charity working to reduce alcohol-related harm and inequities. We provide a range of regional and national health promotion services such as providing evidence-based information and advice on policy and planning matters, supporting community action projects and coordinating networks to address alcohol-related harm such as the Cross-council Local Alcohol Policy Network.

**Specific Comments**

1. The alcohol licensing fees listed on the Council's website<sup>1</sup> are those set by the Sale and Supply of Alcohol (Fees) Regulations 2013<sup>2</sup>. However, while full cost recovery was envisaged by the Sale and Supply of Alcohol Act 2012<sup>3</sup>, the nationally fixed fees set under the 2013 Regulations have not kept pace with the costs incurred by councils, and it is anticipated that these fees will not adequately reflect costs till at least 2027.<sup>4</sup>
2. We note the proposed increases to fees for compliance certificates, variations, and public notices.<sup>5</sup> However, we do not consider that these increases, nor continued reliance on the 2013 Fees Regulations, will address the underlying revenue shortfall associated with

administering alcohol licensing. In the absence of fees that reflect actual costs, the Council (and ultimately ratepayers) will continue to subsidise alcohol licensing activities.

3. The insufficiency of the fees prescribed by the 2013 Regulations was highlighted at the 2025 Local Government New Zealand Annual General Meeting.<sup>6</sup> We also understand that the financial shortfall in administering alcohol licensing is likely to worsen should the Sale and Supply of Alcohol (Improving Alcohol Regulation) Amendment Bill<sup>7</sup> be enacted.
4. If the Bill is passed, it is anticipated that the existing risk-cost formulas in the 2013 Regulations would change for clubs and restaurants<sup>8</sup>, and additional administrative requirements, such as matters relating to the standing of objectors, certification requirements, and related processes, will likely increase costs for councils and place additional pressure on staff resources, particularly licensing inspectors. Further costs, as yet unknown, may also arise, as the Bill has left much to future Regulations made on the recommendation of the Minister.
5. Rather than adhere to the 2013 fees and subsidise the costs associated with alcohol licensing, an increasing number of councils<sup>9</sup> have instead utilised their bylaw-making powers under the Sale and Supply of Alcohol (Fee-setting Bylaws) Order 2013.<sup>10</sup> Through this process, councils can set realistic fees (usually 100% cost recovery) as a licensing authority, and in respect of inspection and enforcement functions.
6. **We strongly encourage the Council to also make a bylaw** that reflects the costs of licensing activities and recommend that the Council consider opting for 100% cost recovery, increasing fees incrementally until the bylaw is reviewed.
7. We further recommend that the Council conduct a comprehensive review of all the costs incurred with licensing, which includes costs associated with administration, monitoring and enforcement to ensure that these are met by the sector.
8. Reviewing fees in a timely manner would, we believe, meet the policy objectives of the licensing fees regime, namely:
  - (a) To recover the total reasonable costs incurred by the Council in administering the alcohol licensing system
  - (b) To ensure that those who create the greatest need for regulatory effort bear the commensurate costs
  - (c) To allow local circumstances to be reflected in the fees paid by operators and income received by the Council
  - (d) To minimise alcohol-related harm, to the extent that this can be achieved through a cost recovery regime.<sup>11</sup>

## **Summary**

9. The alcohol licensing regime and fee-setting is part of a package of measures which, when used comprehensively, can create safer environments and significantly minimise rates of hazardous drinking and subsequently alcohol-related harm. This includes Alcohol Control Bylaws<sup>12</sup>, Local Alcohol Policies<sup>13</sup>, and other related plans and policies.
10. An alcohol licensing fees bylaw that sets fees that reflect the true costs of alcohol licensing is not only an effective harm-reduction measure but also supports positive community outcomes and aligns with the Council's strategic framework<sup>14</sup>.

## REFERENCES

- 1 Queenstown Lakes District Council. Alcohol Licensing Fees. <https://www.qldc.govt.nz/services/alcohol-licensing/alcohol-licence-fee-calculator/>.
- 2 Sale and Supply of Alcohol (Fees) Regulations 2013. <https://www.legislation.govt.nz/secondary-legislation/pco-drafted/2013/452/en/latest/#DLM5708106>.
- 3 Sale and Supply of Alcohol Act 2012. <https://www.legislation.govt.nz/act/public/2012/120/en/latest/#DLM3339333>.
- 4 Ministry of Justice. Fee system for alcohol control. <https://www.justice.govt.nz/justice-sector-policy/key-initiatives/key-initiatives-archive/sale-and-supply-of-alcohol/licensing/fee-system-for-alcohol-licensing/>.
- 5 Queenstown Lakes District Council. Draft Annual Plan-Mahere ā tau 2026-2027. Page 109. <https://letstalk.qldc.govt.nz/105856/widgets/483249/documents/324963>.
- 6 Local Government New Zealand. 2025 Annual General Meeting. *Remit 3: That LGNZ advocates for the government to update the Sale and Supply of Alcohol (Fees) Regulations 18 December 2013 to account for inflation and include a mechanism for automatic annual inflation adjustments.*
- 7 Sale and Supply of Alcohol (Improving Alcohol Regulation) Amendment Bill. <https://www.legislation.govt.nz/bill/government/2026/262/en/latest/>.
- 8 The Sale and Supply of Alcohol (Improving Alcohol Regulation) Amendment Bill, if passed, will enable clubs to alternatively hold an on-licence (and an off-licence if held prior to 2012, pursuant to s28(4) of the SSAA), and restaurants will be permitted to also hold an off-licence.
- 9 For example:
  - Hamilton City Council Alcohol Fees Bylaw 2025 <https://storage.googleapis.com/hccproduction-web-assets/public/Uploads/Documents/Bylaws/Hamilton-City-Alcohol-Fees-Bylaw-2025-final.pdf>.
  - Hastings District Council Alcohol Licensing Fees Bylaw 2024 <https://www.hastingsdc.govt.nz/assets/Document-Library/Alcohol-Licensing-Fee-Bylaw/Alcohol-Licensing-Fee-Bylaw.pdf>.
  - Hutt City Council Alcohol Fees Bylaw 2024 <https://hccpublicdocs.azurewebsites.net/api/download/83c4c58dfb9a4cb0a0d6a833cfa250f9/policies/7afd8fe8245227494d4c9fe8a961a16d2063>.
  - Kapiti Coast District Council Alcohol Licensing Fees Bylaw 2024 <https://www.kapiticoast.govt.nz/media/amgnzqb/alcohol-fees-licensing-bylaw-2024.pdf>
  - Matamata-Piako District Council Alcohol Fees Bylaw 2025 <https://mpdc.govt.nz/filelink/fileman-files/CouncilDocuments/Bylaws/Alcohol%20Licensing%20Fees%20Bylaw%202025.pdf>
  - Porirua City Council Alcohol Fees Bylaw 2024 [https://storage.googleapis.com/pcc-wagtail-media/documents/Alcohol\\_Fees\\_Bylaw\\_2024.pdf](https://storage.googleapis.com/pcc-wagtail-media/documents/Alcohol_Fees_Bylaw_2024.pdf)
  - Tauranga City Council Alcohol Fees Bylaw <https://www.tauranga.govt.nz/Portals/0/data/council/bylaws/files/alcohol-licensing-fees-bylaw-2025.pdf>
  - Waipā District Council Alcohol Fees Bylaw 2024 <https://www.waipadc.govt.nz/our-council/bylawsandpolicies/bylaws>
  - Waitomo District Council Alcohol Fees Bylaw 2025 <https://www.waitomo.govt.nz/media/sv2lbgmn/waitomo-district-alcohol-fees-bylaw-2025.pdf>
  - Wellington City Council Alcohol Fees Bylaw 2024 <https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/bylaws/files/alcohol-fees-bylaw-2024.pdf?la=en&hash=E740BA23791C8CA8F55A230467299BE4F33FF9C0>.
  - Whangārei District Council Alcohol Fees Bylaw 2016 <https://www.wdc.govt.nz/files/assets/public/v/4/documents/council/bylaws/alcohol-fees-bylaw.pdf>
- 10 Sale and Supply of Alcohol (Fee-setting Bylaws) Order 2013. <https://www.legislation.govt.nz/secondary-legislation/pco-drafted/2013/453/en/latest/>.
- 11 Ministry of Justice. Regulatory Impact Statement for the Alcohol Licensing System. 2013, paragraph 4. <https://www.regulation.govt.nz/assets/RIS-Documents/ris-justice-frm-nov13.pdf>.

- 12 Queenstown Lakes District Council. Alcohol-Free Areas in Public Places Bylaw 2018-Ngā ture aukatinga waipiro i ngā wāhi tūmatanui <https://www.qldc.govt.nz/media/oshnqcnw/alcohol-free-areas-in-public-places-bylaw-2018.pdf> and Crate Day Alcohol-free Areas <https://www.qldc.govt.nz/media/c3hhh5yz/crate-day-map.pdf>.
- 13 While approximately 80% of the New Zealand population is covered by a Local Alcohol Policy, Queenstown Lakes District does not have a Local Alcohol Policy in force.
- 14 Queenstown Lakes District Council. Our strategic framework. <https://www.qldc.govt.nz/your-council/our-strategic-framework/#community>.

# Latham, Nancy

I am Nancy Latham, a resident and long-term ratepayer within the Queenstown Lakes District. I am submitting on the draft QLDC Annual Plan in a personal capacity although I am also a Guardian of Lake Wanaka; a past President of Friends of Bullock Creek; and a Wanaka Bridge Club Committee Member.

## **I request that**

1. the signalled deferral \$1.1M for the Stone Street Upgrades in the draft Annual Plan (P10 QLDC Consultation Document) is **not** adopted by the Council.

## **I also request**

2. reprioritising of QLDC OPEX expenditure to give a higher priority to Stormwater Management expenditure within the Upper Clutha;
3. greater transparency in QLDC expenditure specifically by primary services; and
4. updating of the Developers COP to closer align with international Best Management Practice.

## **For context:**

Lake Wanaka and other freshwater bodies in the Upper Clutha are iconic within our living environment but they are experiencing increased pressure on their health with the growth in our local population without critical investment in stormwater infrastructure and management of assets.

The Ministry for the Environment has recently downgraded the indexed health for Lake Wanaka from **excellent down to good**; Bullock Creek is the **most polluted freshwater Creek** within the Upper Clutha Rohe; and the sediment deltas in Roy's Bay, at the mouths of Bullock Creek, Middle Creek and Stoney Creek are noticeably **extending into Roy's Bay** from my observations.

Therefore, my requested changes to the draft QLDC Annual Plan include:

1. **Non- deferral of the \$1.1M budget for the Stone Street Upgrades:** This project has continually been deferred since August 2022 and is leaving local residents, Bullock Creek and ultimately Lake Wanaka, vulnerable to ongoing stormwater degradation from the Stone Street and Alpha Urban areas. Recent stormwater flooding in Wellington could be seen as a prime example of consequences from deferred investment in stormwater infrastructure.

2. **Prioritising OPEX Budget to reflect QLDC resident rates take:** The QLDC draft Annual Plan shows the OPEX budget for Stormwater expenditure at only 4.2% of total OPEX expenditure. This is the proposed budget to protect freshwater bodies from stormwater contamination district wide for YE 2027.

According to my rates invoice, 5.75% of my rates are designated to go towards residential stormwater management. However, it appears that for every \$10,000 received by QLDC for stormwater management from the Wanaka Urban Area Rates, only \$7,304 is budgeted in the draft Annual Plan for stormwater management.

In comparison the Annual Plan budget for Transport is 16.6% of total OPEX. This encompasses Rooding Infrastructure Maintenance costs but does it include costs to protect what goes down the stormwater drains roadside? This priority for Transport maintenance is **4 times the priority** for maintenance to protect the Environment from stormwater contamination and does not align with my rates bill.

### 3. **Greater transparency in QLDC expenditure by services:**

Considering that the above concerning conclusions are based on the level of readily available information for me to interpret OPEX expenditure by primary service and by geographical area, I believe more detailed information is required for transparency in where expenditure is allocated in the draft Annual Plan.

I agree that creating an “enduring structure” to build on community water group engagement and effective community feedback loops in the Upper Clutha is a **positive vision**, (WUCCB priorities 16<sup>th</sup> December 2025). I also believe that alongside this, the QLDC Annual Plan **provides a vehicle to commit to short term measures with transparency which could provide positive outcomes for protecting our environment now**.

Such actionable priorities within the Annual Plan through OPEX expenditure could include:

3.1 Prioritise spending within the OPEX budget to allow for adopting international Best Management Practice (BMP) for efficient maintenance of existing stormwater assets. This could minimise stormwater overflow into freshwater receiving environments as a result of structural failure of aged QLDC stormwater assets.

3.2 Giving greater priority to QLDC hygiene management of stormwater watershed areas. In other words, provide an increased budget for regular and effective Street Cleaning which could reduce contaminants such as hard metals, hydrocarbons, microplastics, and sediment from entering the stormwater system. Such contaminants which are not removed by street cleaning enter the lake without treatment during rainfall. This action would complement Wai Wanaka's comprehensive community "Adopt a Drain" scheme.

In an article I found it interesting that recently in London, a person was fined 120 GBP for tipping coffee down a stormwater drain. In comparison, here in Wanaka we have grass growing in gutters where sediment has accumulated, suggesting that street cleaning is not regular nor effective. Stormwater drains direct untreated stormwater, including sediment, directly into Lake Wanaka.

#### 4. **Updating the Developers COP:**

Although submissions on the recent QLDC Developer's Code of Practice closed in March, during the previous submission process for the QLDC Developers Code of Practice, a local Environmental Group made a submission advocating with a comprehensive list of actions which would support international BMP for stormwater management, to be included in the QLDC Developers COP. These actions for BMP were not included by QLDC in the Developers' COP then. Giving greater priority to aligning the Developers COP with international BMP would support protection of freshwater bodies and community resilience.

To conclude, given the QLDC Councillors' recent adoption of their Urban Intensification Plan variation; and recognising that Lake Wānaka and other freshwater bodies in the Upper Clutha are iconic features of our environment which are facing increasing pressure from population growth including reliance on aged stormwater assets, I believe reprioritisation for greater investment in stormwater management within the draft Annual Plan YE 2027 is critical for our community and environment.

Therefore, as a rate payer, I support QLDC Councillors giving higher priority to stormwater management within the draft Annual Plan; and I also ask for greater transparency around how my rates are allocated to support priorities in the Annual Plan for the year ending 2027.

Ngā mihi nui,

Nancy Latham  
QLDC Resident and ratepayer

## Property Council New Zealand

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Submission on

# Queenstown Lakes District Council's Draft Annual Plan 2026-27

24 April 2026

**For more information and further queries, please contact**

Samantha Lay Yee  
samantha@propertynz.co.nz  
09 300 9580

24 April 2026  
Queenstown Lakes District Council  
Via online

## **Submission on Queenstown Lakes District Council's Draft Annual Plan 2026-27**

### **1. Summary**

- 1.1. Property Council New Zealand's South Island Regional Committee ("Property Council") welcomes the opportunity to provide feedback on Queenstown Lakes District Council's Draft Annual Plan 2026-27 ("draft Annual Plan").
- 1.2. Property Council is concerned that the draft Annual Plan proposes significant rates and fee increases, alongside continued business and vacant site differentials, placing pressure on ratepayers and investment. A stronger focus is needed on reducing expenditure, improving transparency and forecasting, and adopting alternative funding approaches.

### **2. Recommendations**

- 2.1 At a high level, we recommend that Queenstown Lakes District Council:
  - Reduce the scale of future rates increases through careful management of operational and capital expenditure;
  - Continue to provide clear rationale for fee increases;
  - Provide clarity about the proposed annual inflationary adjustment for development contributions, including publication of the 2025-26 development contribution charges in the updated development contribution policy;
  - Ensure funding reform under the next Long-Term Plan is transparent and fair to developers, residents and the tourism sector; and
  - Consult on funding for the Wānaka-Upper Clutha Community Board priority projects as part of the Long-Term Plan.

### **3. Introduction to Property Council New Zealand**

- 3.1. Property Council is the leading not-for-profit advocate for New Zealand's most significant industry, property. Our organisational purpose is, "Together, shaping cities where communities thrive."
- 3.2. The property sector shapes New Zealand's social, economic and environmental fabric. Property Council advocates for the creation and retention of a well-designed, functional and sustainable built environment, in order to contribute to the overall prosperity and well-being of New Zealand.

- 3.3. Property is Otago's largest industry. There are around \$11.4 billion in property assets across Otago, with property providing a direct contribution to GDP of \$1.8 billion and employment for 12,360 Otago residents.
- 3.4. Property Council is the collective voice of the property industry. We connect property professionals and represent the interests of 85 Otago companies (and their teams) across the private, public and charitable sectors.
- 3.5. This document provides Property Council's feedback on the [Queenstown Lakes District Council's Draft Annual Plan 2026-27](#) and related consultation material, with comments and recommendations on issues relevant to our members. Reflecting the diversity of our membership, Property Council members may wish to comment in greater detail on issues specific to their business. Accordingly, we support individual members providing separate submissions addressing those matters.

#### **4. Rates**

- 4.1. We are concerned that the proposed average rates increase for the 2026-27 year is 11.7%. Although this is less than the rates increase of 13.5% last year and in line with the forecast increase of 11.6% in the Long-Term Plan, 11.7% is significant for any ratepayer.
- 4.2. The rates increase for businesses in Queenstown and Arrowtown are higher again at 12.8% and 14.9% respectively. This places additional pressure on a sector already facing rising operating costs. Rates form a significant component of property operating expenses, and over time have increased much faster than inflation. The cumulative effect of large, year-on-year increases compounds costs and places growing pressure on property owners and their tenant businesses.
- 4.3. From a construction perspective in Queenstown, the proposed rates increase adds another layer of pressure onto an already stretched environment. Projects are already dealing with high build costs and tight margins. Rate increases of this scale affect feasibility even further.
- 4.4. Businesses and visitors are feeling the pinch with the cost-of-living crisis and global economic conditions. We urge careful management of Council's operational expenditure.
- 4.5. As a core principle, Property Council supports the use of fair, transparent, user-pays funding models for local government. We advocate for all local authorities throughout New Zealand to investigate funding methods that provide alternatives to general rates. For example, targeted rates, user-charges, Special Purpose Vehicles, asset recycling and external fundraising.
- 4.6. These alternative models meet the legislative principles of transparency and objectivity for funding local government set out in both the *Local Government Act 2002* and *Local*

*Governing (Rating) Act 2002*. Our approach is also consistent with the recommendation of the New Zealand Productivity Commission that local government should adopt a more transparent approach to rating tools and other funding sources<sup>1</sup>.

## **5. Fees and charges**

- 5.1. For the 2026-27 financial year, Queenstown Lakes District Council proposes to increase resource consenting and building consenting fees, and other fees associated with planning and development. According to the draft Annual Plan the price increase methodology is CPI rounded, with the CPI increase being 2.2%.
- 5.2. We're glad to see clear justification for the proposed increase. Rising consenting costs directly affect project feasibility and investment decisions, so we support Queenstown Lakes District Council's transparent and consistent approach. Property Council encourages user-pays apportionment of cost. Focusing on user-pays opportunities reduces the burden on the wider ratepayer base and mitigates the need for high rates increases.

## **6. Development contributions**

- 6.1. As part of the draft Annual Plan consultation, Queenstown Lakes District Council is also inviting feedback on the draft Updated Development Contributions Policy 2026-27 ("the draft DC Update").
- 6.2. The proposed 3.77% increase is presented in a confusing way in the draft DC Update. The document shows the proposed change in development contribution charges over two years, from 2024-25 to 2026-27. It appears no inflationary adjustment for 2025-26 development contributions was made, and that Queenstown Lakes District Council is now proposing an increase of 3.77% to make up for a year of under-collection.
- 6.3. However, there was an inflationary adjustment of 2.4% last year (2025-26). The annual percentage change in development contributions from 2024-25, 2025-26 and 2027-26 should be shown clearly.
- 6.4. Like fees and charges, development contributions are a cost that can directly affect project feasibility and investment decisions. Property Council notes the Government's proposed reform of development contributions, with implementation of a new development levies regime expected during 2027–2028. In the interim, it is critical that Queenstown Lakes District Council's development contributions settings remain stable and predictable. Maintaining consistent charges will provide the certainty required for property investment and project delivery during the transition period.

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<sup>1</sup>Local government funding and financing. Retrieved from <https://www.productivity.govt.nz/inquiries/local-government-funding-and-financing/>

6.5. We recommend setting out the 2025-26 development contributions in the draft DC Update, alongside the previous 2024-25 charges and proposed 2026-27 charges.

## **7. Early Long-Term Plan engagement**

### *Funding reform*

- 7.1. The consultation material explains that early engagement for next year's Long-Term Plan has identified key themes to focus on. These are: prioritising basic services, economic diversification, funding reform, and prioritising communities and the environment.
- 7.2. On the theme of funding reform, the community has indicated the Queenstown Lakes District Council should "advocate and use funding tools where tourists and developers contribute more to the costs of growth & infrastructure."
- 7.3. There is a growing sense among residents that they are carrying a disproportionate share of the cost to service demand that is heavily visitor driven. Developers feel the same way. Visitor numbers are a big part of the wider challenge for the Queenstown Lakes area. The ratepayer base is relatively small, but at peak times the population effectively doubles. This puts real strain on roads, transport networks, water, and core services - driving the need for upgrades and ongoing infrastructure investment.
- 7.4. We are concerned about community expectations for developers to assume even more responsibility for the costs of growth and infrastructure. Developers already contribute to such costs via a mix of rates, consenting fees, development contributions, and other council charges. These outlays stack together and bite into project feasibility. Some developments are getting harder to progress, delivery timelines are stretching, and end costs keep moving upwards.
- 7.5. We recommend that the Long-Term Plan incorporates a more balanced approach to infrastructure funding that recognises the scale of visitor impact and utilises different funding mechanisms (refer to paragraphs 5.4 and 5.5 above). Without a different approach, affordability and delivery of development projects in Queenstown will continue to tighten.

### *Wānaka-Upper Clutha Community Board priority projects*

- 7.6. The consultation material mentions the potential to reprioritise funding in the draft Annual Plan to enable the Wānaka-Upper Clutha Community Board's priority projects. The projects include Roys Bay Jetty renewal, a standalone lakefront pathway project, new links between McDougall Street carpark and the Water Sports carpark, Lower Helwick Street redevelopment, an artificial sports turf and improvements to the shared path network.
- 7.7. The draft Annual Plan does not provide any detail of the trade-offs that may be required to progress these priority projects, and the consultation material is light on detail about

potential funding sources. Investment in community infrastructure projects for Wānaka will support the accessibility, attractiveness and liveability of the town, but there needs to be certainty, transparency and equity in the funding models applied.

- 7.8. We recommend setting out detail of the proposed projects and how they will be funded in next year's Long-Term Plan, rather than substantially changing the draft Annual Plan.

## 8. Conclusion

- 8.1. Property Council advocates for the creation of a well-designed, functional and sustainable built environment.
- 8.2. We are concerned about increased pressure on ratepayers and businesses from the proposed rates increases and visitor demand on local infrastructure and services. Queenstown Lakes District Council should focus on cost control and alternative funding methods to ensure Queenstown Lakes District remains vibrant and attractive for residents, visitors and businesses.
- 8.3. Property Council members invest, own, and develop property in the Queenstown Lakes District. We wish to thank the Queenstown Lakes District Council for the opportunity to submit on draft Annual Plan as this gives our members a chance to have their say in the future of our city. **We also wish to be heard in support of our submission.**
- 8.4. Any further enquires do not hesitate to contact Samantha Lay Yee, Senior Advocacy Advisor, via email: [samantha@propertynz.co.nz](mailto:samantha@propertynz.co.nz) or phone: 09 300 9580.

Yours Sincerely,



Tom Chatterton  
South Island Regional Committee Chair  
Property Council New Zealand

# Lin, Eric

**From:** Eric Lin

**Location:** Lake Hauwea

I'm writing to strongly oppose the continued direction of rates increases in this Annual Plan.

What's happening right now doesn't feel sustainable — and for many of us, it's starting to feel unfair.

Over the past few years, rates in the Queenstown Lakes District have risen again and again. Each increase might be explainable on its own, but together they've become overwhelming. For families like mine, it's no longer just "tight" — it's genuinely stressful trying to keep up.

We're already carrying the full weight of the cost of living — mortgages, food, insurance, fuel, everything. There's no flexibility left. Rates are a fixed cost, and when they keep going up like this, something else has to give. That's the reality.

I understand Council is under pressure too. But right now, it feels like that pressure is being passed straight onto the people who live here — the ones already stretched the most.

This isn't just about numbers anymore. It's about whether ordinary people can continue to live in this district.

There are a few things that need to change:

**1. Affordability must come first.**

There has to be a point where Council says "this is too much." Right now, it feels like that line doesn't exist.

**2. Show us the discipline.**

People need to see that every possible cost saving has been made before asking for more. At the moment, that confidence just isn't there.

**3. Focus on what truly matters.**

Essential infrastructure should come first. Everything else can wait. Not everything needs to be done now.

**4. Stop pushing the cost of growth onto locals.**

Growth is driving these costs, but the people paying for it are the locals — tradies, builders, teachers, families. The backbone of this place. And it's becoming harder for them to stay.

**5. Be honest about the trade-offs.**

If rates are going up this much, then what's being cut? What's being delayed? Right now, it feels like we're only being shown one side of the story.

## Closing

If this continues, people will be forced out. Not because they want to leave — but because they can't afford to stay.

That's not the kind of community we should be building.

I'm not against progress. I'm not against investment. But it has to be grounded in reality — in what people can actually afford.

Right now, it isn't.

Please reduce the proposed increase, delay what isn't essential, and take a harder look at costs.

Because for many of us, this isn't just a policy discussion — it's our ability to keep living here.



21 April 2026

Subject: NES Central Ltd – QLDC TMP and CAR Fees Structure Submission

To whom it may concern

We do not consider the proposed QLDC TMP and Corridor Access Request (CAR) fee structure to be reasonable or appropriately justified. The scale of the increases, introduced initially without industry consultation and now carried through into the 2026/2027 proposal, raises serious concerns regarding transparency, proportionality, and adherence to cost recovery principles under the Local Government Act. In particular, increases of this magnitude are not aligned with standard regulatory practice or comparable RCA fee structures across New Zealand.

The impact of this on our business is significant as many clients will not accept our quotes due to these additional costs. Of particular concern is the continued application of the \$2,660 non-excavation global CAR fee, alongside TMP charges, for activities that are low risk, short duration, and transient in nature (such as surveying and inspections). It remains unclear what specific level of service or regulatory activity this fee is intended to recover, particularly given that such works are typically not conducive to meaningful auditing or ongoing compliance intervention.

Furthermore, benchmarking previously referenced by QLDC has not been substantiated with transparent comparative data, and industry experience indicates that no comparable RCA in New Zealand applies charges at this level, with significant variation even from higher-cost regions. Combined with the lack of meaningful consultation and the retention of previously raised concerns, we consider the proposed fee structure to be disproportionate to risk and inconsistent with reasonable industry expectations.

As a result, we strongly oppose the current proposal in its present form.

Regards

Marsha McArthur  
Office Manager  
NES Central Ltd

# McDonald, Eoin

## Annual Plan Submission

I write in opposition to the proposed rise in rates for the Lake Hawea area.

No one likes the idea of taxation, but accept that in order to have the services and amenities that we enjoy for a standard of living we have come to expect, then those things are best provided on a communal basis. Rates are taxation, merely taxation that is targeted and directed at a local rather than a national level.

It is generally accepted by the populace that the user should pay for the services or amenities they consume, or at the very least have available to consume. Clearly this covers the most basic elements we expect to find, eg roading, street lighting, rubbish collection, etc and most importantly access to clean water, and the removal of wastewater. (In a natural disaster it is the absence of those latter two that is one of the most immediate concerns from a health perspective.)

Equally, no one likes the idea that they are being treated unfairly. We have managed across the country to legislate the elimination of inequality because of race, religion, gender, etc and we consider this normal. Fairness being the underlying principle. We like to think that our elected representatives act in a fair way toward all those who inhabit their constituency.

To put it another way, if National win the election, we do not expect them to just look after National voters. They have a responsibility to all voters. A responsibility to act fairly to all.

We therefore have every right to expect councillors elected to local government to act in the interests of all ratepayers. And to act **fairly** in the interests of **all** ratepayers. That would mean attributing costs where they properly lie, and not for example, deferring costs for Kingston, whilst expecting Lake Hawea ratepayers to shoulder an inequitable share of an infrastructure cost.

My contention is that the proposed rates rise for Lake Hawea (and Luggate) is manifestly unfair. Most of this rise is driven by the Upper Clutha Wastewater Conveyance Scheme (UCCS).

Attributing this equally between Wanaka is unbalanced, unjust, and not acting fairly in the interests of all ratepayers. My rough maths suggests that Lake Hawea population is about 19% of Wanaka. The annual swelling of population occurs much more in Wanaka than Hawea over the Summer months, distorting that balance even further. So, in what way could anyone think that an equal split of costs is fair?

Whilst there will always be a need to maintain and service existing infrastructure, that is what depreciation is provided for in the councils budget. The demand for increased wastewater provision for Lake Hawea is driven by growth.

I would be astonished to find a development anywhere in this country that has not in recent years not been driven by one single motivation: profit for the developer. The loading of the

infrastructure cost that accompanies these developments onto ratepayers is a classic case of “Privatise the upside: Socialise the downside”.

I understand that developers are not liable for their Development Contribution until titles are issued. This is an area that requires some further investigation. Who sets the amount, who determines when it should be paid etc? If this is the QLDC, then clearly they have been deficient in this regard. If the contention from developers is that the council will get more ratepayers and therefore cover the costs, the simple fact of the cost increases shows this as incorrect. Why not levy the full cost of the infrastructure needed for a development against the developer, once the rate payers are in place refund the excess to the developer?

It would appear that developers are walking away with millions (if not tens of millions) and leaving ratepayers to pick up the tab. I am not sure how many times I can say **unfair**.

Driving around Wanaka/Hawea and looking at the commercial vehicles on the road it is easy to see that the principal industry in this area is the expansion of residential housing. Be they surveyors, developers, builders (and their associated trades – plumbers, electricians etc.), plus all the land agents furiously hawking these properties. Providing the dream of living in this beautiful part of the world. This 21<sup>st</sup> century gold rush for those involved appears on first glance to be a good thing but like all gold rushes there is an end and a mess left behind. Once upon a time it was unsightly piles of tailings and scoured hillsides. Now it is the infrastructure that was required to sit behind and make the dream actually work.

We all like to push the button and not think about the journey our wastewater is embarking on. Wastewater is not a “sexy” topic, just a reality. Council responsibility is to deal with this reality, appropriately, in a timely manner, and apportion the costs fairly.

The suggested apportionment of rates for Lake Hawea is not appropriate, and not fair.

Addendum: Please note that already Lake Hawea suffers from the basic infrastructure deficit be way of almost no street lighting, absence of formed streets/gutters, and very little footpaths. Try walking along Noema Terrace at night.

## Submission on QLDC Draft Annual Plan 2026 – 2027

**Submitter Name:** Christopher Meale

**Address:** [REDACTED]

### Introduction

I am a Luggate property owner, rate payer, part time resident of Luggate and herewith submit my concerns about the extremely high rates increases proposed in the Draft Annual plan for Luggate property owners.

*In order for me to form a view as to the acceptability of these proposed rate rises, I request Council present a clear justification of the associated cost, with evidence of the historic and intended fair apportionment and recovery of the costs of various water services projects.*

### Background

QLDC has undertaken significant piped services infrastructure upgrades for Luggate and the wider District since 2018 and has plans for further upgrades over the next decade and beyond to cater for future housing growth and new connections, both to existing houses in the old part of Luggate, and future subdivisions, and other new connections (e.g. Airport). Council has advised that this work is largely responsible for the disproportionately high rate rises proposed for Luggate ratepayers, (when compared to other rate demands across the wider Wanaka area. (Interestingly, a similar situation appears to exist in the Lake Hawea area also.)

*My concerns include:*

**1 Size of proposed rate rise.** Rates increase of up to 29% are proposed, for some Luggate properties connected to water supply and waste reticulation. This is approximately 2.4 times the district wider average and follows a large rise last year of approximately 18%. *WHY?*

*Why is there an arbitrary step rise in proposed rate to 29% for properties valued over an arbitrary \$1m approximately which may have no more fixtures being connected than a sub \$1m property which could have been built many years ago to a similar specification, but may have a higher value associated because it has more land. This step is unjustifiable in any terms*

This rate of cost increase challenges affordability. A transparent explanation of how an equitable cost allocation has been established is needed for the

community's understanding, including reasoning for the arbitrary rate rise of 29.3% for connected properties valued more than \$1m, versus a district average increase of less than 12%, and particularly given the steep increase in rates of some 18% last year.

## **2 Cost Apportionment**

There is a lack of explanation of the apportionment of costs of these works between existing consumers connected to both potable water and waste water services, those connected to potable water supply but, yet to be connected to waste water, new developments currently under consenting and planning, and future developments on the perimeter of Luggate, (including Wanaka airport)

*How were these projects funded?*

*How have these costs been assessed and apportioned amongst the ratepayers?*

*How will future apportionment of Project Pure treatment plant and Luggate water supply UV plant upgrades be assessed and apportioned?*

*How will future developments be charged for the future proofing investments in their infrastructure being made today?*

Future investment in upgrade of the potable water system (\$11.2m) and waste water reticulation (\$6.1m) is planned by 2033.

*As the critical trunk services have been installed in the Luggate neighbourhood as part of the recent works will this future upgrade and extension work be recovered from Developer contributions associated with these future developments and credited to a maintenance account?*

## **3 Guardianship of Development Contributions**

Evidence should be provided of all Development contributions collected from historic subdivisions and land development, being separately accounted for and allocated to the services upgrade budget, for the proposed works and not diverted to general Council expenses.

*What if any is the residual funding balance of development contributions collected from past developments? Eg Luggate Park and Luggate Heights?*

*How has this money been accounted for and funding protected for specific services use.*

*How will future developments levies be collected and applied specifically to Luggate's water services budget?*

#### **4 Services scope, investment staging and cost management**

Technical reports undertaken by Patterson Pitts in relation to the Lake Mackay subdivision (Submission 3196) describes a concept design route and ultimate water and sewage network capacity required to serve an ultimate envisaged development of the Luggate “town”

This suggests that from a current settlement of some 250 houses, (not all currently connected to the sewerage network), growth within the next 10 years of an extra 310 houses is expected, increasing up to 900 houses by 2048, (Clause 20)) and the recently upgraded service mains being adequate to service this projected growth.

This means that the upgrade works undertaken to date and mentioned in the FAQ will be sufficient to cater for an extra (900-254) houses, i.e. an extra capacity over today’s demand of 254%, This is an investment in the future demand, which while a sensible approach, results in uncertainty as to how the cost of this extra capacity can be fairly accommodated now without overburdening the current owners.

*How is this future proofing however logical in a future proofing sense intended to be covered in a way that does not result in the burden being front loaded on the current Luggate home owners as appears to be the case given the enormity of the proposed rates increase? i.e. any specific or targeted rates are accurately and transparently determined as fairly applying to the specific properties being charged.*

**Chris Meale**

**24 April 2026**

# Submission on Proposed Rates Increases – Hāwea

The proposed rates increases are not acceptable for the Hāwea community. While Council may justify these increases on financial and technical grounds, the reality experienced by residents reflects a funding approach that is increasingly disconnected from fairness, affordability, and actual service delivery.

This submission raises key concerns regarding:

- lack of transparency around past depreciation funding
  - charging for infrastructure before services are received
  - the timing and scale of increased depreciation funding
  - inequity in service provision despite equal rates contributions
  - and the fairness of cost allocation between Hāwea and Wānaka
- 

## 1. Lack of Transparency – Where Are Past Depreciation Funds?

Council has historically charged depreciation to ratepayers on the basis that it represents the consumption of assets and contributes toward their eventual replacement.

If that is the case, then it is reasonable to ask:

### **Where are those funds now?**

If depreciation has been collected over many years to fund future renewals, then those funds should be available to offset the cost of current infrastructure replacement. However, there is no clear explanation provided as to:

- how much depreciation has been collected historically,
- whether those funds were retained for their intended purpose, or
- why they are not materially reducing current funding requirements.

If those funds are not available, then either depreciation has not been fully funded in the past, or it has been used for other purposes. In either case, it is unreasonable to now impose significant increases without transparent reconciliation.

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## 2. Charging for Infrastructure Before Service Delivery

Hāwea residents are being asked to pay for wastewater and other infrastructure before the full benefit of those services is realised.

This raises a fundamental fairness issue:

Ratepayers are being required to fund infrastructure in advance of receiving the service.

While some forward funding may be necessary, the current approach appears to place a disproportionate burden on existing residents rather than appropriately balancing costs across:

- the life of the asset (through debt), and
- future users (through growth and development contributions).

This front-loading of costs undermines intergenerational equity and places unnecessary financial pressure on current households.

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## 3. Increase in Depreciation Funding – Timing and Justification

Council has indicated an increase in depreciation funding levels (for example, from 40% to 50%). While presented as a 10 percentage point increase, this represents a **material increase in the level of funding being collected from ratepayers**.

It is important to recognise that:

- depreciation is a non-cash accounting measure, and
- the decision to fund depreciation is a **policy choice**, not a statutory requirement.

At the same time, ratepayers are already facing:

- increased loan repayments
- higher interest costs
- rising operating expenses

This results in multiple cost pressures being applied simultaneously.

The key concern is not depreciation itself, but **the timing and scale of its increase**. Increasing depreciation funding during a period of significant economic pressure—while also increasing debt and operating costs—appears unnecessary and poorly timed.

In addition, increases in depreciation raise questions about underlying assumptions such as asset valuations and useful lives. These assumptions should be clearly explained and justified given their direct impact on rates.

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## **4. Inequity in Service Delivery – Hāwea vs Other Areas**

A significant concern for the Hāwea community is the lack of alignment between rates paid and services received.

Residents in Hāwea are paying comparable rates to other parts of the district. However:

- many established streets lack basic infrastructure such as footpaths and kerb and channel
- these are fundamental services expected in urban areas
- newer developments receive these services through developer delivery, while existing areas remain under-serviced

This creates a clear inequity:

Ratepayers are contributing equally but are not receiving an equivalent level of infrastructure or service.

At the same time, Hāwea residents are being asked to contribute toward facilities and infrastructure in other areas, while local needs remain unresolved.

It is difficult to justify increased funding for asset renewal and future infrastructure when parts of the community have yet to receive the basic infrastructure that those charges are intended to support.

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## **5. Treatment of Future External Funding**

Council has indicated that external funding, including government contributions, may be received after infrastructure projects are completed.

This raises a practical concern:

Why is anticipated funding not being reflected in current funding decisions?

If ratepayers are required to fully fund infrastructure upfront, and external funding is received later, there is no clear mechanism ensuring that those funds will be returned or offset against future rates.

This creates a risk that current ratepayers carry the full cost, while any future financial benefit remains uncertain.

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## 6. Cost Allocation Between Hāwea and Wānaka

The proposal to split wastewater project costs evenly between Hāwea and Wānaka ratepayers is fundamentally inequitable.

This approach does not reflect the relative scale of the communities, nor does it align with expected usage or benefit. Applying an equal cost split between communities of materially different size results in a disproportionate burden being placed on Hāwea residents.

A 50/50 allocation model fails to reflect core funding principles:

- costs should broadly align with usage and demand
- contributions should reflect the relative scale of the communities served
- funding approaches should ensure fairness across ratepayers

In addition, the infrastructure forms part of a wider system supporting environmental compliance, network resilience, and future growth across the district.

Given these broader benefits, it is reasonable that costs are shared in a way that reflects both:

- the wider district benefit, and
- the relative scale of contributing communities

An equal cost split between communities of unequal scale cannot reasonably be considered a fair or proportionate funding approach.

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## 7. Affordability and Community Impact

All of the above issues are occurring in a broader context of significant financial pressure on households.

Residents are currently facing:

- increased fuel and energy costs
- rising insurance premiums
- general cost-of-living increases
- limited income growth, particularly for those on fixed incomes

In this environment, the scale of proposed rate increases is not sustainable.

Council has discretion in how it applies its funding model. Choosing to increase multiple cost components simultaneously—particularly discretionary elements such as depreciation funding—demonstrates a lack of sensitivity to current economic conditions.

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## Conclusion

This submission does not dispute the need to invest in infrastructure or maintain long-term financial sustainability. However, it strongly challenges the current approach on the basis that it:

- lacks transparency regarding past funding
- front-loads costs onto current ratepayers
- increases discretionary funding components at the wrong time
- fails to deliver equitable service levels to the Hāwea community
- and applies a cost allocation model that is not proportionate or fair

At a minimum, Council should:

- provide clear reconciliation of past depreciation funding
- align charges more closely with service delivery
- moderate or defer increases in discretionary funding components
- review the fairness of cost allocation across communities
- and prioritise addressing existing infrastructure gaps within Hāwea

Until these issues are addressed, the proposed rates increases cannot be considered fair or justified.

## **Submission to Queenstown Lakes District Council**

Draft Annual Plan 2026-2027

**Submitter:** Danny Mollan, [REDACTED] April 2026.

**Hearing:** I wish to speak in support of this submission at the hearings on 13–14 May 2026.

<b>MAIN SUBMISSION</b>	<b>pages 1–10</b>
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D. The Longview case and growth pattern	20
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### **Summary**

This submission objects to the proposed 22.3% rates increase on Lake Hāwea and the 29.3% increase on Luggate's connected ratepayers — both far above the 11.6% district average. These two communities are the smallest, hold the lowest median capital values, and are the least equipped of any in the district to absorb a rates shock of this size. We are also nearest neighbours, both reliant on small reticulated water and wastewater schemes, and both bearing structurally similar burdens for similar reasons.

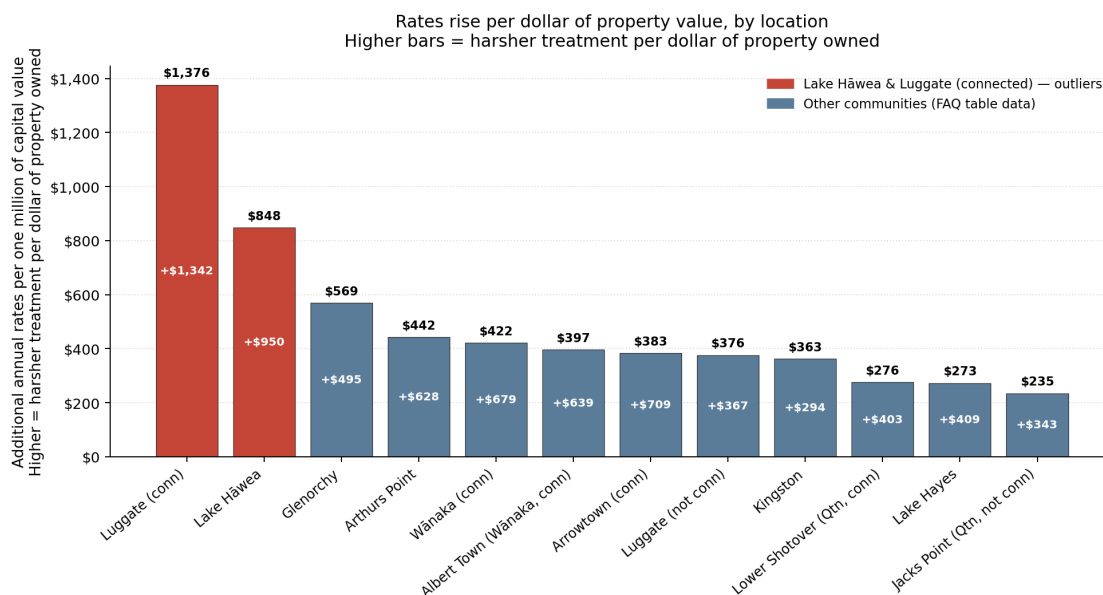
The proposed allocation raises two concerns this submission puts to Council. First, it concentrates cost on the communities least able to pay. Second, it loads onto existing ratepayers cost that, on the Council's own published figures, should have been recovered from developers. Neither concern can be reconciled, on the currently-published consultation material, with the Council's obligations under the Local Government Act 2002 — or with what Council has done for Kingston, where growth-driven infrastructure of comparable scale is being funded in ways that have not produced this outcome.

New Zealand local government law contains explicit provisions that guard against regressive rates allocations and require proportionate cost recovery from those whose developments create the need for new infrastructure. The proposed allocation against Lake Hāwea and Luggate-connected ratepayers

is, on the data set out below, sharply regressive. The Council has not, in any consultation document I have been able to find, addressed how its proposed allocation is consistent with these statutory expectations. Appendix C sets out the relevant provisions and their application here.

I ask the Council to reduce the proposed Lake Hāwea and Luggate-connected increases, bring forward the Developer Contributions Policy review from the 2027-2037 LTP cycle, and disclose the specific arithmetic and policy matters set out in Section 5 below — without which the proposed rises cannot be properly defended under the Act.

One chart, drawn entirely from the Council's Lake Hāwea Rates FAQ, shows the pattern at a glance. It arranges every community in the FAQ by how many dollars of additional annual rates fall on each \$1M of capital value — higher bars, harsher treatment per dollar of property owned. Lake Hāwea and Luggate-connected — the two townships where the families who can least afford a rates shock are most likely to live and work year-round — stand dramatically above every other community. The same chart is reproduced in Section 1 with fuller analysis.



Source: QLDC Lake Hāwea Rates FAQ (April 2026), page 4. The white value inside each bar is the proposed dollar rates rise.

Source: QLDC Lake Hāwea Rates FAQ (April 2026), page 4. The white value inside each bar is the proposed 2026-27 dollar rates rise; the bold figure above each bar is additional annual rates per \$1M of capital value.

The main body that follows sets out the argument in summary. The appendix provides the supporting data, statutory references, calculations and source materials. References to the appendix are flagged in the text where further detail is available.

## 1. The rates rises, and who bears them

Three numbers frame the core concern of this submission.

Location (median residential)	Capital Value	Proposed increase %	Proposed increase \$
Luggate (connected to water + wastewater)	\$975,000	29.3%	\$1,342
Lake Hāwea (connected to water + wastewater)	\$1,120,000	22.3%	\$952
District average	—	11.6%	—
Every other identified community	various	8.0% to 13.0%	various

Source: QLDC Draft Annual Plan 2026-2027, Indicative Rates Movements; Lake Hāwea Rates FAQ (April 2026), page 4.

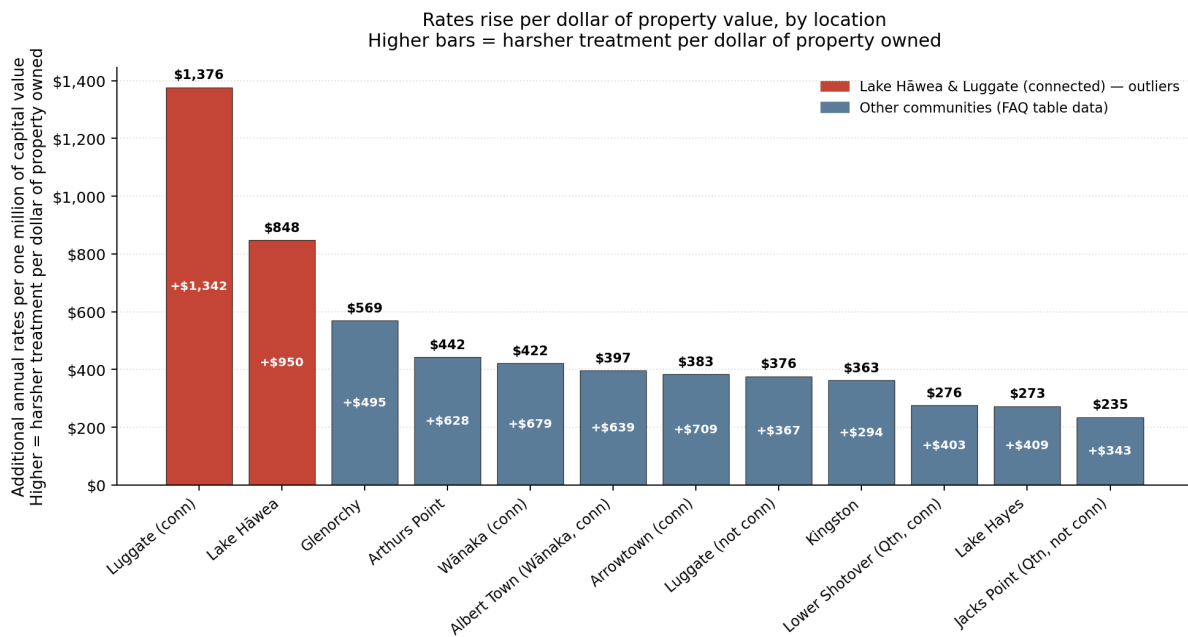
Lake Hāwea's 22.3% rise and Luggate's 29.3% rise (for properties connected to both water and wastewater) are the only two residential figures in the district above 13%. Every other identified community sits within a band of 9.9% to 13.0%. The two communities that fall outside that band are also the two with the lowest median capital values in the district.

On the Council's own published figures, Lake Hāwea sits approximately 5.9 sample standard deviations above the mean of the eight other identified communities — a margin that cannot be the natural product of a process treating communities consistently. Luggate-connected sits further out still.

The Council's headline indicative rates table in the Annual Plan supporting document shows Luggate at 9.9%. That figure is for properties not connected to reticulated services. The 29.3% rise falling on Luggate's connected properties appears only in a separate table on page 4 of the Lake Hāwea Rates FAQ. That second table is, in my view, the one that most accurately describes the impact on the Upper Clutha's small-community connected ratepayers — which is to say, on the people who actually live and work in our two townships.

### The regressivity is visible at a glance

For each community in the Council's FAQ data, the chart below shows how many dollars of additional annual rates fall on each \$1M of capital value — that is, the rates pain the allocation imposes per dollar of property owned. Higher bars mean harsher treatment per dollar of property owned. Luggate-connected ratepayers face \$1,376 of rates rise for each \$1M of property; Lake Hāwea ratepayers face \$848. Glenorchy, the third-highest, drops sharply to \$569. Lake Hayes ratepayers face \$273, and Jacks Point \$235 — less than one-fifth of the Luggate-connected figure and less than one-third of the Lake Hāwea figure.



Source: QLDC Lake Hāwea Rates FAQ (April 2026), page 4. The white value inside each bar is the proposed dollar rates rise.

Source: QLDC Lake Hāwea Rates FAQ (April 2026), page 4. Each bar shows the proposed 2026-27 dollar rates increase scaled to a \$1M capital value basis, for every community/connection-status combination listed in the FAQ. Higher = harsher treatment per dollar of property owned.

## The burden falls on those who live and work here

The burden falls on precisely those people most likely to actually live and work in this area. Lake Hāwea and Luggate are working townships of resident families, tradespeople, retirees and small-business owners. They are not enclaves of holiday homes, second homes or investment properties owned by people whose primary income, social ties and housing flexibility sit elsewhere in the country or the world. The 22.3% and 29.3% rises do not fall on people who can sell up and move on without disrupting their lives. They fall on the residents whose lives, work, schools and community connections are here. The communities being asked to absorb the highest rates rises are also the communities whose ratepayers have the least practical ability to absorb them, and the least practical ability to leave.

Appendix A sets out the full district-wide data, the connected-properties picture that the Council's headline table does not show, the statistical outlier analysis, and the burden relative to property value. Appendix E sets out the affordability analysis, including the compounding effect of recent years' rate increases.

## 2. These rises are a consequence of growth — a problem under the Act

The Local Government Act 2002 provides, in sections 197AA and 197AB, that growth-driven infrastructure cost should be recovered from developers via Developer Contributions, fairly and proportionately. The Council's own Lake Hāwea Rates FAQ confirms, on page 2, that 47% of the \$49.8M Upper Clutha Wastewater Conveyance Scheme is attributable to growth.

*“Under the current LTP assumptions, the wastewater project is split 50/50 between Hāwea and Wānaka ratepayers, with 47% overall attributed to growth.”*

Source: QLDC Lake Hāwea Rates FAQ (April 2026), page 2.

Applied to the \$49.8M revised scheme cost, that admission means approximately \$23.4M of the project is, on the Council's own figures, the portion the Act contemplates being recovered from developers rather than from existing ratepayers.

How much of that \$23.4M has actually been recovered from developers? The structural evidence points firmly toward “not enough”. Of the \$721,548 annual increase in Hāwea wastewater costs reported in the FAQ, approximately \$577,472 — about 80% — is financing cost: interest on borrowings and loan repayments. Only the remaining 20% is operating cost. This matters because if Developer Contributions had funded the growth share of the scheme as the Act contemplates, that capital would not have needed to be debt-financed, and the corresponding interest would not now be falling on Lake Hāwea ratepayers in perpetuity. The dominance of financing cost in the annual rates increase is the structural evidence that the growth share has been debt-financed rather than Developer-Contribution-funded.

Modelling the counterfactual on the Council's own figures: if the growth-attributable portion had been adequately funded by Developer Contributions at the point of consent, the annual rates rise on a median Lake Hāwea property would have been approximately 11.9% — within a percentage point of the 11.6% district average. The full 10.7-percentage-point excess of the proposed 22.3% over the district average is attributable to the failure of the developer-pays mechanism to have covered the growth-attributable portion of this scheme.

The clearest case study of that failure is the Longview Special Housing Area at Lake Hāwea: 480 residential lots and a five-hectare commercial precinct, approved as a Special Housing Area in April 2020 on land previously zoned rural, on the basis (in part) of specific developer-funded infrastructure commitments. Six years on, those original commitments have been substantially absorbed into the larger UCCS, the cost of which is now being loaded onto existing ratepayers via this 22.3% rise. The Council's planned Developer Contributions Policy review is deferred to the 2027-2037 LTP cycle — beyond the next local body election and beyond the 1 July 2027 transfer of water assets to the new Council Controlled Organisation.

Luggate sits within the same structural problem. The FAQ does not provide a parallel growth-attribution figure for Luggate, but the recent Cardrona-funded Luggate water and wastewater investments have produced the same kind of concentrated burden on a small connected ratepayer base.

*Appendix B sets out the 47% admission in context, the cost-movement breakdown showing approximately 80% financing cost, the “but for growth” counterfactual, and why financing-cost dominance is the structural tell. Appendix C sets out the relevant sections of the Local Government Act 2002. Appendix D sets out the Longview case, the original developer commitments, and the wider growth pattern in Lake Hāwea.*

### **3. Council is demonstrably capable of funding growth without this outcome**

The proposition that growth-driven infrastructure cost must be loaded onto existing ratepayers in the way the UCCS proposes is not a statement of necessity. It is a choice of funding mechanism. The Council itself is demonstrating, elsewhere in the district, that growth-driven infrastructure can be funded in a way that does not produce the outcome Lake Hāwea and Luggate-connected ratepayers are being asked to absorb. The clearest demonstration is Kingston.

#### **Kingston — a larger scheme with half the rates rise**

Kingston is currently the subject of a brand-new water, wastewater and stormwater scheme. On the Council's own announcements, the total estimated cost is approximately \$87.8M — up from \$44.9M in 2019 — which is materially larger than the \$49.8M UCCS. The scheme is designed to serve an eventual total of approximately 1,200 dwellings, comprising the existing Kingston township (~250 existing plus 200 infill) and 750 new sections to be developed by Kingston Village Limited.

Kingston's proposed 2026-2027 median residential rates rise, per the Indicative Rates Movements table published with the Draft Annual Plan 2026-27, is 11.1% — half of Hāwea's, despite the scheme being roughly 75% larger in capital terms.

The features of the Kingston funding arrangement that produce that outcome are publicly documented: a \$36M interest-free loan from the central-government Housing Infrastructure Fund, repaid through Developer Contributions and targeted rates as new properties connect; a development agreement between QLDC and Kingston Village Limited under which the developer carries a share of the delivery cost proportionate to the 750 new sections being created; and a targeted rate that applies only to properties that actually connect, with existing Kingston residents not forced onto the scheme and covered by a 10-year rates amnesty on new onsite septic systems during the transition. The effect is that growth-driven cost is carried by central-government financing, by the developer of the growth, and by future connectors — not by existing ratepayers.

### **The Kingston principle — not yet operational, not yet fully charged**

The Council's Kingston Rates Fact Sheet, published alongside the Draft Annual Plan 2026-27, goes further. It confirms that a higher rates rise was originally planned for Kingston in 2026-27, but that Council has actively deferred cost recovery because the scheme is not yet operational. The fact sheet states, in Council's own words:

*“The wastewater scheme is still under construction. Because the service is not yet operational, there is no wastewater rates impact for 2026-2027.”*

*“The new water supply is not yet being used by the wider community / existing township. Because residents are not yet receiving the full benefit of the new service, Council has decided it would be unfair to begin full cost recovery now.”*

*Source: QLDC Kingston Rates Fact Sheet (March 2026), published with the Draft Annual Plan 2026-27 consultation.*

The fact sheet notes that, as a result, \$130,000 of water-related revenue has been deferred to future years, reducing pressure on current Kingston ratepayers. It adds that “Council will be reviewing Kingston's growth projections to determine when the ratepayer base is large enough to absorb long term costs and when deferred revenue and depreciation funding can be reintroduced fairly.”

That is a clear statement of principle by Council: where a new scheme is not yet operational, it is unfair to begin full cost recovery from existing ratepayers, and cost recovery should be timed to align with the community's growth and service delivery. The principle is sound. It is also the principle being directly violated in Hāwea.

### **The principle being violated at Hāwea**

The Upper Clutha Wastewater Conveyance Scheme is not operational in 2026-27 either. Per Council's own September 2025 Hāwea Wastewater Connections Practice Note, the UCCS upgrades are “anticipated to be complete in early 2027”, and a halt on new connections to the existing Hāwea plant remains in place until they are. The Draft Annual Plan 2026-27 supporting document confirms that construction is ongoing and that the Project Pure wastewater pipeline is still being built. For the great majority of the 2026-2027 financial year, the scheme that the 22.3% rate rise is intended to help fund will not yet be delivering service to Lake Hāwea ratepayers.

The asymmetry is stark. In Kingston, Council has deferred \$130,000 of cost recovery on the explicit basis that it would be “unfair to begin full cost recovery now” for a service the community is “not yet receiving the full benefit of”. In Hāwea, Council is proposing to impose a 22.3% rates rise in the same financial year, for a scheme that Hāwea ratepayers are likewise not yet receiving the full benefit of, and in which — on the financing-cost evidence set out in Section 2 above — the growth-attributable portion of the capital has been debt-financed onto the existing ratepayer base rather than carried by developers or by central-government financing. The same Council, working from the same statute, the same consultation, and the same underlying principle, has applied that principle to protect Kingston ratepayers and declined to apply it to Hāwea ratepayers.

### **The question this raises**

The purpose of pointing to Kingston is not to argue that its specific arrangements can be directly replicated in the Upper Clutha. Each project has its own history, geography and developer landscape. The narrower, more serious point is that the Council has articulated a principle — that full cost recovery should not begin before a service is operational and the ratepayer base is large enough to absorb long-term costs — and has applied it to one community while not applying it to another. The question the submission therefore puts to Council, in Section 5 below, is why.

## **4. The proposed rise cannot be justified on the information currently available**

Taken together, the three arguments above point to a conclusion that is uncomfortable to articulate but difficult to avoid: on the information Council has published, the proposed 22.3% Lake Hāwea rise and 29.3% Luggate-connected rise cannot be justified as consistent with the Local Government Act 2002 and with the Council's own practice elsewhere in the district. The data shows these are the highest rises in the district, falling on the least-wealthy communities. The Council's own admission is that the underlying cost is 47% growth-attributable, which under the Act is the portion properly recovered from developers. The Council's own practice elsewhere — most visibly Kingston — shows that growth-attributable cost can be structured so that it does not land on existing ratepayers.

But a submission from ratepayers cannot conclude the point definitively. The detailed arithmetic that would either justify or refute the proposed allocation is not in the public domain. Key questions remain unanswered, and the consultation materials as currently published do not allow a first-principles reconciliation. The Section 5 disclosure requests below are the specific items on which the submission's position rests, and which the Council should be expected to place on the record — as part of its response to submissions at the 13-14 May hearings, and as part of the final Annual Plan documentation adopted on 25 June — before the proposed rise can be defended as properly considered under the Act.

### **Why this must be resolved in this consultation**

There is a further reason why the disclosure requests matter now, in this consultation, rather than at any later opportunity. The decision the Council is being asked to take is, in practical terms, largely irreversible in any manner that would benefit Lake Hāwea or Luggate ratepayers.

The primary lock-in is the transfer of water assets to the new Council Controlled Organisation on 1 July 2027. After that date the rating power over water and wastewater services moves out of QLDC and into the new CCO. The assets, the associated debt, and the community-specific allocation decisions will be

carried into the new entity on its opening balance sheet as inherited facts. Any subsequent finding that the 2026-2027 allocation was unjust cannot be remedied by QLDC after the transfer — by then QLDC no longer has the rating power to change it. And once a debt structure has been embedded in the CCO's opening position, the practical likelihood of unwinding it is materially lower than the practical likelihood of addressing the issue now, while the assets are still within QLDC's rating authority.

A second, near-term lock-in is the 2026-2027 rates themselves. Once the Annual Plan is adopted in June 2026 and the targeted rates are levied, invoiced and collected through the four quarterly instalments, there is no statutory mechanism for Council to later refund rates already paid. The new rates baseline becomes the foundation for 2027-2028 and beyond.

The deferral of the substantive Developer Contributions Policy review to the 2027-2037 LTP cycle is a separate and compounding concern, but of a different kind. The review itself, even if it concludes that historic Developer Contributions have been materially under-collected, will not retrospectively recover money from past developments. Its value is forward-looking: preventing recurrence of the same allocation pattern on future schemes. That is worth doing, and Section 5 below asks Council to bring it forward — but it is not the mechanism by which the current proposed allocation can be corrected. The mechanisms for correcting the current allocation are reducing the proposed rise in this consultation, and/or refinancing the UCCS-attributable debt onto the CCO's opening balance sheet before 1 July 2027.

Taken together, these timing features produce what is in effect a one-way ratchet. If the proposed rises are adopted without the disclosures being made, the allocation is absorbed, the baseline locks in, the CCO assumes it as its starting position, and the opportunity for correction recedes. “Wait and see” is therefore not a neutral posture. It is a decision to lock the outcome in.

*Appendix F sets out the year-by-year signalling history, the comparison between LTP forecast and AP delivery, and the application of sections 93 and 14 of the Local Government Act to the Council's conduct.*

## **5. What I ask Council to do**

### **Operative asks**

On reviewing Council's proposals in this Draft Annual Plan, I ask the Council to:

1. Reduce the proposed Lake Hāwea and Luggate-connected rates rises for 2026-2027, bringing each into line with the district average of 11.6%, or at minimum within the band of 9.9% to 13.0% within which every other identified community sits. The current proposal is, on the Council's own published figures, more than five sample standard deviations above the mean of every other community.
2. Bring forward the full Developer Contributions Policy review from the 2027-2037 LTP cycle into the current year. The review itself cannot retrospectively recover growth-attributable costs from past developments, and is therefore not the mechanism by which the current proposed allocation can be corrected. Its value is forward-looking: preventing recurrence of the allocation pattern on future schemes. Bringing it forward is nevertheless a necessary step, and its deferral until after the 2027 local body election and after the 1 July 2027 CCO transfer compounds the accountability concerns set out in Section 4 above.
3. Engage directly with the Water Services CCO establishment team on the treatment of the Lake Hāwea and Luggate-connected remediation costs, with a view to refinancing them on the CCO's

opening balance sheet across the assets' economic lives, rather than concentrating the catch-up burden, in the final year of QLDC rating power, on the those ratepayers alone.

4. Commit, in the 2027-2037 Long Term Plan and in every Annual Plan thereafter, to publishing community-level indicative rates movement breakdowns for all identified communities, including separate breakdowns for connected and non-connected properties where these differ materially.

## Disclosure asks

Before the proposed rise can be adequately defended in the response to submissions or in the final Annual Plan documents, I ask Council to disclose the following. Each goes to a specific question of fact or arithmetic that the current consultation materials leave unresolved, and that is necessary for a reader to reconcile the proposed allocation with Council's obligations under the Local Government Act 2002.

5. An itemised reconciliation of the Upper Clutha Wastewater Conveyance Scheme cost. This should show, for the full \$49.8M scheme, the allocation between growth-attributable and non-growth-attributable capital; the Developer Contributions actually collected and forecast to be collected from the Hāwea and Wānaka contributing areas against the growth-attributable cost; and the resulting allocation between developers, Hāwea ratepayers, Wānaka ratepayers and any other funding source, cross-referenced to sections 197AA and 197AB of the Act.
6. A full accounting of Developer Contributions collected from the Hāwea contributing area since the start of 2013 (the beginning of the larger growth curve), broken down by year and by activity area; the portion of those contributions specifically applied to wastewater capital; and Council's reconciliation between those actual collections and the growth-attributable cost of the UCCS. The 47% growth attribution is Council's own figure, and the arithmetic it implies should be transparent before Lake Hāwea ratepayers are asked to absorb the consequences of any historic under-collection.
7. Clarification of what “overall” means in the FAQ statement that “47% overall [is] attributed to growth”. The FAQ separately confirms that the total scheme cost is allocated 50/50 between Hāwea and Wānaka ratepayers, which is a different matter. The question this disclosure seeks is whether the 47% growth attribution is itself 50/50 between the two communities (i.e. Hāwea-side growth share 47%, Wānaka-side growth share 47%), or whether it is a blended average of two different community-specific figures — for example, Hāwea-side growth share ~70% and Wānaka-side ~24% (averaging to 47%), or some other asymmetric pair. The disaggregation matters because the developer-pays obligation properly applies to each community's growth share, which in turn determines what portion of each community's cost allocation is properly recoverable from developers rather than existing ratepayers.
8. An itemised breakdown of the \$26.4M (53% of \$49.8M) that the Council attributes to non-growth capital expenditure. Specifically: (a) what portion is renewal versus level-of-service improvement versus regulatory compliance; (b) what specific assets or infrastructure the work relates to, broken down by Hāwea-side and Wānaka-side components; (c) how the implied \$13.2M Hāwea-specific non-growth allocation reconciles with the scale of the pre-growth Hāwea infrastructure (a pond-based treatment scheme serving approximately 500 people). On any ordinary accounting, it is difficult to see how renewal, level-of-service and compliance work

on a scheme of that scale would approach \$13.2M, and a more plausible reading is that a material portion of what has been classified as “non-growth” is in substance growth-driven. The submission cannot accept the 47%/53% split at face value without this reconciliation.

9. The portion of the \$49.8M UCCS capital cost allocated to capacity for growth that has yet to occur, as distinct from capacity for growth that has already occurred and for current demand. Under sections 197AA and 197AB, capacity for future growth is properly recovered from the developers of future subdivisions via Developer Contributions, not from existing Lake Hāwea ratepayers via current rates. Council should explain why any portion of the financing cost of future-growth capacity is being loaded onto today's ratepayers, rather than held on Council's balance sheet pending recovery from future Developer Contributions or from the new water services CCO after 1 July 2027.
10. An explanation of the “third party funding assumptions” referenced on page 2 of the Lake Hāwea Rates FAQ (“earlier borrowing and the removal of third party funding assumptions mean short-term financing impacts occur sooner”). What those assumptions were, by source and quantum; when they were originally incorporated into Council's modelling for the UCCS; the basis on which they were originally made; when and why they were removed; and the resulting impact on the Lake Hāwea share of the 2026-2027 rates burden.
11. Confirm, as a matter of Council policy and practice, whether it is QLDC's approach to recover growth-attributable costs from existing ratepayers in circumstances where Council has not recovered those costs from developers through Developer Contributions. If it is, under what authority, reasoning and accountability framework? If it is not, Council should explain how the proposed 2026-2027 Lake Hāwea and Luggate-connected allocation — which on the financing-cost evidence appears to do exactly this — is consistent with the policy Council does apply.
12. An explanation of why the \$35.5M reduction in the UCCS budget (from \$85.3M to \$49.8M, as disclosed in the FAQ) is not being passed through to ratepayers in the 2026-2027 year. The FAQ states that “the savings are not expected to flow through to rates until 2027-2028”, but does not explain why ratepayers are being asked to absorb a 22.3% rise in 2026-2027 that is in part justified by a capital cost the Council itself acknowledges has reduced by approximately 42%.
13. A comparison between the UCCS funding arrangement and the Kingston funding arrangement, identifying which of the features that keep Kingston's rates rise at 11.1% — interest-free HIF financing, a developer agreement under which the developer carries a share of delivery cost, and an opt-in connection regime for existing residents — were considered for application to the Upper Clutha, and if not adopted, the reasons for not adopting them. The point of the comparison is not to require that Kingston's arrangements be replicated, but to establish on the record whether the mechanisms were considered and rejected, and if so, on what analysis.
14. An explanation of why the principle articulated in the Council's own Kingston Rates Fact Sheet (March 2026) — that “it would be unfair to begin full cost recovery now” for a service residents are “not yet receiving the full benefit of”, and that cost recovery should await the completion of the scheme and growth in the ratepayer base — is being applied to Kingston but not to Hāwea. The UCCS is likewise not yet operational (Council's own September 2025 practice note confirms completion is anticipated in early 2027), and for the great majority of the 2026-2027 financial year Hāwea ratepayers will not yet be receiving the full benefit of the scheme that the proposed

22.3% rise is intended to help fund. Council should explain why the same principle has produced a \$130,000 cost-recovery deferral for Kingston and a 22.3% rate rise for Hāwea in the same financial year.

The disclosure requests above are not asked in the abstract. They go to the specific factual and arithmetic matters on which the legitimacy of the proposed 22.3% and 29.3% rises turns. Until they are answered, the proposed rises stand on consultation material that does not allow any reasonable reader to reconcile them with the Council's obligations under the Local Government Act 2002 or with the Council's own practice elsewhere in the district.

## **Closing**

We do not object to paying a fair share of the cost of the infrastructure this district needs. We object to two communities — the two with the lowest median property values in the district, and our nearest neighbours — being asked to absorb 22.3% and 29.3% rates rises on the basis of consultation material that does not allow a reasonable reader to see how those figures have been arrived at, whether they reflect cost that is properly a ratepayer burden under the Act, and why they differ so starkly from what the Council has done for Kingston.

The 22.3% rise on Lake Hāwea, and the 29.3% rise on Luggate's connected ratepayers, are not proportionate responses to genuine problems in any form that can be reconstructed from the information currently in the public domain. Until the disclosures requested in Section 5 are made, the Council is asking these two communities to accept a very large, very specific cost on a very general, very imprecise account. The Council can, and should, show its working.

I wish to speak to this submission at the hearings on 13–14 May 2026.

Signed,

[Your name]  
Hāwea Flat

*April 2026*

# **Appendix**

Supporting data, statutory references, calculations, and source materials

This appendix sets out, in fuller detail, the supporting evidence for each ground in the main submission. It is designed to be read either in full, or selectively in support of specific points raised in the body of the submission. Each appendix section is referenced from the corresponding section of the main body.

## Appendix A — Statistical analysis of the 2026-27 rates movements

This appendix presents the data underlying the claim in Section 1 that the proposed Lake Hāwea and Luggate-connected rates increases are statistical outliers.

### A.1 — District-wide indicative rates movements (median residential)

Location (median residential)	Capital Value	Proposed increase %	Proposed increase \$
<b>Lake Hāwea</b>	\$1,120,000	<b>22.3%</b>	<b>\$952</b>
Cardrona (country dwelling)	\$1,570,000	20.0%	\$871
Arrowtown	\$1,850,000	13.0%	\$709
Wānaka	\$1,610,000	12.9%	\$683
Glenorchy	\$870,000	12.8%	\$495
Queenstown	\$1,460,000	12.6%	\$612
Arthurs Point	\$1,420,000	12.6%	\$633
Kingston	\$810,000	11.1%	\$294
Luggate (NOT connected, headline figure)	\$975,000	9.9%	\$398
Lake Hayes	\$1,500,000	8.0%	\$409
<b>District average</b>	—	<b>11.6%</b>	—

Source: QLDC Draft Annual Plan 2026-2027 Supporting Document, Section 2 (“Summary of indicative total rate movements 26/27 — median values”), page 25.

This table reproduces the headline indicative rates movement table from the Council's Annual Plan supporting document. It is the basis on which most ratepayers will form their initial view of the 2026-27 rates impact. As the table shows, the only residential figures in the district above 13% are Lake Hāwea (22.3%) and the country-dwelling figure for Cardrona (20.0%). The Luggate row shows 9.9%, a figure that — as the next sub-section explains — refers only to properties not connected to reticulated water and wastewater.

### A.2 — Connected properties: the picture the headline table does not show

The Council's Lake Hāwea Rates FAQ, on page 4, includes a separate table of total rates for the median residential property in each location, comparing 2025-26 rates to 2026-27 proposed rates. This second table includes a row for Luggate “connected to water and wastewater” that does not appear in the headline indicative rates movement table at all. The connected-properties picture is materially different from the headline picture.

Location	CV	2025-26 rates	2026-27 rates	Increase
<b>Luggate (connected)</b>	\$975,000	\$4,575	\$5,917	<b>29.3%</b>
<b>Lake Hāwea (connected)</b>	\$1,120,000	\$4,259	\$5,209	<b>22.3%</b>
Wānaka (connected, Wānaka)	\$1,610,000	\$5,291	\$5,970	12.8%
Wānaka (connected, Albert Town)	\$1,610,000	\$3,902	\$4,541	16.4%

Location	CV	2025-26 rates	2026-27 rates	Increase
Queenstown (connected, Lower Shotover)	\$1,460,000	\$5,067	\$5,470	8.0%
Arrowtown (connected)	\$1,850,000	\$5,450	\$6,159	13.0%

Source: QLDC Lake Hāwea Rates FAQ (April 2026), page 4. Increase percentages calculated from the dollar values shown.

On a like-for-like comparison of connected residential properties only — that is, comparing communities on the same basis — the picture changes. Luggate-connected sits at 29.3% and Lake Hāwea at 22.3%. Wānaka and Albert Town (also part of the Upper Clutha wastewater scheme via Project Pure) come next at 12.8% and 16.4% respectively. Queenstown and Arrowtown sit at the lower end. The two highest-rise communities are not isolated outliers within the Wānaka/Upper Clutha cluster — they are part of a structural pattern affecting the smallest connected communities most heavily.

### A.3 — Statistical outlier analysis

Treating the eight other identified residential community figures (Queenstown, Wānaka, Arrowtown, Glenorchy, Lake Hayes, Luggate-headline, Kingston, Arthurs Point) as a comparable population, the mean residential rates increase is approximately 11.6% with a sample standard deviation of approximately 1.8 percentage points. Lake Hāwea's 22.3% sits approximately 5.9 sample standard deviations above this mean. Luggate-connected's 29.3% sits approximately 9.8 sample standard deviations above this mean.

In a process treating communities consistently, even one community sitting more than 3 standard deviations from the mean would be exceptional. Two communities sitting at 5.9 and 9.8 standard deviations above the mean cannot reasonably be the natural outcome of a consistent process. The statistical signature is itself evidence of a structural treatment that singles out small connected communities. By way of contrast, Lake Hāwea's 2022-23 z-score against the comparable peer set was approximately 1.75 — which is to say, the escalation is recent and sharp, not part of a long-running pattern of disproportionate burden.

### A.4 — Burden relative to property value

Because rates are notionally levied on property value (capital value, or CV), a fair comparison of burden across communities should normalise for the property base from which rates are levied. The relevant measure is rates rise per \$1M of CV.

Location (median residential)	Median CV	Annual rates rise	Rise per \$1M of CV
<b>Luggate (connected)</b>	\$975,000	<b>\$1,342</b>	<b>\$1,377</b>
<b>Lake Hāwea (connected)</b>	\$1,120,000	<b>\$952</b>	<b>\$850</b>
Glenorchy	\$870,000	\$495	\$569
Cardrona (country dwelling)	\$1,570,000	\$871	\$555
Arthurs Point	\$1,420,000	\$633	\$446
Wānaka	\$1,610,000	\$683	\$424
Queenstown	\$1,460,000	\$612	\$419

<b>Location (median residential)</b>	<b>Median CV</b>	<b>Annual rates rise</b>	<b>Rise per \$1M of CV</b>
Arrowtown	\$1,850,000	\$709	\$383
Kingston	\$810,000	\$294	\$363
Lake Hayes	\$1,500,000	\$409	\$273

*Calculated from QLDC Draft Annual Plan 2026-2027 Supporting Document, Section 2, and QLDC Lake Hāwea Rates FAQ (April 2026), page 4. Rise per \$1M CV = (rates increase \$ / CV) × \$1,000,000.*

On this measure, Luggate-connected ratepayers are being asked to pay \$1,377 of additional annual rates for every \$1,000,000 of capital value — more than five times the figure asked of Lake Hayes (\$273). Lake Hāwea ratepayers are being asked to pay \$850 per \$1M CV — more than three times the figure asked of Lake Hayes. The two communities with the lowest median CVs in the district are being asked to pay, per dollar of property owned, by far the highest rates rises. This is the structural definition of a regressive rates allocation.

## Appendix B — Growth attribution arithmetic

This appendix sets out the arithmetic that converts the developer-pays argument from inference to calculation. The arithmetic rests on a single specific admission published by the Council in its Lake Hāwea Rates FAQ in April 2026.

### B.1 — The 47% admission

On page 2 of the Lake Hāwea Rates FAQ, the Council states:

*“Under the current LTP assumptions, the wastewater project is split 50/50 between Hāwea and Wānaka ratepayers, with 47% overall attributed to growth.”*

*Source: QLDC Lake Hāwea Rates FAQ (April 2026), page 2, in answer to the question “How are project costs currently split?”*

This is, to my knowledge, the first specific published numerical attribution of the Upper Clutha Wastewater Conveyance Scheme cost between growth and non-growth components. It enables an arithmetic analysis of the developer-pays position that was not possible before its publication.

### B.2 — The \$23.4M / \$26.4M / \$13.2M allocation

Applied to the revised UCCS budget of \$49.8M:

*Total scheme cost: \$49.8M    Growth-attributable (47%): \$23.4M    Non-growth-attributable (53%): \$26.4M    Hāwea share of non-growth (50% of \$26.4M): \$13.2M    Hāwea share of growth (50% of \$23.4M): \$11.7M*

Under sections 197AA and 197AB of the Local Government Act, the \$23.4M growth share is the portion the Act contemplates being recovered from developers via Developer Contributions, not from existing ratepayers via rates. The \$26.4M non-growth share is the portion properly recoverable from ratepayers, of which Hāwea's 50% allocation amounts to approximately \$13.2M over the scheme's asset life.

That \$13.2M Hāwea-specific non-growth allocation does not, on its face, appear plausible and warrants explicit itemisation. The pre-growth Hāwea wastewater infrastructure was a relatively simple pond-based treatment scheme serving approximately 500 people. On any ordinary accounting, the renewal, level-of-service and regulatory-compliance capital requirement for a scheme of that scale and nature would not approach \$13.2M. For reference, the 2021 Three Waters stimulus MBBR upgrade to the existing Hāwea plant cost approximately \$1.2M and was designed to extend plant life; routine pipe renewals over a decade, at a scale appropriate to a 500-to-800-person settlement, would add further millions but not double digits.

Until Council itemises what the \$13.2M Hāwea-specific non-growth allocation actually comprises — which specific assets, what proportion is renewal versus level-of-service versus compliance, and how the figure reconciles with the pre-growth scale of the Hāwea infrastructure — the 47%/53% growth/non-growth split cannot be taken at face value. A more plausible reading, pending disclosure, is that a material part of what Council has classified as “non-growth” is in substance growth-driven capital (new assets or capacity upgrades that exist only because of the population expansion), which ought under sections 197AA and 197AB to fall within the developer-pays envelope. The disclosure request on this point is set out in Section 5 of the main submission.

### B.3 — The cost-movement breakdown: financing dominates

On page 3 of the FAQ, the Council provides a year-on-year breakdown of the cost movements driving the Hāwea wastewater rates increase:

Cost item (Hāwea wastewater)	Previous	Current	Change
Interest & depreciation	\$308,793	\$628,205	<b>+\$319,412</b>
Loan repayments	\$100,000	\$358,060	<b>+\$258,060</b>
Operating costs	\$336,916	\$480,992	+\$144,076
<b>TOTAL annual increase</b>	<b>\$745,709</b>	<b>\$1,467,257</b>	<b>+\$721,548</b>
<b>Of which: financing cost (interest + loans)</b>			<b>\$577,472 (80%)</b>

Source: QLDC Lake Hāwea Rates FAQ (April 2026), page 3 (“Wastewater — Cost Movements” table). The 80% financing-cost figure is calculated by adding interest & depreciation (\$319,412) and loan repayments (\$258,060) and dividing by the total annual increase (\$721,548).

Of the \$721,548 annual increase in Hāwea wastewater costs, \$577,472 — about 80% — is financing cost on borrowings. Only \$144,076 (20%) is operating cost. The 2026-27 rates increase is, in structural terms, predominantly an interest bill on debt-financed capital.

#### **B.4 — Why financing-cost dominance is the structural tell**

Developer Contributions, by their statutory design under Subpart 5 of Part 8 of the Local Government Act, are collected upfront in cash from developers at the point of consent. They are intended to fund the growth-attributable portion of capital expenditure as it is incurred. A scheme that recovers the full growth share of its capital cost via Developer Contributions does not need to borrow the growth share. It does not therefore generate any corresponding interest cost.

Conversely, where Developer Contributions have not been adequate to cover the growth share of a scheme, the Council must borrow that capital. The interest on those borrowings is then payable in perpetuity (or until the loan is amortised) by the rate-funded base. The interest cost shows up year after year in the rates calculation, even though the underlying capital was supposed to have been developer-funded.

The fact that approximately 80% of the 2026-27 Hāwea wastewater cost increase is financing cost — not operating cost, not depreciation on existing assets, but interest and loan repayments on new debt — is the structural evidence that the growth share of the UCCS has been substantially debt-financed rather than Developer-Contribution-funded. The Council has, in effect, borrowed the developer's share of the project, and is now passing the interest bill to existing Lake Hāwea ratepayers.

#### **B.5 — The “but for growth” counterfactual**

The 47% growth attribution allows the rates rise to be modelled on the counterfactual that Developer Contributions had adequately funded the growth share. Applying the 47% to the \$952 annual increase on a median Lake Hāwea property: approximately \$447 is attributable to the growth-related component of the capital cost. Had Developer Contributions covered that share, the annual rates rise would have been in the order of \$505, equating to approximately 11.9% rather than 22.3%.

The full 10.7-percentage-point excess of the proposed Lake Hāwea rise over the 11.6% district average is, on the Council's own figures, attributable to the failure of developer contributions to have funded the growth-attributable portion of this scheme.

## **Appendix C — Statutory framework**

This appendix sets out the relevant provisions of the Local Government Act 2002 on which the developer-pays and accountability arguments in the main body rely.

### **C.1 — Section 197AA: Purpose of developer contributions**

Section 197AA states the purpose of the Developer Contributions regime:

*“The purpose of this subpart is to enable territorial authorities to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.”*

This is the statutory anchor for the developer-pays principle. The words “fair, equitable, and proportionate” are not aspirational; they are the operative standard against which the actual recovery of growth costs from developers must be assessed.

### **C.2 — Section 197AB(a): The trigger for developer contributions**

Section 197AB sets out the principles the Council must take into account when preparing its Developer Contributions Policy and when requiring developer contributions. Sub-section (a) defines when a contribution is justified:

*“Development contributions should only be required if the effects or cumulative effects of developments will create or have created a requirement for the territorial authority to provide or to have provided new or additional assets or assets of increased capacity.”*

On any reasonable assessment, the cumulative effect of growth in Lake Hāwea — including but not limited to Longview — has created a requirement for new or additional wastewater capacity. The trigger in s.197AB(a) is plainly met.

### **C.3 — Section 197AB(c): The proportionality principle**

Sub-section (c) requires:

*“cost allocations used to establish developer contributions should be determined according to, and be proportional to, the persons who will benefit from the assets to be provided (including the community as a whole) as well as those who create the need for those assets.”*

The proper question under (c) is: who created the need for the new capacity, and who benefits from it? On the Council's own analysis, growth created 47% of the need. The cost of meeting that need is being allocated almost entirely to existing Lake Hāwea ratepayers, rather than to the developers who created the demand or the future occupants who will benefit. This is the inverse of what (c) requires.

### **C.4 — Section 93: Long Term Plan signalling**

Section 93 of the Act requires the Council to prepare a Long Term Plan describing the activities the Council intends to undertake and the funding sources for those activities, with sufficient detail and accuracy that ratepayers can rely on the plan in making their own financial decisions. The signalling function of the LTP is fundamental: it is what allows ratepayers to plan and what allows property values to adjust to reflect knowable future costs.

Lake Hāwea's actual rates trajectory (1.80% → 8.57% → ~10% → ~11% → 15.3% → 22.3%) bears no resemblance to the trajectory signalled by any LTP within the same period. A property purchased in Lake Hāwea on the basis of the then-published rating signals has, predictably, no reasonable basis for the trajectory now being delivered.

### **C.5 — Section 14: Principles relating to local authorities**

Section 14 sets out the principles that local authorities must act in accordance with. Sub-section (1)(a)(i) requires the Council to “conduct its business in an open, transparent, and democratically accountable manner”. Sub-section (1)(g) requires the Council to “ensure prudent stewardship and the efficient and effective use of its resources in the interests of its district”.

The core accountability concern relevant to this submission is the timing of the transfer of water assets to the new Council Controlled Organisation on 1 July 2027. If the proposed 2026-2027 allocation is adopted, the cost and its associated debt will be inherited by the CCO on its opening balance sheet, along with the community-specific attribution decisions. The practical likelihood of that allocation being revisited once it has crystallised as inherited financial position in a new entity is materially lower than the practical likelihood of it being corrected now, while it remains within QLDC's current rating authority. The section 14 principles therefore weigh toward resolving the disclosure questions, and correcting the allocation if the disclosures show it cannot be justified, before the transfer happens.

The deferral of the Developer Contributions Policy review to the 2027-2037 LTP cycle is a separate but compounding concern. The review is worth bringing forward (Section 5 of the main submission asks Council to do so), but it cannot retrospectively recover money from past developments and is therefore not the mechanism by which the current proposed allocation can be corrected. The section 14 tension is principally about the CCO transfer timing, with the Developer Contributions Policy review deferral sitting alongside it as context.

### **C.6 — Section 101: Financial management and the duty to consider overall impact**

Section 101(3) of the Local Government Act 2002 sets out the matters the Council must consider in determining how funding needs are met from the various funding sources. Sub-section (3)(a) requires Council to consider, in relation to each activity to be funded:

*“(i) the community outcomes to which the activity primarily contributes; (ii) the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; (iii) the period in or over which those benefits are expected to occur; (iv) the extent to which the actions or inactions of particular individuals or a group contribute to the need to undertake the activity; (v) the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.”*

Sub-section (3)(b), critically for this submission, then requires the Council to consider:

*“the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community.”*

This second limb is the explicit statutory hook for the regressivity argument. The “overall impact” test requires the Council, when settling on its allocation, to weigh not only whether the allocation can be defended on technical grounds (which community uses which service), but whether the resulting impact on community well-being is proportionate. A rates allocation that loads the highest per-dollar burden

onto the two communities with the lowest median capital values — and onto residents whose practical ability to absorb a 22.3% or 29.3% rates rise is materially less than the ability of a Wānaka or Lake Hayes household to absorb a 12% or 8% rise — is the sort of allocation the section 101(3)(b) test exists to surface.

The Local Government (Rating) Act 2002 reinforces this concern at the practical end. Section 21 caps the proportion of total rates revenue that can be raised through Uniform Annual General Charges and uniform-basis targeted rates at 30%. The reason for the cap, as noted in the Local Government Commission's commentary on the Act and in the New Zealand academic literature on rating policy, is that uniform charges fall equally on every property regardless of value or capacity to pay, and are therefore inherently regressive. The 30% cap exists because Parliament recognised that regressivity in local rates is a thing the law must guard against.

Targeted rates for water and sewage services are exempted from the 30% cap, on the basis that those rates relate directly to a service the ratepayer either uses or has access to. That exemption is a permission to charge such rates, not a permission to allocate them in a way that produces sharply regressive outcomes. The section 101(3)(b) duty to consider the overall impact of allocation continues to apply, and is itself the safeguard against the exemption being used in ways inconsistent with the broader policy of the Act.

The Council should be required to demonstrate, in its response to submissions, how it has discharged the section 101(3)(b) duty in respect of the proposed Lake Hāwea and Luggate-connected allocations. The publicly available consultation materials do not address this point, and the disproportionate per-dollar burden the data discloses cannot be reconciled with section 101(3)(b) without explicit Council reasoning.

## **Appendix D — The Longview case and the wider growth pattern in Lake Hāwea**

### **D.1 — Longview: SHA approval, scope and timeline**

The Longview subdivision is a Special Housing Area at Lake Hāwea, developed by Universal Developments under consent SH190005. The SHA was approved in April 2020 for 400 residential units (subsequently developed to a yield of approximately 480 lots) plus a five-hectare commercial precinct. Land was rezoned from rural to residential under the Housing Accords and Special Housing Areas Act 2013 (now repealed) instrument.

### **D.2 — Original developer commitments**

The Special Housing Area instrument was justified, in part, by reference to specific developer-funded infrastructure commitments. These are understood to have included a separate pipeline connection from Longview to the Project Pure wastewater treatment plant at Wānaka, and upgrades to the Hāwea Bore Pump Station. Those commitments were presented at the time as the mechanism by which Longview's incremental infrastructure demand would be met at the developer's cost, consistent with the developer-pays principle.

### **D.3 — What actually happened**

Six years on, that case has not held up. The Hāwea Wastewater Treatment Plant remains non-compliant with its discharge consent, has been operating under an abatement notice from the Otago Regional Council since 2025, and new wastewater connections in Hāwea were limited by the Council from 30 September 2025. The Longview-specific pipeline solution has been substantially absorbed into the wider \$80.1M Upper Clutha Wastewater Conveyance Scheme — with the cost of that wider scheme now being loaded onto Lake Hāwea ratepayers via the proposed 22.3% increase. The Council's 2026-27 update to the Developer Contributions Policy is a 3.8% inflationary uplift across two years, with no apparent reassessment of whether developer contribution levels are commensurate with the real cost of the now-required infrastructure.

### **D.4 — Developer Contributions arithmetic**

The current QLDC Developer Contributions rate at Lake Hāwea is approximately \$42,208 per residential section. Applied notionally to Longview's 480 lots, the theoretical maximum Developer Contribution recovery at current rates would be approximately \$20.3M. However, Developer Contributions are charged at the rates in force when each consent is lodged, not at current rates. Longview lots consented in 2020-2022 would have been charged at the 2018-2028 LTP Developer Contribution rates, which were materially lower. A reasonable estimate of actual Developer Contribution recovery from Longview is in the range of \$6M to \$10M.

By way of comparison, the 50% Hāwea share of the 47% growth-attributable cost of the UCCS alone amounts to approximately \$11.7M. Even if 100% of Longview's actual Developer Contributions had been allocated to wastewater (they were not — Developer Contributions are split across multiple activity areas including reserves, transport, and stormwater), Longview's contribution would be insufficient to cover the Hāwea share of the growth-attributable scheme cost it is in significant part responsible for. Other developments in the contributing area would need to make up the gap. Whether they have, and to what extent, is precisely the question my LGOIMA request seeks to answer.

## D.5 — The wider growth pattern

Lake Hāwea is one of the fastest-growing small townships in the district. Census data on the narrow township boundary shows:

*2006 census: ~552 people    2013 census: ~798 people    2018 census: 1,200 people (+50% in 5 years)  
2023 census: 2,020 people (+68% in 5 years)    2025 estimate: ~2,500 people    Approximately 4.5×  
population growth over 19 years.*

This is a paradigmatic growth case. The corresponding investment in wastewater capacity — a scheme that any reasonable infrastructure planner would have anticipated by 2010 at the latest — has been delayed and absorbed into a capital programme that is now being recovered substantially from the existing ratepayer base rather than from the developers and growth itself. That is exactly the failure of the developer-pays mechanism that sections 197AA and 197AB were designed to prevent.

## Appendix E — Affordability and regressivity

### E.1 — Median CV ranking by community

The two communities bearing the highest proposed rates rises are the two with the lowest median residential capital values in the district.

Community (median residential)	Median CV	Proposed rise %	Rise per \$1M CV
<b>Luggate (connected) — lowest CV, highest rise</b>	\$975,000	<b>29.3%</b>	<b>\$1,377</b>
<b>Lake Hāwea — second lowest CV, second highest rise</b>	\$1,120,000	<b>22.3%</b>	<b>\$850</b>
Queenstown	\$1,460,000	12.6%	\$419
Lake Hayes	\$1,500,000	8.0%	\$273
Wānaka	\$1,610,000	12.9%	\$424
Arrowtown — highest CV	\$1,850,000	13.0%	\$383

*Source: QLDC Draft Annual Plan 2026-2027 Supporting Document, Section 2; QLDC Lake Hāwea Rates FAQ (April 2026), page 4.*

### E.2 — The compounding effect

These rises are not occurring in isolation. They sit on top of substantial rises imposed in 2025-26. The two-year cumulative impact for a median Lake Hāwea connected property is approximately \$1,816 in additional annual rates. For a median Luggate connected property, the comparable two-year cumulative is even higher in proportional terms, given the 29.3% rise being imposed on top of last year's 17.6%.

### E.3 — Why CV is not a perfect proxy for ability to pay, but is the best available

Capital value is the basis on which rates are levied; it is therefore the legally and practically relevant measure for assessing rates burden. It is not a perfect proxy for household income or ability to pay (a holiday home in Wānaka may be owned by a wealthier household than the median Lake Hāwea family home, despite higher CV), but it is the measure the Council itself uses, and the measure on which any analysis of regressivity must rest. On that measure, the structural pattern is unmistakable: the smallest, lowest-CV communities are bearing the highest per-dollar burden.

#### **E.4 — The Council's own equity commitments**

Equity is identified in the Council's Strategic Framework as a cross-cutting principle. The proposed allocation cannot be reconciled with that commitment in its current form. The Council should be required to explain, in its response to submissions, how a rates allocation in which the lowest-CV communities pay 3-5× the per-dollar burden of the highest-CV communities is consistent with the equity principle the Strategic Framework identifies.

## Appendix F — The signalling failure: section 93 and section 14

### F.1 — Lake Hāwea rates trajectory year-by-year

Year	Lake Hāwea median residential rates increase	Approximate cumulative since 2020-21
2021-22	1.80%	1.8%
2022-23	8.57%	10.5%
2023-24 (estimated)	~10%	~21.6%
2024-25 (estimated)	~11%	~35.0%
2025-26	15.3%	~55.7%
<b>2026-27 (proposed)</b>	<b>22.3%</b>	<b>~90.5%</b>

Source: QLDC Annual Plans and Long Term Plans 2021-22 to 2026-27. Cumulative figure is approximate compounding for illustrative purposes; estimated values for 2023-24 and 2024-25 are based on intermediate-year LTP and AP signals.

### F.2 — Why this matters under section 93

A property buyer at Lake Hāwea in early 2022, relying on the Council's then-published rating signals, would have expected modest year-on-year rates rises broadly aligned with inflation and the district average. The actual cumulative rates increase to 2026-27 is approximately 90%. That is a divergence of an order of magnitude beyond what any reasonable buyer could have anticipated from the Council's signalling at the time.

Section 93 of the Local Government Act exists precisely because property owners and prospective buyers need to be able to rely on the Council's published rating intentions when making decisions that depend on the long-term cost of holding property. The signalling function is not a soft expectation; it is the core purpose of the LTP regime. The proposed 22.3% rise — coming on top of a 15.3% rise in the prior year, neither of which was signalled in any LTP at the time of recent property purchases — represents a substantive failure of the section 93 function for Lake Hāwea ratepayers.

### F.3 — Why the deferral of the Developer Contributions Policy review fails section 14

Section 14(1)(a)(i) of the Act requires the Council to conduct its business in an open, transparent and democratically accountable manner. The Council's published timetable for the substantive review of the Developer Contributions Policy puts that review beyond the 2027 local body election and beyond the 1 July 2027 transfer of water assets to the new Council Controlled Organisation. By the time any Developer Contribution under-collection has been quantified, the rating power to remedy it (within QLDC) will have transferred and the political accountability for the original allocation will have changed hands.

This sequencing — deferring the accountability mechanism beyond the point at which it could change the outcome, while extracting the resource impact in the meantime — is in tension with the section 14 principles. The Council should be required to explain why the substantive Developer Contributions Policy review cannot reasonably be brought forward into the current rating period.

## **Appendix G — National context**

### **G.1 — QLDC's national position on cumulative rates rises**

On the most recent Taxpayers' Union Rates Dashboard analysis, QLDC's cumulative average rates increase over the three years to 2025-26 is approximately 50.23% — the fourth-highest of the 78 territorial authorities in New Zealand. Lake Hāwea sits at the upper end of that distribution within QLDC.

### **G.2 — Data sources**

Comparative national data on local authority rates is available through several public sources: Stats NZ publishes Local Authority Financial Statistics quarterly; the Department of Internal Affairs publishes the Local Government Performance Metrics dataset; Treasury publishes commissioned analyses of local government revenue trends; and the New Zealand Taxpayers' Union publishes an annual Rates Dashboard ranking all territorial authorities. None of these sources contain community-level breakdowns within QLDC; that data exists only with Council itself, which is why the asks in Section 5 include a commitment to publish community-level breakdowns annually as a transparency obligation.

### **G.3 — The wider local-government context**

New Zealand local government as a whole is in a difficult financial position, with rising compliance and infrastructure renewal costs across the sector. This submission does not dispute that broader context. The objection is specifically to the allocation of cost within QLDC — to the concentration of disproportionate burden on the smallest and least-wealthy connected communities, while broader-base district investments enjoy the cushioning effect of a larger rating pool. That is a problem of allocation, not of overall affordability of the local-government system.

# **Submission on the QLDC Draft Annual Plan 2026- 2027**

**To:** Queenstown Lakes District Council

**Submitter Name:** Claire & Warren

Moser

**Location:** Lake Hāwea

**Subject:** Opposition to the proposed rates increase for Hāwea residents.

## **1. Position**

I **oppose** the proposed rates increase for Lake Hāwea residents as outlined in the Draft Annual Plan 2026-2027. While I understand the need for infrastructure maintenance, the scale of this increase is unsustainable for our community.

## **2. Reasons for Opposition**

- **Cumulative Financial Pressure on Households:** Our household, like many in Hāwea, has already absorbed consistent annual rate increases. We

have reached a "tipping point" where these costs are no longer a minor adjustment but a significant financial burden. This proposal does not seem to account for the compounding effect of past increases on fixed and middle-income residents.

- **Impact on the Local Workforce:**

Hāwea is home to the tradespeople, hospitality workers, and service staff who keep this district running. A sharp increase in rates directly threatens the affordability of living here for these essential workers. If the people who build and serve the community can no longer afford to live in it, the long-term sustainability of the entire Upper Clutha area is at risk.

- **Equity and "Growth Paying for Growth":** We acknowledge that Hāwea has experienced significant population

growth. However, the cost of the required infrastructure—specifically water and wastewater upgrades—should not fall so heavily on existing ratepayers. These costs should have been more robustly captured through **Developer Contributions** before consents were granted. Existing residents should not be the "backstop" for infrastructure required by new developments.

- **Regional Fair Share:** In previous years, Hāwea ratepayers have contributed to regional projects that provided little to no direct benefit to our specific township. It is inequitable that when Hāwea requires essential infrastructure, the burden is localized, rather than being balanced by the wider regional fund that we have historically supported.

# 3. Decision Sought from Council

I ask that the Council:

- **Reduce the proposed rates increase** for Hāwea by finding further operational savings or extending the debt-servicing period for major projects.
- **Review the Development Contributions policy** to ensure that future growth is fully funded by those profiting from development, rather than existing residents.
- **Apply a more equitable funding model** where the costs of essential "district-wide" benefits are shared more fairly across the entire rating database, rather than targeting small communities for localized infrastructure spikes.

Moser, Jill

/ Annual Plan /  
/ Mahere ā tau /

2025  
2026



1 July 2025 – 30 June 2026

**／ Welcome ／**

**／ Haere mai ／**

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# Welcome from Glyn and Mike

## He mihi nā Glyn me Mike

### **Nau mai, haere mai.** **Welcome to the** **Annual Plan** **2025-2026.**

This Annual Plan covers off year two of the Long Term Plan 2024-2034 (LTP)<sup>1</sup>, which was adopted by this Council in September 2024 on a deferred timeframe. In December 2023, the coalition Government provided formal direction to bring planning and delivery of three waters infrastructure back onto councils' books for years 3-10 of their LTPs. This represented a significant change to the requirement under the former government to include three waters for years 1 and 2. The consequence of this change in direction is huge for our district and it was the key driver behind a decision to defer the LTP process. This delay allowed more time to meet changed government requirements for

planning and delivery of three waters infrastructure, and to reintroduce water assets back into our long term budgets. It required careful scrutiny of all our projects, services, programmes and general operating costs, and making some very tough decisions around priorities.

At the time we talked a lot about focusing on getting the basics right, delivering on work underway and other existing commitments, and made it clear that due to financial constraints, there was very little room for changes within the first two-to-three years of the plan.

So that's where we're at right now. Our teams have closely analysed the budgets and investment plan to confirm the specific projects, resourcing and costs for the 2025-2026 year, and determined there are no significant differences from the content of the LTP.

The Council has had to allow for additional cost pressures including the significant change in NZTA

related road subsidy funding. Despite that, the Council has managed to retain its planned programme largely unchanged, and most importantly, has kept its projected rates rise in line with that forecast last year.

With this in mind, Council decided at a meeting in February that it did not need to formally consult on the draft Annual Plan this year. Instead, we shared information to remind the community what Council had already committed to through this Annual Plan, providing updates on progress since the LTP was adopted and an informal opportunity to share general feedback. You can read more about this on page 9.

While it's only been a short period of time since the LTP was adopted, Council has achieved a lot.

Late January saw a significant milestone in Queenstown, with the opening of the Town Centre Arterial Road<sup>2</sup>. The road features stunning

artworks which share Kāi Tahu narratives and values with locals and visitors and after four years of significant disruption to those living in and working in the area, it's good to see traffic flowing through this major infrastructure investment.

There's been a lot of work underway to enable opportunities for more housing in the district. In December 2024, work began to deliver new water supply, wastewater and stormwater infrastructure in Kingston<sup>3</sup>. We brought forward a project to deliver new water supply, treatment and storage infrastructure for the growing township of Luggate<sup>4</sup>. We were also pleased to get the nod of approval from the Environment Minister on the Te Pūtahi Ladies Mile District Plan variation, creating a new zone to help provide for future housing demand around Queenstown.

Earlier this year Council finalised the sale of the 'commonage' land off Vancouver Drive in Queenstown.

<sup>1</sup> <https://www.qldc.govt.nz/ltp/>

<sup>2</sup> <https://www.qldc.govt.nz/your-council/major-projects/queenstown-town-centre-arterial/>

<sup>3</sup> <https://www.qldc.govt.nz/your-council/major-projects/kingston-infrastructure-works/>

<sup>4</sup> <https://www.qldc.govt.nz/your-council/major-projects/water-treatment-upgrades/luggate-water-upgrades/>

The 9.5ha block of land is intended for residential development and was the last remaining portion of a much larger area that was vested in Council by central government in 1971, on the basis any proceeds are used to invest in local infrastructure. The \$33M sale will free up borrowing capacity to address water infrastructure challenges.

Council acted on a clear message from Wānaka-based LTP submitters that new fields are wanted urgently for different sports. Staff looked for creative ways to fast-track remediation of the Ballantyne Road wastewater oxidation pond site through a commercial agreement with a private developer. Work to remediate the site is underway and once complete, will result in a large flat grassed area. While it will not be finished to a formalised sports field standard, the area will be available for community recreation and sport. In time, this work will help achieve the long-term vision to develop a Ballantyne Road Sports Hub for community use.

In February 2025, we joined forces with Central Otago District Council and Otago Regional Council to prepare and submit a joint proposal to central government under the Regional Deals framework. If approved, the proposal will provide a pathway to supporting continued economic growth and also addresses the growth pressures the Queenstown Lakes and Central Otago communities' have been experiencing for some time. It's also a fantastic opportunity to leverage our combined strengths to improve tourism productivity for the region and for Aotearoa New Zealand using a framework that has been successfully implemented internationally. We hope to be able to update you on this soon.

Looking at the year ahead, uncertainty remains a key challenge.

Council continues to navigate the requirements of the government's Local Water Done Well legislation. The organisation is in a strong position to respond thanks in part to taking the time last year to

reintegrate three waters delivery and servicing into the LTP – this work means we have a clear and up-to-date picture of our district's capital needs and ongoing operational costs. At the time of publishing this plan, Council is considering the feedback we received from the community on a preferred future water service delivery model and will make a decision on Thursday 31 July 2025, with a requirement to submit the plan to central government in September 2025.

The government's Fast Track Approvals Act came into force on 23 December 2024, establishing a fast-track approvals regime for infrastructure and development projects of national and regional significance. While Council has no decision-making role in the approval process, it is considered an 'affected party' and must be consulted. With eight local projects formally listed in the legislation and more anticipated, this will become a major area of work and will likely place even further pressure on the capacity of our district's infrastructure.

Some other big projects coming up include finalising an updated Climate and Biodiversity Plan, which will reinforce our commitment to responding to biodiversity loss and climate change district-wide.

We're also producing an updated Waste Management and Minimisation Plan, setting the direction for our district to move towards a low-waste future, including actions to tackle construction waste and turn organic waste into a valuable resource.

Continuing the environmental management theme, we'll start to see a bit more progress to deliver Project Tohu, which will plant over 500,000 indigenous species of grasses, shrubs and trees on the former Coronet Forest site. In the future, this site will also feature a community mountain bike trail network, horse and walking trails and local picnic areas for the community to enjoy.

Work will continue on safety upgrades at Wānaka Airport, which are required to achieve qualifying status under Part 139 of the Civil Aviation Rules. A future strategic review process for Wānaka Airport will also begin later this year, with the view to developing a long-term vision (Master Plan) for this important infrastructure after this has been concluded.

Expect to hear more on this and lots of other opportunities to get involved in local projects and strategies soon. There's a new section on our Let's Talk community engagement website<sup>5</sup> dedicated to what's coming up, so keep your eyes on that for more detail on how to influence the things that matter to you and your community.

While Council did not formally consult the community on this Annual Plan, we consulted the community on proposed changes to user fees and charges, which Council adopted on 26 June 2025 along with this plan. These fees and charges allow Council to pass on a portion of the costs to deliver a service on to those who directly use or benefit. This reduces the amount of funding that needs to be collected through rates. We also invited local community groups to apply for grants through our annual funding rounds.

It might feel a long way off, but Council is already starting to think about LTP 2027-2037. As this early work begins it's important the community has a meaningful opportunity to contribute. This will involve a separate early engagement process from November 2025, following the swearing in of the new Council, giving people a chance to put forward ideas for new projects or investments, to be considered in time for the LTP 2027-2037. We'll provide more information after the local government elections taking place on 11 October 2025, in the meantime read on to find out more about what's planned for the coming year.

## **Kā mihi nui.**



**Glyn Lewers**  
Queenstown Lakes  
District Mayor



**Mike Theelen**  
Chief Executive





**Section 1 –  
An overview**

**Wāhaka 1 –  
He tirohaka  
whānui**

## What's an Annual Plan?

## He aha te Mahere ā-Tau?

The Council prepares a Long Term Plan every three years. In each of the two interim years, we prepare an Annual Plan. This determines the specific projects, resourcing and budgets for each year ahead. This Annual Plan outlines any changes to the information included in year two of the Long Term Plan 2024-2034 that was adopted in September 2024.

Although this is a statutory process defined by the Local Government Act 2002, the Annual Plan is also an opportunity to take stock of what has changed since the last Long Term Plan was completed and reset ahead of the upcoming financial year.

## Our approach for Annual Plan 2025-2026

## Tā mātou aroka mō te Mahere ā-Tau 2025-2026

This year Council took a more informal approach to engaging with the community on the draft Annual Plan 2025-2026.

The decision was made by Councillors on 13 February, on the basis there are no significant changes from the Long Term Plan 2024-2034.

The community was invited to provide informal feedback via council's Lets Talk platform.

This feedback was provided to Councillors to consider, but wasn't subject to formal hearings and deliberations. Council did run a separate consultation on proposed user fees and charges for 2025-2026. You can find out more about what these changes mean on the following page.

Looking ahead, Council will run a separate early engagement process from November this year to give people a meaningful opportunity to put forward ideas for new projects or investments, to be considered in time for the Long Term Plan 2027-2037. More information will be provided closer to the time.

## User fees and charges for 2025-2026

QLDC provides a range of user pays services throughout the district. These include (but are not limited to) services such as processing building or resource consents, dog registration, access to sport and recreation or community facilities, use of Wānaka airport landing facilities, and carparking.

These fees and charges allow Council to pass on a proportion of the costs to those who use and directly benefit from these services and facilities, reducing the amount of funding that needs to be collected through rates.

The Revenue and Financing Policy<sup>6</sup> determines how each Council activity or service is funded. Fees and charges are reviewed every year against this policy to ensure they are kept up to date and reflect the actual and reasonable costs to deliver an activity or service. Fees and charges are usually reviewed as part of the Long Term Plan or Annual Plan process, however this financial year, the process was considered separately.

This is because QLDC chose to adopt a more informal approach to community engagement on its proposed Annual Plan 2025-2026, seeking general feedback instead of a formal consultation.

This decision was made by the Council on the basis there are no significant or material changes proposed for year two of the Long Term Plan 2024-2034 (LTP), which was adopted in September 2024. This approach aligns with the requirements of the Local Government Act 2002<sup>7</sup>.

As part of the LTP, it was agreed that user fees and charges would be adjusted each year based on inflation (CPI<sup>8</sup>) plus rounding. The reason for this approach is to keep fees in line with rising costs and prevent sudden large increases in the future. For 2025-2026, CPI is 2.6%.

This approach applies to most user fees and charges, however there are five areas where a different approach to increasing fees has been taken, including:

- > Sport and recreation
- > Planning and development
- > Car parking in Queenstown
- > Dog registration fees
- > Wānaka Airport

More information about these fee increases can be found in section 4.

Consultation on user fees and charges took place from 21 March – 30 April 2025. Council received 63 submissions in response to the consultation. On 26 June 2025, the Hearing Panel recommended that Council adopt the proposed user fees and charges.

Through the hearings session, Council identified a need to include further information about some of the services these fees apply to:

### 1. PARKING

In 2024, Queenstown Town Centre had 3,006 public parking spaces (2,168 on-street and 838 off-street), plus an estimated 2,530 private spaces.

Of the public spaces, 182 on-street and 630 off-street were metered. While these numbers may have shifted with the reopening of the Stanley and Ballarat Street car parks, there are still around 2,000 free public spaces - about two-thirds of the total. Parking fees, time limits, and vehicle restrictions help manage the road network and reduce congestion.

Council's long-term approach is to encourage alternative transport options like walking, cycling, and public transport in response to the district's growth. As part of this, Otago Regional Council is increasing bus service frequency and introducing a new route from mid-year. Together, these changes aim to support ongoing access to the town centre for a wide range of users.

## 2. WĀNAKA AIRPORT

### Aircraft Parking Fees

The aircraft parking fees listed in the fee schedule apply to visiting (itinerant) pilots at Wānaka Airport. The first hour is free to allow for quick passenger drop-offs or pick-ups without incurring a charge. These fees do not apply to existing commercial or private operators based at the airport. If a Wānaka Airport based operator needs long-term aircraft parking, QLDC can help arrange a more suitable option, such as a Licence to Occupy.

<sup>6</sup> [https://www.qldc.govt.nz/media/slewcwyc0/qldc\\_revenue-and-financing-policy\\_2024-2034-final.pdf](https://www.qldc.govt.nz/media/slewcwyc0/qldc_revenue-and-financing-policy_2024-2034-final.pdf)

<sup>7</sup> <https://www.legislation.govt.nz/act/public/2002/0084/latest/DLM170873.html>

<sup>8</sup> <https://www.stats.govt.nz/topics/consumers-price-index/>

## Landing Fees

Landing fees apply to all airport users, except for training flights, where only one fee is charged per session (estimated at 50 minutes), regardless of the number of touch-and-go manoeuvres. All aircraft movements are automatically recorded by the nationally recognised AIMMS system. These records can be reviewed if there's a discrepancy with landing fee charges.

## 3. DOG REGISTRATION FEES

Dog registration fees help fund a range of Council services, including dog training sessions, school education on dog safety, two pound facilities for roaming dogs, poo bag dispensers, a 24/7 after-hours response service, and three full-time Animal Control Officers. Fees also support enforcement of the Dog Control Act, helping to manage daily complaints about uncontrolled dogs.

We recognise that responsible dog owners use the service less, which is why our fee structure offers discounts for dogs that are de-sexed, live on fenced properties, or have a positive compliance history.

QLDC is introducing a cap on working dog registration fees to encourage better compliance. Working dogs include those used for herding or driving stock, security, or pest control.

Under the new approach, owners will only pay for up to two working dogs per property, even if they own more. Currently, there are 410 working dogs registered to 212 owners, with 42 of those owners having more than two.

During consultation, the proposed fee for dangerous dogs was set

slightly above the 150% limit outlined in section 32(1)(e) of the Dog Control Act 1996, due to gradual increases and inflation adjustments. The proposed fee for menacing dogs was uplifted in error and should align with the standard pet dog fee, as required by the Act.

These reduced fees and the financial impact are set out in the table below.

More information about dog registration fees can be found here: <https://www.qldc.govt.nz/services/animal-control/register-your-dog/>

The changes to user fees will contribute additional revenue to Council's budget.

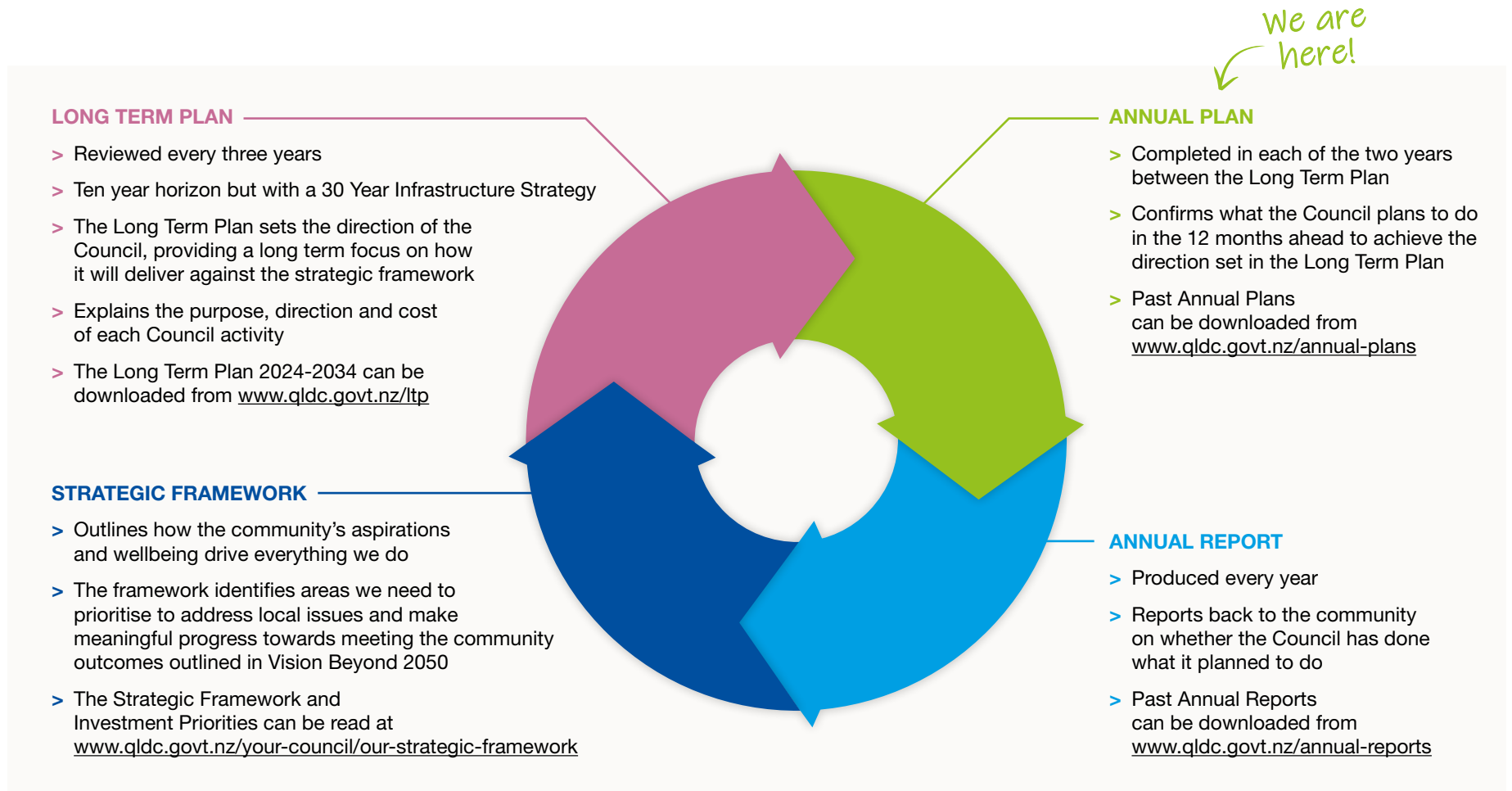
The approved price changes result in a total of \$2.4M in additional revenue which directly offsets a rates increase. If the fees were not increased, there would be an average rates rise of 1.6%.

A full schedule of user fees and charges for 2025-2026 can be found in section 4.

DOG REGISTRATION CATEGORY	# OF DOGS IN THIS CATEGORY	CONSULTED ON FEE	NEW FEE
Dangerous dog	0	\$370	\$360
Dangerous dog fenced	1	\$315	\$270 (\$45 difference)
Dangerous dog positive	0	\$315	\$270
Dangerous dog fenced positive	1	\$250	\$180 (\$70 difference)
Menacing dog	3	\$370	\$240 (\$130 difference)
Menacing dog fenced	5	\$315	\$180 (\$135 difference)
Menacing dog positive	1	\$315	\$180 (\$135 difference)
Menacing dog fenced positive	3	\$250	\$120 (\$130 difference)

# Our process for developing this plan

## Tā mātou hātepe mō te haka i tēnei mahere



# Our strategic direction

# Tā mātou aroka rautaki

The strategic framework outlines how the community's aspirations and wellbeing drive everything we do. The framework identifies areas we need to prioritise to address local issues and make meaningful progress towards meeting community outcomes.



For more information on Council's strategic framework and investment priorities visit [www.qldc.govt.nz/your-council/our-strategic-framework](http://www.qldc.govt.nz/your-council/our-strategic-framework)

<p><b>OUR COMMUNITY OUTCOMES...</b></p>	<p>Thriving people   Whakapuāwai Hapori</p>	<p>Living Te Ao Māori   Whakatinana i te ao Māori</p>	<p>Opportunities for all   He ōhaka taurikura</p>	<p>Breathtaking creativity   Whakaohoho Auahataka</p>	<p>Deafening dawn chorus   Waraki</p>	<p>Zero carbon communities   Parakore hapori</p>	<p>Disaster-defying resilience   He Hapori Aumangea</p>	<p>Pride in sharing our places   Kia noho tahi tātou katoa</p>
<p><b>...ARE SUPPORTED BY OUR WELLBEING OUTCOMES FRAMEWORK...</b></p>	<p><b>CROSS CUTTING</b> Equity Mātauraka Kāi Tahu Resilience Sustainability</p>		<p><b>PEOPLE</b> Healthy and fulfilled people A good standard of living</p>		<p><b>PLACE</b> A healthy natural environment An enabling built environment</p>		<p><b>COMMUNITY</b> Connected communities Belonging and identity Participation and governance</p>	
<p><b>...AND DELIVERED EVERYDAY THROUGH OUR CORE ACTIVITIES...</b></p>	<p>  Community Partnerships   Libraries   Sport &amp; Recreation   Community Facilities and Venues   Parks and Reserves   Property   District Plan   Planning Policy   Resource Consents   Water Supply   Wastewater   Stormwater   Transport   Waste Minimisation and Management   Strategic Growth - Spatial Plan   Economy   Climate Action and Resilience   Regulatory Functions and Services   Local Democracy   Emergency Management   Finance and Support Services</p>							
<p><b>...AND THROUGH ADDITIONAL FOCUS ON OUR STRATEGIC INVESTMENT PRIORITIES.</b></p>	<p><b>GET THE BASICS RIGHT FIRST</b>   Protect human and environmental health   Maintain levels of service   Undertake essential renewals   Ensuring we're ready for the future</p>		<p><b>DIRECTLY INVEST IN INFRASTRUCTURE &amp; SERVICES</b>   Create well designed communities   Provide for growth   Build resilience and ability to adapt to the future   Enhance performance of the transport network   Create thriving town centres   Reduce carbon emissions</p>			<p><b>INVEST THROUGH PARTNERSHIP WITH OTHERS</b>   Diversify the economy   Build a sustainable tourism system   Improve housing affordability</p>		

# Our progress to deliver the Long Term Plan 2024-2034

# Te kauneke o te whakarato i te Mahere Wā Roa 2024-2034

While the Long Term Plan (LTP) was only adopted in September 2024 (instead of June 2024), there has already been considerable progress made to deliver on the plan and meet the needs of the local community. This section summarises some key project updates and changes to the scheduled capital expenditure (CAPEX) programme for 2025-2026.

## **Investment in community facilities**

### **BALLANTYNE ROAD REMEDIATION**

Work is now underway to remediate the former Ballantyne Road wastewater oxidation ponds site in Wānaka. In October 2024, Councillors endorsed a plan to enter into a commercial agreement with Willowridge Developments Ltd. This would see Willowridge remediate any contamination, complete earthworks using clean fill, and grass the site.

The oxidation ponds have been earmarked for potential sports fields for some time and budget for remediation had been set aside in year 6 of the current LTP.

The agreement with Willowridge means remediation can be brought forward, and while this in itself will not create standard or formal playing fields (initially grassed reserve), it will in time help achieve the long-term vision of developing a Ballantyne Road Sports Hub for community use, potentially earlier than current LTP funding allows (year 7-8).

### **LADIES MILE COMMUNITY FACILITIES**

Planning work has been underway for the site at 516 Ladies Mile Highway, to ensure the project can progress further once funding becomes available in 2025-2026. This project will feature a community facility and new sports fields, a toilet/changing room block, parking and supporting infrastructure services.

### **MINOR UPGRADES AT QUEENSTOWN EVENTS CENTRE**

Improvements to the Queenstown Events Centre indoor stadium seating were completed in February 2025. As well as slightly increasing the capacity, the moveable seating stands are easier to use and allows for more opportunities for spectator sporting events to be held at the facility.

The netball and tennis courts at Queenstown Events Centre were resurfaced in March 2025. The new surface provides excellent shock absorption, reducing the risk of injury and improving playability.

## **Delivering resilient infrastructure**

### **LUGGATE WATER SUPPLY UPGRADES**

Work to upgrade the Luggate drinking water scheme is expected to begin mid-2025 and includes two new supply bores, access to a new water source and a new ultraviolet treatment plant.

This investment had been originally scheduled for 2028 but was brought forward to accelerate delivery of the new infrastructure as part of wider works to introduce a protozoa barrier (UV disinfection) for the township.

The new treatment plant will ensure drinking water in Luggate remains safe and compliant, and the new bores mean we can provide enough water to meet the needs of this growing community.

### **WATER QUALITY COMPLIANCE**

Good progress has been made to install protozoa barriers across the district, ensuring public water supplies are safe and compliant with the Drinking Water Quality Assurance Rules. UV treatment to protect against protozoa such as *Cryptosporidium* has been installed at Glenorchy, Western Wānaka, Beacon Point, Wānaka Airport and Two Mile in Queenstown. All drinking water supplies, with the exception of the Corbridge scheme, are expected to be fully compliant by December 2025.

### **WASTEWATER TREATMENT AND DISPOSAL**

Work continues to upgrade the Shotover Wastewater Treatment Plant in Queenstown and address well documented issues with its disposal field. In 2025-2026, \$9.5M is being invested in the Shotover wastewater treatment plant stage 3 upgrades and \$2.3M is being invested in the Shotover wastewater disposal fields. More information on progress to develop a long-term solution for the plant and interim action that is underway can be read at [www.qldc.govt.nz/your-council/major-projects/shotover-wastewater-treatment-plant](http://www.qldc.govt.nz/your-council/major-projects/shotover-wastewater-treatment-plant)

Upgrades to the Upper Clutha's wastewater network are expected to start mid-2025. This will futureproof Hāwea's wastewater needs and increase the capacity and resilience of the wider Wānaka and Albert Town network. Further details can be read at [www.qldc.govt.nz/your-council/major-projects/upper-clutha-wastewater-conveyance-scheme](http://www.qldc.govt.nz/your-council/major-projects/upper-clutha-wastewater-conveyance-scheme)

### **PLANNING FOR LOCAL WATER DONE WELL**

In June we proposed a new model for the future delivery of water services in the district, as part of central government's Local Water Done Well legislation and its plan to address Aotearoa New Zealand's water infrastructure challenges to ensure safe, reliable, and sustainable water services throughout the country.

As part of this reform, councils must consider and consult with their communities on at least two arrangements for how water supply, wastewater, and stormwater services will be delivered, one of which must be an alternative to their existing approach.

Water reform has been underway in Aotearoa New Zealand for almost a decade now. Local Water Done Well aims to emphasise a balance between economic, environmental, and water quality outcomes, while enabling local communities and councils to determine how these services are delivered. Further legislation will introduce new planning and accountability requirements and a new regulatory regime. The proposed regulatory regime, together with the existing legislative requirements, will set a baseline level of performance regardless of the delivery model chosen.

### What we proposed

We assessed two models for delivering water, wastewater, and stormwater services and proposed establishing a Water Services Council Controlled Organisation (WSSCO) to manage and deliver these services.

The alternative would be to continue to deliver water services in-house, recognising that changes would need to be made to enable Council to respond to the new regulatory environment.

Under the proposed model, the WSSCO would be fully owned by QLDC, but the organisation would be governed by its own independent specialist board and management. QLDC would be the only shareholder and would appoint board members based on the skills and experience needed for proper governance of the new organisation. Developing legislation will prevent a WSSCO from being privatised which means that the WSSCO will remain wholly owned by QLDC.

Household charges for water under the proposed WSSCO are estimated to be 5.2% higher on average in the medium-term (2024-2034) when compared with an in-house model, but 10.1% lower on average in the long-term (2034-2044) compared with that same in-house model.

This is because a WSSCO has different borrowing requirements, meaning higher water charges would be required initially to deliver the same services and capital projects QLDC currently has planned. These initial higher charges would generate more revenue in the short-term, repaying debt faster and leaving the WSSCO with less in debt than the in-house model by 2034.

### What happens next

At the time of publication, Council is considering the feedback we received and will make a decision on the proposed future delivery model on Thursday 31 July 2025.

QLDC must then prepare and submit a Water Services Delivery Plan (WSDP) to central government, describing the current state of our water assets and services as well as the future arrangements for delivery of water services.

## PROGRESS TOWARDS A REGIONAL DEAL

Detailed work continues to pursue opportunities to explore alternative funding streams and reduce the financial burden of infrastructure investment on ratepayers. In February 2025, QLDC partnered with Central Otago District Council and Otago Regional Council to submit a joint proposal to the Governments Regional Deals Framework. Council looks forward to sharing information about the outcome of the joint proposal in due course.



## Changes to the capital investment programme for 2025-2026

The capital investment programme contained within the Annual Plan 2025-2026 is \$164.8M. This is a reduction of \$3.5M from the year 2 budget forecast in the LTP 24-34 (\$168.3M).

Adjustments have been approved through the 2023-2024 year-end carry-forward process, reforecasts in October and December 2024 and Council's approved option for reprioritising the transport capital expenditure programme in light of reduced funding allocated from the 2024-2027 National Land Transport Programme.

A high level summary of changes include:

- > Increase due to new projects including **remediation of the Tucker Beach Closed Landfill** (\$0.6M)
- > An increase of \$0.6M due to deferred timing of **Project Tohu Coronet Forest Revegetation**<sup>9</sup>.
- > Decrease due to revised timings for new **Queenstown waste facilities** (\$4.9M deferred to year 6) and **Wānaka waste facilities** (\$3.2M deferred to year 3).
- > Increase due to timing of new **Kingston stormwater scheme**<sup>10</sup> (\$4.9M deferred from year 1) and a **new stormwater project associated with the Queenstown Package (previously known as NZTA's Frankton Intersection and Bus Hub Improvements project)** (\$0.3M). This is offset by a decrease for Rockabilly Gully erosion protection (\$1.8M deferred to year 3).
- > A decrease of \$6.1M to align with subsidised transport budgets approved by NZTA and re-prioritise non-subsidised 'local share' budgets.
- > \$2.0M has been brought forward from year 6 for **remediation works at the Ballantyne Road oxidation ponds**.
- > Decreases due to amended timing for the **Upper Clutha wastewater conveyance scheme**<sup>11</sup> (\$5.3M deferred to year 5); **Southwest Wānaka wastewater conveyance scheme** (\$2.1M deferred to year 5); **Hanley's Farm pump station** (\$1.2M brought forward to year 1); **Shotover Wastewater Disposal Field** (\$1.0M brought forward to 2023-2024 and 2024-2025) and **Stage 3 Project Shotover upgrades**<sup>12</sup> (\$1.1M brought forward to 2023-2024). These decreases are offset by an increase for **Project Pure aeration grid renewal** (\$2.1M deferred from year 1).
- > Budget increases to fund **delivery of new water supply, treatment, and storage infrastructure for Luggate** (\$8.7M deferred from 2023-2024 and year 1). Other changes include deferred timing for **Hāwea level of service improvements** (\$0.9M deferred from year 1), **Kingston new water supply scheme**<sup>13</sup> (\$0.8M deferred from year 1). These increases are offset by decreases for the **Capell Ave watermain extension** (\$0.7M deferred to year 4 to align with transport project) and **Hāwea water supply scheme upgrades** (\$0.5M deferred to year 7).
- > Budget for **Telemetry** (data monitoring) has been increased for wastewater (\$1.1M brought forward from year 3) and for **water supply** (\$1.2M brought forward from year 3)

<sup>9</sup> <https://www.qldc.govt.nz/your-council/major-projects/project-tohu/>

<sup>10</sup> <https://www.qldc.govt.nz/your-council/major-projects/kingston-infrastructure-works/>

<sup>11</sup> <https://www.qldc.govt.nz/your-council/major-projects/upper-clutha-wastewater-conveyance-scheme/>

<sup>12</sup> <https://www.qldc.govt.nz/your-council/major-projects/shotover-wastewater-treatment-plant/>

<sup>13</sup> <https://www.qldc.govt.nz/your-council/major-projects/kingston-infrastructure-works/>

The following table shows all capital projects with a budget in 2025-2026 of \$500,000 or greater, in more detail:

Programme	Project Name	Budget 2025-2026 (\$)
Building	Wānaka Airport Compliance	1,063,049
Building	Wānaka Airport Renewals	563,667
Building	516 Ladies Mile Stage 1	1,848,780
<b>Building &amp; Libraries Total</b>		<b>5,769,455</b>
Knowledge Management	Enterprise System	528,442
<b>Knowledge Management Total</b>		<b>1,955,747</b>
Other	Whakatipu Priority Growth Areas (IN)	513,050
<b>Other Total</b>		<b>1,317,298</b>
Parks & Reserves	Coronet Forest Revegetation	2,864,471
Parks & Reserves	Parks Structures Renewals - Whakatipu	616,260
<b>Parks &amp; Reserves Total</b>		<b>8,737,690</b>
Waste Management	New Waste Facilities (WM)	1,243,440
Waste Management	Organic Waste Management (WM)	1,675,774
Waste Management	Tucker Beach Closed Landfill (WM)	564,355
Waste Management	Wānaka Waste Facilities (WM)	2,018,941
<b>Waste Management Total</b>		<b>6,843,598</b>

Programme	Project Name	Budget 2025-2026 (\$)
Stormwater	Renewals - Whakatipu (SW)	620,847
Stormwater	Kingston New Scheme (SW)	4,946,860
Stormwater	Rockabilly Gully Erosion Protection (SW)	2,854,966
<b>Stormwater Total</b>		<b>11,051,946</b>
Transport	Sealed Road Rehabs - Whakatipu (TR)	1,407,208
Transport	Sealed Road Resurfacing - Whakatipu (TR)	2,931,306
Transport	Unsealed Road Metalling - Whakatipu (TR)	1,040,034
Transport	Transport Model Replacement (TR)	567,861
Transport	Arterial Stage One (TR)	958,622
Transport	Crown Range Resilience Whakatipu (TR)	685,501
Transport	Sealed Road Rehabs - Wānaka (TR)	564,947
Transport	Sealed Road Resurfacing - Wānaka (TR)	1,732,083
Transport	Unsealed Road Metalling - Wānaka (TR)	729,849
Transport	Minor Improvements Whakatipu (TR) unsubsidised	1,178,398
Transport	Minor Improvements Upper Clutha (TR) unsubsidised	727,482
<b>Transport Total</b>		<b>16,812,955</b>
Venues & Facilities	New Sports Fields in Queenstown	962,906
Venues & Facilities	Queenstown Event Centre - Energy Upgrade	969,518
Venues & Facilities	Queenstown Event Centre Indoor Courts, Carpark, Sports Field	770,325
Venues & Facilities	Ballantyne Road Site Remediation Works	2,027,601
<b>Venues &amp; Facilities Total</b>		<b>7,284,998</b>

Programme	Project Name	Budget 2025-2026 (\$)
Wastewater	CBD to Frankton Conveyance (WW)	13,346,770
Wastewater	Renewals - Queenstown (WW)	2,656,011
Wastewater	Robins Road Conveyance (WW)	3,538,174
Wastewater	Hanley's Farm Pump Station (WW)	1,453,844
Wastewater	Telemetry - Queenstown (WW)	675,525
Wastewater	Kingston New Scheme (WW)	12,048,758
Wastewater	Renewals - Wānaka (WW)	1,061,281
Wastewater	North Wānaka Conveyance Stage 2 (WW)	7,927,965
Wastewater	Septage Disposal (WW)	1,269,427
Wastewater	Project Pure Aeration Grid Renewal (WW)	2,085,013
Wastewater	Level of Service <sup>14</sup> Performance - Wānaka (WW)	1,762,244
Wastewater	Upper Clutha Conveyance Scheme (WW)	19,689,872
Wastewater	Project Shotover Stage 3 (WW)	9,456,265
Wastewater	Shotover Disposal Field (WW)	2,288,692
<b>Wastewater Total</b>		<b>82,673,855</b>
Water Supply	Compliance Response - UV Treatment (WS)	8,743,916
Water Supply	Renewals - Queenstown (WS)	666,252
Water Supply	Telemetry - Queenstown (WS)	620,000
Water Supply	Kingston New Scheme (WS)	4,867,254
Water Supply	Renewals - Wānaka (WS)	565,437
Water Supply	Filtration - Wānaka (WS)	544,207
Water Supply	Hāwea Level of Service Improvements (WS)	1,131,212
<b>Water Supply Total</b>		<b>22,352,931</b>
<b>Grand Total</b>		<b>164,800,473</b>

<sup>14</sup> Level of service or LoS is the defined service parameters or requirements for a specific activity or service area, against which service performance can be measured.



# **Section 2 – A financial summary**

# **Wāhaka 2 – He whakarāpopototaka ā-pūtea**

# The numbers you need to know

## Ka tātauraka

### Council is proposing an average rates increase of 13.5%

FOR 2025-2026 (AFTER ALLOWING FOR GROWTH<sup>15</sup>)

This is consistent with the forecast rates increase for year 2 of the LTP 2024-2034. More on page 24 onwards.

IF APPROVED, PROPOSED CHANGES TO USER FEES AND CHARGES WILL BRING IN AN ADDITIONAL

**\$2.45M**  
of revenue

FOR 2025-2026, HELPING TO OFFSET THE RATES INCREASE

AS HIGHLIGHTED IN THE LTP 2024-2034

Depreciation funding will increase progressively over the ten year period to funding renewal programmes.

FOR 2025-2026, IT WILL COST

**\$27.8M**

TO FUND DEPRECIATION OF THREE WATERS AND ROADING ASSETS.

**What's depreciation?**  
Most assets lose their value over time through wear and tear. Depreciation is used to recognise this decrease in value and spreads the cost over their useful life.

THE CAPITAL INVESTMENT PROGRAMME FOR 2025-2026 IS VALUED AT

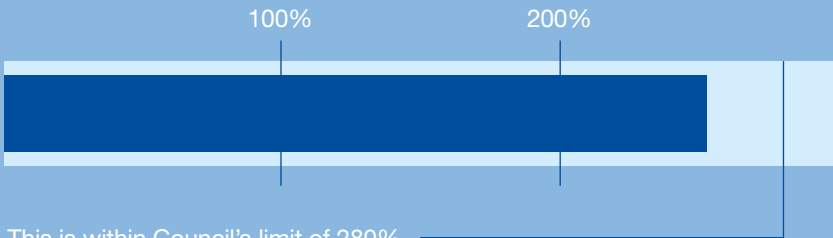
**\$164.8M**

THIS IS A REDUCTION OF \$3.5M FROM THE BUDGET FORECAST FOR YEAR 2 OF THE LTP 2024-2034.



COUNCIL'S AVERAGE NET DEBT TO TOTAL REVENUE RATIO FOR 2025-2026 IS

**254%** (Compared to year two of the LTP 2024-2034 ratio, which was 251%).



This is within Council's limit of 280%.

AS HIGHLIGHTED IN THE LTP 2024-2034

NET DEBT FOR 2025-2026 WAS \$696.5M AND HAS NOW INCREASED TO

**\$699.3M**

<sup>15</sup> After allowing for growth of 3.5% in rateable properties in the rates database. QLDC demand projections are published on the QLDC website: <https://www.qldc.govt.nz/community/population-and-demand/>

Council remains committed to investigating alternative funding tools to reduce pressure on rates and debt.

#### THE NUMBERS IN MORE DETAIL

Go to Section 3 (page 30) for our financial statements, statement of accounting policies, disclosure and funding impact statements and detailed information about rates and charges for 2025-2026.

## Rates impact

## Kawekawe rēti

### **Quotable Value (QV) is contracted by QLDC to provide rating valuation services**

This includes a three-yearly mass update of rating values – known as a district revaluation. This valuation is dated 1 September 2024 and the previous valuation was dated 1 September 2021.

Although the total capital value (CV) has grown by around 20%, the proportionality between rating categories has not changed significantly. At a micro level, the impact of the revaluation on rates is more pronounced for some types of property. In simple terms, if a property experiences a rating value change of significantly more or less than the 20% average, rates payable will change up or down according to the degree of difference.

### **Mitigating the impact of revaluation on rates**

Many councils use differentials to adjust the impact of capital values on rating incidence. In order to assess the impact of the new values on rates, Council have recalculated the rates for the current year (2024-2025) using the revised CV for the district. The analysis shows that a global level, rating incidence has largely been retained. See the table on the following page.

The information in the column “2024 CV” in the following table relates to the apportionment of rates using the new values whilst “2021 CV” relates to the same using current values.

Total Rates - Existing differentials				
	2024 CV		2021 CV	
Residential	\$95,475,338	54.387%	\$95,484,116	54.392%
Commercial	\$20,797,182	11.847%	\$20,793,671	11.845%
Accommodation	\$24,280,056	13.831%	\$24,285,322	13.834%
Rural	\$19,475,305	11.094%	\$19,455,995	11.083%
Other	\$15,520,206	8.841%	\$15,528,983	8.846%
	<b>\$175,548,087</b>	<b>100.0%</b>	<b>\$175,548,087</b>	<b>100.0%</b>

The variances between categories are minimal although differences can be seen at a micro level (see tables below).

The 3 tables show movements for the median 'New CV' values, the upper quartile (higher values) and the lower quartile (lower values).

Impact of Revaluation on 2024-2025 Rates (median values)				
Location	Property Type	CV Movement	Rates Change %	Rates Change \$
QUEENSTOWN	Residential	18.4%	0.1%	\$5
QUEENSTOWN	Commercial	17.3%	-0.2%	-\$14
QUEENSTOWN	Accommodation	21.4%	-3.8%	-\$146
WĀNAKA	Residential	14.2%	-1.1%	-\$51
WĀNAKA	Commercial	11.8%	-1.0%	-\$62
WĀNAKA	Accommodation	30.7%	2.9%	\$126
ARROWTOWN	Residential	19.4%	1.1%	\$54
ARROWTOWN	Commercial	16.1%	-0.5%	-\$29
ARROWTOWN	Accommodation	24.0%	1.5%	\$107

Impact of Revaluation on 2024-2025 Rates (higher values)				
Location	Property Type	CV Movement	Rates Change %	Rates Change \$
QUEENSTOWN	Residential	11.9%	-0.7%	-\$38
QUEENSTOWN	Commercial	18.1%	1.9%	\$287
QUEENSTOWN	Accommodation	23.6%	3.6%	\$216
WĀNAKA	Residential	18.1%	-0.2%	-\$11
WĀNAKA	Commercial	6.6%	-4.5%	-\$459
WĀNAKA	Accommodation	10.7%	-3.6%	-\$231
ARROWTOWN	Residential	20.6%	1.4%	\$80
ARROWTOWN	Commercial	29.9%	6.4%	\$653
ARROWTOWN	Accommodation	27.6%	5.0%	\$658

Impact of Revaluation on 2024-2025 Rates (lower values)				
Location	Property Type	CV Movement	Rates Change %	Rates Change \$
QUEENSTOWN	Residential	20.0%	0.1%	\$5
QUEENSTOWN	Commercial	22.8%	-0.9%	-\$43
QUEENSTOWN	Accommodation	4.3%	2.3%	\$40
WĀNAKA	Residential	16.3%	-0.9%	-\$36
WĀNAKA	Commercial	15.2%	2.4%	\$83
WĀNAKA	Accommodation	28.0%	7.6%	\$264
ARROWTOWN	Residential	20.2%	1.0%	\$46
ARROWTOWN	Commercial	21.7%	-0.9%	-\$38
ARROWTOWN	Accommodation	32.1%	7.3%	\$451

## Rates impact for 2025-2026

The examples below show the breakdown in movement in the proposed rates for 2025-2026. It is important to understand the movement generated by changes to Council's budget as a discreet amount versus the changes in rates attributable to the change in capital value for the property. Council have separated the impact of these two elements in these tables.

The overall budget impact aligns with the rates increases indicated for year two of the Long Term Plan 2024-2034 (LTP). There are several variations greater than 5.00% from the average increase forecast in the LTP. The valuation impact columns show the impact of the changed capital value for each property. These vary according to the movement in capital value shown in the third column 'CV movement'. This CV movement is not directly controllable by Council.

The highest impact due to CV changes is an increases to Wānaka Primary Industry of 10.3% and the lowest is for Queenstown Accommodation of -6.2%.

The columns on the right-hand side of the table on the following page labelled 'Total Rates AP26' show the total proposed rates movement for 2025-2026. There is a degree of variation in the movements largely as a result of the valuation impacts. Residential movements range from -3.4% (Arthurs Point) to 1.5% (Lake Hayes).

Summary of indicative total rate movements 25/26 – new CV (median values)										
Property Type	New CV	Old CV	% CV Move	Location	Budget Impact AP 25-26 %	Budget Impact AP 25-26 \$	Valuation Impact AP 25-26 %	Valuation Impact AP 25-26 \$	Total Rates AP 25-26 %	Total Rates AP 25-26 \$
RESIDENTIAL	\$1,460,000	\$1,230,000	18.7%	QUEENSTOWN	13.7%	\$592	-0.5%	-\$21	13.2%	\$570
COMMERCIAL	\$2,560,000	\$2,190,000	16.9%	QUEENSTOWN	11.6%	\$936	-2.6%	-\$209	9.0%	\$727
ACCOMMODATION	\$625,000	\$515,000	21.4%	QUEENSTOWN	17.6%	\$684	-6.2%	-\$241	11.4%	\$442
M/U ACCOMMODATION	\$1,970,000	\$1,740,000	13.2%	QUEENSTOWN	13.0%	\$792	-1.5%	-\$90	11.5%	\$701
VACANT	\$1,190,000	\$760,000	56.6%	QUEENSTOWN	28.2%	\$779	1.2%	\$33	29.4%	\$812
M/U COMMERCIAL	\$2,050,000	\$1,800,000	13.9%	QUEENSTOWN	17.8%	\$866	3.9%	\$188	21.7%	\$1,054
PRIMARY INDUSTRY	\$2,915,000	\$2,300,000	26.7%	QUEENSTOWN	11.0%	\$354	0.7%	\$23	11.8%	\$378
COUNTRY DWELLING	\$4,540,000	\$3,500,000	29.7%	QUEENSTOWN	12.3%	\$647	6.0%	\$314	18.3%	\$960
RESIDENTIAL	\$1,510,000	\$1,320,000	14.4%	WĀNAKA	21.3%	\$930	-2.6%	-\$115	18.7%	\$815
COMMERCIAL	\$1,970,000	\$1,740,000	13.2%	WĀNAKA	19.0%	\$1,191	-4.5%	-\$284	14.4%	\$907
ACCOMMODATION	\$745,000	\$570,000	30.7%	WĀNAKA	19.6%	\$839	2.7%	\$117	22.4%	\$957
M/U ACCOMMODATION	\$1,750,000	\$1,492,500	17.3%	WĀNAKA	20.3%	\$1,125	-1.6%	-\$90	18.7%	\$1,035
PRIMARY INDUSTRY	\$3,335,000	\$2,310,000	44.4%	WĀNAKA	15.3%	\$486	10.3%	\$329	25.6%	\$814
COUNTRY DWELLING	\$2,185,000	\$1,750,000	24.9%	WĀNAKA	14.7%	\$515	1.6%	\$56	16.2%	\$571
VACANT	\$850,000	\$570,000	49.1%	WĀNAKA	25.7%	\$698	-0.1%	-\$4	25.6%	\$694
M/U COMMERCIAL	\$1,750,000	\$1,440,000	21.5%	WĀNAKA	20.4%	\$1,010	0.8%	\$40	21.3%	\$1,051
RESIDENTIAL	\$1,850,000	\$1,530,000	20.9%	ARROWTOWN	11.1%	\$546	-0.5%	-\$23	10.6%	\$523
COMMERCIAL	\$2,130,000	\$1,735,000	22.8%	ARROWTOWN	12.4%	\$826	2.1%	\$141	14.5%	\$967
ACCOMMODATION	\$1,550,000	\$1,250,000	24.0%	ARROWTOWN	6.4%	\$457	3.6%	\$255	10.0%	\$712
M/U ACCOMMODATION	\$2,050,000	\$1,710,000	19.9%	ARROWTOWN	10.7%	\$680	-0.9%	-\$56	9.8%	\$624
VACANT	\$1,500,000	\$1,175,000	27.7%	ARROWTOWN	21.6%	\$757	-1.3%	-\$46	20.3%	\$711
M/U COMMERCIAL	\$1,790,000	\$1,550,000	15.5%	ARROWTOWN	8.8%	\$469	-0.7%	-\$36	8.1%	\$433
RESIDENTIAL	\$870,000	\$720,000	20.8%	GLENORCHY	11.8%	\$404	0.3%	\$10	12.1%	\$414
RESIDENTIAL	\$1,480,000	\$1,180,000	25.4%	LAKE HAYES	13.1%	\$584	1.5%	\$67	14.6%	\$650
RESIDENTIAL	\$1,200,000	\$1,110,000	8.1%	HĀWEA	17.0%	\$707	-1.7%	-\$71	15.3%	\$636
RESIDENTIAL	\$970,000	\$800,000	21.3%	LUGGATE	17.7%	\$589	-0.1%	-\$4	17.6%	\$585
RESIDENTIAL	\$810,000	\$690,000	17.4%	KINGSTON	12.7%	\$303	-0.9%	-\$22	11.8%	\$282
RESIDENTIAL	\$920,000	\$850,000	8.2%	ARTHURS POINT	16.4%	\$629	-3.4%	-\$129	13.0%	\$500

Summary of indicative total rate movements 25/26 – new CV (higher values)										
Property Type	New CV	Old CV	% CV Move	Location	Budget Impact AP 25-26 %	Budget Impact AP 25-26 \$	Valuation Impact AP 25-26 %	Valuation Impact AP 25-26 \$	Total Rates AP 25-26 %	Total Rates AP 25-26 \$
RESIDENTIAL	\$1,920,000	\$1,710,000	12.3%	QUEENSTOWN	14.7%	\$809	-1.7%	-\$95	12.9%	\$714
COMMERCIAL	\$6,040,000	\$5,030,000	20.1%	QUEENSTOWN	11.5%	\$1,850	3.5%	\$570	15.0%	\$2,420
ACCOMMODATION	\$1,335,000	\$1,080,000	23.6%	QUEENSTOWN	13.6%	\$824	1.8%	\$111	15.4%	\$935
M/U ACCOMMODATION	\$3,170,000	\$2,580,000	22.9%	QUEENSTOWN	12.2%	\$926	0.4%	\$31	12.6%	\$957
VACANT	\$2,010,000	\$1,500,000	34.0%	QUEENSTOWN	33.6%	\$1,283	4.8%	\$182	38.4%	\$1,464
M/U COMMERCIAL	\$4,025,000	\$3,220,000	25.0%	QUEENSTOWN	2.1%	\$154	-4.7%	-\$342	-2.6%	-\$188
PRIMARY INDUSTRY	\$5,897,500	\$4,642,500	27.0%	QUEENSTOWN	16.6%	\$797	5.7%	\$272	22.2%	\$1,069
COUNTRY DWELLING	\$6,500,000	\$5,200,000	25.0%	QUEENSTOWN	12.6%	\$880	3.5%	\$245	16.1%	\$1,125
RESIDENTIAL	\$2,130,000	\$1,800,000	18.3%	WĀNAKA	21.2%	\$1,074	-1.2%	-\$62	20.0%	\$1,012
COMMERCIAL	\$3,244,500	\$2,990,000	8.5%	WĀNAKA	20.6%	\$2,149	-10.4%	-\$1,086	10.2%	\$1,063
ACCOMMODATION	\$1,272,500	\$1,150,000	10.7%	WĀNAKA	19.7%	\$1,253	-12.4%	-\$789	7.3%	\$464
M/U ACCOMMODATION	\$2,450,000	\$2,057,500	19.1%	WĀNAKA	19.5%	\$1,332	-0.6%	-\$40	18.9%	\$1,292
PRIMARY INDUSTRY	\$5,510,000	\$4,205,000	31.0%	WĀNAKA	14.0%	\$625	10.7%	\$476	24.6%	\$1,101
COUNTRY DWELLING	\$3,402,500	\$2,600,000	30.9%	WĀNAKA	16.1%	\$712	4.8%	\$213	20.9%	\$925
VACANT	\$1,370,000	\$950,000	44.2%	WĀNAKA	32.7%	\$1,027	2.1%	\$66	34.8%	\$1,093
M/U COMMERCIAL	\$2,705,000	\$2,250,000	20.2%	WĀNAKA	20.0%	\$1,248	-1.7%	-\$104	18.4%	\$1,144
RESIDENTIAL	\$2,375,000	\$1,950,000	21.8%	ARROWTOWN	11.9%	\$663	0.2%	\$13	12.1%	\$676
COMMERCIAL	\$6,027,500	\$4,697,500	28.3%	ARROWTOWN	9.1%	\$1,289	6.9%	\$978	15.9%	\$2,267
ACCOMMODATION	\$3,700,000	\$2,900,000	27.6%	ARROWTOWN	-11.2%	-\$1,485	9.7%	\$1,291	-1.5%	-\$194
M/U ACCOMMODATION	\$2,600,000	\$2,200,000	18.2%	ARROWTOWN	10.9%	\$811	0.8%	\$57	11.7%	\$868
VACANT	\$2,600,000	\$1,545,000	68.3%	ARROWTOWN	38.5%	\$1,589	-2.8%	-\$115	35.7%	\$1,474
M/U COMMERCIAL	\$2,100,000	\$1,872,500	12.1%	ARROWTOWN	7.3%	\$431	-1.2%	-\$69	6.1%	\$362
RESIDENTIAL	\$1,050,000	\$865,000	21.4%	GLENORCHY	12.4%	\$461	0.6%	\$22	13.0%	\$484
RESIDENTIAL	\$1,680,000	\$1,320,000	27.3%	LAKE HAYES	13.3%	\$613	2.3%	\$108	15.6%	\$721
RESIDENTIAL	\$1,655,000	\$1,425,000	16.1%	HĀWEA	16.9%	\$810	-4.1%	-\$196	12.9%	\$615
RESIDENTIAL	\$1,060,000	\$880,000	20.5%	LUGGATE	11.0%	\$462	-1.0%	-\$40	10.1%	\$421
RESIDENTIAL	\$930,000	\$800,000	16.3%	KINGSTON	12.8%	\$323	-1.2%	-\$29	11.7%	\$294
RESIDENTIAL	\$980,000	\$900,000	8.9%	ARTHURS POINT	16.2%	\$634	-3.3%	-\$127	13.0%	\$507

Summary of indicative total rate movements 25/26 – new CV (lower values)										
Property Type	New CV	Old CV	% CV Move	Location	Budget Impact AP 25-26 %	Budget Impact AP 25-26 \$	Valuation Impact AP 25-26 %	Valuation Impact AP 25-26 \$	Total Rates AP 25-26 %	Total Rates AP 25-26 \$
RESIDENTIAL	\$1,080,000	\$900,000	20.0%	QUEENSTOWN	13.5%	\$510	-0.7%	-\$25	12.8%	\$484
COMMERCIAL	\$1,220,000	\$1,010,000	20.8%	QUEENSTOWN	11.4%	\$554	-1.3%	-\$63	10.1%	\$490
ACCOMMODATION	\$333,750	\$320,000	4.3%	QUEENSTOWN	25.2%	\$449	-0.5%	-\$9	24.7%	\$440
M/U ACCOMMODATION	\$1,377,500	\$1,180,000	16.7%	QUEENSTOWN	12.9%	\$641	-0.3%	-\$16	12.6%	\$625
VACANT	\$680,000	\$395,000	72.2%	QUEENSTOWN	14.8%	\$376	3.2%	\$81	18.0%	\$457
M/U COMMERCIAL	\$1,340,000	\$1,090,000	22.9%	QUEENSTOWN	13.2%	\$561	3.7%	\$157	16.9%	\$718
PRIMARY INDUSTRY	\$1,391,250	\$1,130,000	23.1%	QUEENSTOWN	10.7%	\$260	-0.6%	-\$15	10.1%	\$244
COUNTRY DWELLING	\$3,100,000	\$2,450,000	26.5%	QUEENSTOWN	12.0%	\$478	2.0%	\$80	14.1%	\$559
RESIDENTIAL	\$1,190,000	\$1,025,000	16.1%	WĀNAKA	20.6%	\$811	-1.3%	-\$50	19.3%	\$761
COMMERCIAL	\$625,000	\$570,000	9.6%	WĀNAKA	18.6%	\$634	-9.3%	-\$315	9.4%	\$319
ACCOMMODATION	\$525,000	\$410,000	28.0%	WĀNAKA	19.5%	\$678	8.9%	\$311	28.5%	\$989
M/U ACCOMMODATION	\$1,360,000	\$1,220,000	11.5%	WĀNAKA	18.9%	\$945	-3.2%	-\$162	15.7%	\$783
PRIMARY INDUSTRY	\$1,815,000	\$1,350,000	34.4%	WĀNAKA	14.8%	\$374	4.5%	\$113	19.3%	\$487
COUNTRY DWELLING	\$1,400,000	\$1,107,500	26.4%	WĀNAKA	17.3%	\$477	3.3%	\$90	20.6%	\$567
VACANT	\$570,000	\$340,000	67.6%	WĀNAKA	41.6%	\$871	3.1%	\$65	44.6%	\$936
M/U COMMERCIAL	\$1,270,000	\$1,110,000	14.4%	WĀNAKA	18.4%	\$813	-2.8%	-\$124	15.6%	\$689
RESIDENTIAL	\$1,550,000	\$1,290,000	20.2%	ARROWTOWN	10.8%	\$493	-0.1%	-\$6	10.6%	\$487
COMMERCIAL	\$1,127,500	\$878,750	28.3%	ARROWTOWN	11.5%	\$500	-1.8%	-\$77	9.8%	\$423
ACCOMMODATION	\$1,400,000	\$1,060,000	32.1%	ARROWTOWN	11.0%	\$681	6.6%	\$411	17.6%	\$1,092
M/U ACCOMMODATION	\$1,671,250	\$1,378,750	21.2%	ARROWTOWN	10.1%	\$566	0.7%	\$39	10.8%	\$605
VACANT	\$1,212,500	\$850,000	42.6%	ARROWTOWN	19.6%	\$600	1.0%	\$31	20.6%	\$631
M/U COMMERCIAL	\$1,650,000	\$1,427,500	15.6%	ARROWTOWN	6.6%	\$335	0.0%	-\$1	6.5%	\$334
RESIDENTIAL	\$755,000	\$625,000	20.8%	GLENORCHY	11.0%	\$359	-0.2%	-\$7	10.8%	\$352
RESIDENTIAL	\$1,260,000	\$1,040,000	21.2%	LAKE HAYES	13.0%	\$558	0.3%	\$11	13.3%	\$569
RESIDENTIAL	\$1,135,000	\$980,000	15.8%	HĀWEA	16.7%	\$622	-0.7%	-\$27	16.0%	\$595
RESIDENTIAL	\$870,000	\$710,000	22.5%	LUGGATE	17.5%	\$550	0.3%	\$10	17.8%	\$560
RESIDENTIAL	\$710,000	\$602,500	17.8%	KINGSTON	12.6%	\$288	-0.5%	-\$12	12.1%	\$275
RESIDENTIAL	\$890,000	\$820,000	8.5%	ARTHURS POINT	16.1%	\$613	-3.2%	-\$120	13.0%	\$493

# **/ Section 3 – Detailed financial information /**

# **/ Wāhaka 3 – Pāroko ahumoni /**



PROSPECTIVE STATEMENT OF FINANCIAL PERFORMANCE FOR THE YEAR ENDING 30 JUNE 2026 (\$'000)

LONG TERM PLAN 2024/25	ANNUAL PLAN 2025/26	LONG TERM PLAN 2025/26	VARIANCE	EXPLANATION
<b>Operating revenue</b>				
<i>Revenue from non-exchange transactions</i>				
141,705	164,989	165,070	(81)	
7,705	10,559	10,473	86	
8,116	8,514	8,514	-	
23,555	20,004	26,002	(5,998)	Reduction in NZTA roading subsidy offset with a Waste Management Ministry for Environment funding upside
30,235	30,942	30,942	-	
39,314	32,551	33,026	(475)	Treatment of inflation rate from BERL for property, plant and equipment
7,524	8,727	8,091	636	Wilson Carpark Income \$373k, Waste Management Gate Charges Increase \$375k, Hampshire Group \$119k
1,801	1,323	1,323	-	
<i>Revenue from exchange transactions</i>				
40,185	43,801	41,498	2,303	Traffic Infringement increase driven by new Government pricing, parking revenue increase driven from new carparks and fee increases partially offset by Campervan Infringement decrease due to changes in Freedom camping bylaw.
10,737	13,015	12,509	506	QAC Airport Dividend increase as per QAC Statement of Intent
4,960	5,166	5,166	-	
-	105	1,481	(1,376)	Lakeview Development Lot sale deferred to 26/27
<b>315,839</b>	<b>339,696</b>	<b>344,095</b>	<b>(4,399)</b>	
<b>Operating expenditure</b>				
11,429	11,837	12,300	(463)	Consultant reduction partially offset by increase in elected member remuneration
51,882	56,302	54,470	1,832	
22,519	23,540	22,501	1,039	Remapping of Strategy Salary & Wages & Grants from Finance & Support Service activity
19,896	20,123	20,703	(580)	Carry forward of Commissioner costs & District Plan Review Consultants
18,369	19,334	19,091	243	
46,036	47,437	49,247	(1,810)	Decrease in roading infrastructure maintenance costs
34,265	37,199	36,255	944	Increase in 3 Waters infrastructure maintenance
22,098	22,953	22,672	282	
12,691	13,182	11,155	2,027	Increase in Depreciation
22,092	24,546	23,777	769	Increase in infrastructure maintenance
208	200	1,471	(1,271)	Remapping of Strategy Salary & Wages & Grants from Finance & Support Service and a reduction in staff training
<b>261,484</b>	<b>276,653</b>	<b>273,642</b>	<b>3,012</b>	
<b>54,355</b>	<b>63,042</b>	<b>70,453</b>	<b>(7,411)</b>	
<b>* Operating expenditure includes:</b>				
66,012	70,283	68,803	1,480	Increase in 3 Waters
30,002	27,650	29,737	(2,087)	Reduced interest interest rate inline with actual rates vs LTP

**PROSPECTIVE STATEMENT OF OTHER COMPREHENSIVE REVENUE AND EXPENSE FOR THE YEAR ENDING 30 JUNE 2026 (\$'000)**

LONG TERM PLAN 2024/25		ANNUAL PLAN 2025/26	LONG TERM PLAN 2025/26	VARIANCE	EXPLANATION
54,355	Operating surplus	63,042	70,453	(7,411)	See Statement of Financial Performance on previous page
	<b>Other comprehensive revenue and expense</b>				
77,308	Gain/(loss) on revaluation	59,623	59,623	-	
58,834	Depreciation & Impairment reversed on revaluation	60,514	60,514	-	
360	Transfer from reserves	391	952	(560)	Less asset renewal fund transfer
<b>190,857</b>	<b>TOTAL COMPREHENSIVE INCOME</b>	<b>183,571</b>	<b>191,542</b>	<b>(7,971)</b>	

**PROSPECTIVE STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDING 30 JUNE 2026 (\$'000)**

LONG TERM PLAN 2024/25		ANNUAL PLAN 2025/26	LONG TERM PLAN 2025/26	VARIANCE	EXPLANATION
2,674,407	Forecast opening equity	2,866,640	2,865,263	1,376	
190,857	Total comprehensive revenue and expense	183,571	191,542	(7,971)	
<b>2,865,262</b>	<b>FORECAST CLOSING EQUITY</b>	<b>3,050,211</b>	<b>3,056,805</b>	<b>(6,594)</b>	

**PROSPECTIVE STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2026 (\$'000)**

LONG TERM PLAN 2024/25	ANNUAL PLAN 2025/26	LONG TERM PLAN 2025/26	VARIANCE	EXPLANATION
<b>Current assets</b>				
3,500	2,829	3,500	(671)	See Cash Flow Statement
16,253	17,818	17,818	-	
11,331	11,685	11,685	-	
59	65	65	-	
614	614	614	-	
10,157	10,126	9,647	480	
4,928	-	-	-	
<b>46,842</b>	<b>43,137</b>	<b>43,329</b>	<b>(191)</b>	
<b>Non-current assets</b>				
5,412	5,412	5,412	-	
16,761	17,834	17,834	-	
19,372	14,444	14,444	-	
66,134	67,457	67,457	-	
3,426,450	3,674,491	3,677,778	(3,286)	Decrease in infrastructural capital expenditure
12,173	16,828	16,828	-	
<b>3,546,302</b>	<b>3,796,467</b>	<b>3,799,754</b>	<b>(3,286)</b>	
<b>3,593,144</b>	<b>3,839,605</b>	<b>3,843,083</b>	<b>(3,478)</b>	
<b>Current liabilities</b>				
52,427	55,111	55,111	-	
10,285	11,140	11,140	-	
198,414	179,285	179,006	279	
3,788	4,004	4,004	-	
<b>264,914</b>	<b>249,539</b>	<b>249,260</b>	<b>279</b>	
<b>462,966</b>	<b>539,854</b>	<b>537,017</b>	<b>2,837</b>	Lower repayment of borrowing due to reduced revenue
<b>727,880</b>	<b>789,393</b>	<b>786,278</b>	<b>3,116</b>	
<b>2,865,264</b>	<b>3,050,211</b>	<b>3,056,805</b>	<b>(6,594)</b>	
<b>Equity</b>				
1,808,825	1,869,770	1,869,770	-	
16,288	17,138	17,138	(0)	
12,922	13,840	13,023	817	Less asset renewal fund transfer
1,027,229	1,149,463	1,156,873	(7,411)	See Operating Surplus
<b>2,865,264</b>	<b>3,050,211</b>	<b>3,056,805</b>	<b>(6,594)</b>	

PROSPECTIVE STATEMENT OF CASH FLOWS FOR THE YEAR ENDING 30 JUNE 2026 (\$'000)

LONG TERM PLAN 2024/25	ANNUAL PLAN 2025/26	LONG TERM PLAN 2025/26	VARIANCE	EXPLANATION
<b>Cash flows from operating activities</b>				
Cash was provided from:				
314,025	Receipts from customers	337,422	342,516	(5,094) As per operating revenue (incl GST where applicable)
10,737	Dividends received	13,015	12,509	506 Updated dividend forecast from QAC
<i>Cash was applied to:</i>				
(190,291)	Payments to suppliers and employees	(205,329)	(201,367)	(3,962) As per operating expenditure (incl GST where applicable)
(30,002)	Finance costs paid	(27,650)	(29,737)	2,087 Decrease in interest rate
<b>104,469</b>	<b>Net cash inflow from operating activities</b>	<b>117,458</b>	<b>123,922</b>	<b>(6,464)</b>
<b>Cash flows from investing activities</b>				
Cash was provided from:				
-	Proceeds from asset sales	105	1,481	(1,376) Lakeview Development Lot sale deferred to 26/27
<i>Cash was applied to:</i>				
(146,736)	Purchase of property, plant and equipment	(164,271)	(168,324)	4,053 Decrease in infrastructural capital expenditure
<b>(146,736)</b>	<b>Net cash outflow from investing activities</b>	<b>(164,166)</b>	<b>(166,843)</b>	<b>2,677</b>
<b>Cash flows from financing activities</b>				
Cash was provided from:				
241,277	Proceeds from borrowings	221,927	221,927	0
<i>Cash was applied to:</i>				
(198,414)	Repayment of borrowings	(175,890)	(179,006)	3,116 Lower repayment of borrowing due to reduced revenue
<b>42,863</b>	<b>Net cash inflow/(outflow) from financing activities</b>	<b>46,037</b>	<b>42,921</b>	<b>3,116</b>
596	Net increase/(decrease) in cash and cash equivalents	(671)	-	(671)
2,904	Forecast cash and cash equivalents at 1 July	3,500	3,500	-
<b>3,500</b>	<b>Forecast cash and cash equivalents at 30 JUNE 2026</b>	<b>2,829</b>	<b>3,500</b>	<b>(671)</b>
<b>Represented by:</b>				
3,500	Cash and cash equivalents	2,829	3,500	(671)
-	Bank overdraft	-	-	-
<b>3,500</b>	<b>Total cash and cash equivalents</b>	<b>2,829</b>	<b>3,500</b>	<b>-</b>

**PROSPECTIVE OPERATING EXPENDITURE BY ACTIVITY (\$'000)**

LONG TERM PLAN 2024/25	ANNUAL PLAN 2025/26	LONG TERM PLAN 2025/26	VARIANCE	EXPLANATION
<b>Local Democracy</b>				
2,448	4,009	2,696	1,313	Increase in elected member remuneration
3,494	3,446	3,594	(148)	
3,937	2,825	4,311	(1,486)	Reduction in consultant services
1,552	1,558	1,702	(144)	
<b>11,432</b>	<b>11,837</b>	<b>12,303</b>	<b>(465)</b>	
<b>Community Services &amp; Facilities</b>				
20,435	21,818	21,225	593	
18,731	20,343	19,794	549	
313	425	321	103	
2,611	2,711	2,711	-	
5,708	6,358	5,966	392	
466	634	559	75	
267	263	271	(9)	
1,778	1,821	1,847	(26)	
2	2	2	-	
1,571	1,927	1,774	154	
<b>51,882</b>	<b>56,302</b>	<b>54,470</b>	<b>1,832</b>	
<b>Economy</b>				
8,448	8,482	7,703	779	Remapping of Strategy Salary & Wages & Grants from Finance & Support Service activity
7,310	8,153	7,894	260	
-	3	-	3	
6,758	6,901	6,901	-	
<b>22,516</b>	<b>23,540</b>	<b>22,498</b>	<b>1,042</b>	
<b>Environmental Management</b>				
5,983	5,693	6,161	(468)	Carry forward of Commissioner costs & District Plan Review Consultants
13,913	14,430	14,542	(112)	
<b>19,896</b>	<b>20,123</b>	<b>20,703</b>	<b>(580)</b>	
<b>Regulatory Functions &amp; Services</b>				
9,808	10,345	10,201	144	
8,561	8,988	8,890	99	
<b>18,369</b>	<b>19,334</b>	<b>19,091</b>	<b>243</b>	
<b>Transport</b>				
44,847	46,380	47,956	(1,575)	Decrease in roading infrastructure maintenance costs
1,189	1,056	1,292	(235)	
<b>46,036</b>	<b>47,437</b>	<b>49,247</b>	<b>(1,811)</b>	
34,265	37,199	36,255	944	Increase in 3 Waters infrastructure maintenance
22,098	22,953	22,672	282	-
12,691	13,182	11,155	2,027	Increase in Depreciation
22,092	24,546	23,777	769	Increase in infrastructure maintenance
208	200	1,471	(1,271)	Remapping of Strategy Salary & Wages & Grants from Finance & Support Service and a reduction in staff training
<b>261,484</b>	<b>276,653</b>	<b>273,642</b>	<b>3,011</b>	
66,012	70,283	68,803	1,480	Increase in 3 Waters
30,002	27,650	29,737	(2,087)	Reduced interest interest rate inline with actual rates vs LTP

PROSPECTIVE CAPITAL ASSET EXPENDITURE (INCLUDING VESTED ASSETS) BY ACTIVITY (\$'000)

LONG TERM PLAN 2024/25	ANNUAL PLAN 2025/26	LONG TERM PLAN 2025/26	VARIANCE	EXPLANATION
<b>Local Democracy</b>				
-	-	-	-	
-	-	-	-	
-	-	-	-	
-	-	-	-	
<b>Community Services &amp; Facilities</b>				
4,947	8,237	6,210	2,028	Budget brought forward for Ballantyne Rd Site Remediation Works
8,775	12,786	12,022	764	Budgets deferred from prior years for Coronet Forest Revegetation and Rockfall Mitigation.
298	207	207	-	
-	-	-	-	
686	708	708	-	
580	627	468	159	
250	257	257	-	
125	128	128	-	
-	-	-	-	
1,854	1,627	1,421	205	
<b>17,515</b>	<b>24,577</b>	<b>21,420</b>	<b>3,157</b>	
<b>Economy</b>				
462	117	117	-	
-	-	-	-	
-	-	-	-	
<b>462</b>	<b>117</b>	<b>117</b>	<b>-</b>	
<b>Environmental Management</b>				
-	-	-	-	
-	-	-	-	
-	-	-	-	
<b>Regulatory Functions &amp; Services</b>				
-	-	-	-	
90	98	98	-	
<b>90</b>	<b>98</b>	<b>98</b>	<b>-</b>	
<b>Transport</b>				
46,226	23,166	29,480	(6,314)	Decrease to align with NZTA Sub Funding
-	-	-	-	
156	411	160	250	
<b>46,382</b>	<b>23,577</b>	<b>29,641</b>	<b>(6,064)</b>	
49,877	88,770	96,804	(8,033)	Decrease due to three waters capex re-programming (Southwest Wanaka Conveyance Scheme deferred to Y6, Masterplanning, Project Shotover Disposal Field & Hanleys Farm Pump Station brought forward to Y1, Project Shotover Stage 3 brought forward to 23/24 offset with Telemetry brought forward from Y3 and Project Pure Aeration Grid Renewal deferred from prior years).
23,955	19,660	18,058	1,602	Increase due to three waters capex re-programming (Telemetry brought forward from Y3, Kingston New Scheme and Hawea Los Improvements deferred from prior year, offset with Capell Ave Watermain Extension and Hawea Scheme Upgrades deferred to later years and Masterplanning brought forward to prior year).
20,280	19,715	16,208	3,507	Increase due to three waters capex re-programming (Kingston New Scheme deferred from prior year offset with Rockabilly Gully Erosion Protection deferred to following year).
6,721	7,049	14,228	(7,179)	Decrease due to waste capex re-programming (New Waste Facilities deferred spend)
11,690	12,181	2,693	9,487	Increase due to capex re-programming (Compliance Response - UV Treatment and Wakatipu Priority Growth Areas deferred from prior year)
<b>176,972</b>	<b>195,742</b>	<b>199,266</b>	<b>(3,524)</b>	

PROSPECTIVE CAPITAL DEBT REPAYMENT EXPENDITURE BY ACTIVITY (\$'000)

LONG TERM PLAN 2024/25	ANNUAL PLAN 2025/26	LONG TERM PLAN 2025/26	VARIANCE	EXPLANATION
<b>Local Democracy</b>				
-	-	-	-	
-	-	-	-	
-	-	-	-	
-	-	-	-	
-	-	-	-	
<b>Community Services &amp; Facilities</b>				
5,274	4,673	3,960	714	
1,545	356	1,811	(1,455)	Budgets deferred from prior years for Coronet Forest Revegetation and Rockfall Mitigation.
50	-	50	(50)	
-	-	-	-	
50	50	50	-	
100	100	100	-	
-	-	-	-	
197	194	194	-	
-	-	-	-	
250	250	250	-	
<b>7,466</b>	<b>5,623</b>	<b>6,415</b>	<b>(792)</b>	
<b>Economy</b>				
6,000	14,050	14,000	50	
-	-	-	-	
-	-	-	-	
<b>6,000</b>	<b>14,050</b>	<b>14,000</b>	<b>50</b>	
<b>Environmental Management</b>				
2,000	2,000	2,000	-	
-	-	-	-	
<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>-</b>	
<b>Regulatory Functions &amp; Services</b>				
-	-	-	-	
10	-	-	-	
<b>10</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Transport</b>				
2,737	15,321	13,259	2,062	Increase to align with NZTA Sub Funding
-	427	-	427	
500	800	800	-	
<b>3,237</b>	<b>16,548</b>	<b>14,059</b>	<b>2,489</b>	
12,013	3,586	3,141	445	
13,226	8,948	9,013	(65)	
4,113	4,724	5,081	(357)	
1,737	5,192	5,192	-	
1,100	2,100	2,100	-	
<b>50,901</b>	<b>62,771</b>	<b>61,000</b>	<b>1,770</b>	

**PROSPECTIVE TOTAL CAPITAL EXPENDITURE (INCLUDING VESTED ASSETS AND DEBT REPAYMENT) BY ACTIVITY (\$'000)**

LONG TERM PLAN 2024/25		ANNUAL PLAN 2025/26	LONG TERM PLAN 2025/26	VARIANCE	EXPLANATION
<b>Local Democracy</b>					
-	Governance	-	-	-	
-	Community Engagement	-	-	-	
-	Community Leadership	-	-	-	
-	Emergency Management	-	-	-	
<b>Community Services &amp; Facilities</b>					
10,221	Community Facilities	12,910	10,169	2,741	Budget brought forward for Ballantyne Rd Site Remediation Works
10,321	Active & Passive Recreation	13,142	13,833	(691)	Budgets deferred from prior years for Coronet Forest Revegetation and Rockfall Mitigation.
348	Community Property	207	257	(50)	
-	- Community Grants	-	-	-	
736	Libraries	758	758	-	
680	Waterways Facilities	727	568	159	
250	Cemeteries	257	257	-	
322	Public Toilets	322	322	-	
-	- Forestry	-	-	-	
2,104	Wānaka Airport	1,877	1,671	205	
<b>24,981</b>		<b>30,200</b>	<b>27,835</b>	<b>2,365</b>	
<b>Economy</b>					
6,462	Property	14,167	14,117	50	
-	- Economic Development	-	-	-	
-	- Tourism Marketing	-	-	-	
<b>6,462</b>		<b>14,167</b>	<b>14,117</b>	<b>50</b>	
<b>Environmental Management</b>					
2,000	District Plan	2,000	2,000	-	
-	- Resource Consents	-	-	-	
<b>2,000</b>		<b>2,000</b>	<b>2,000</b>	<b>-</b>	
<b>Regulatory Functions &amp; Services</b>					
-	- Building Consents	-	-	-	
100	Enforcement	98	98	-	
<b>100</b>		<b>98</b>	<b>98</b>	<b>-</b>	
<b>Transport</b>					
48,963	Roading and Footpaths	38,487	42,739	(4,252)	Decrease to align with NZTA Sub Funding
-	- Town Centres	427	-	427	
656	Parking Facilities	1,211	960	250	
<b>49,619</b>		<b>40,124</b>	<b>43,699</b>	<b>(3,575)</b>	
61,889	<b>Wastewater</b>	92,356	99,945	(7,588)	Decrease due to three waters capex re-programming
37,181	<b>Water Supply</b>	28,608	27,071	1,537	Increase due to three waters capex re-programming
24,393	<b>Stormwater</b>	24,439	21,289	3,150	Increase due to three waters capex re-programming (Kingston New Scheme deferred from prior year offset with Rockabilly Gully Erosion Protection deferred to following year).
8,458	<b>Waste Management</b>	12,241	19,420	(7,179)	Decrease due to waste capex re-programming (New Waste Facilities deferred spend)
12,790	<b>Finance &amp; Support Services</b>	14,281	4,793	9,487	Increase due to capex re-programming (Compliance Response - UV Treatment and Wakatipu Priority Growth Areas deferred from prior year)
<b>227,873</b>	<b>Total capital expenditure</b>	<b>258,513</b>	<b>260,266</b>	<b>(1,753)</b>	

**CAPITAL ASSET EXPENDITURE (GROWTH) BY ACTIVITY GROUP (\$'000)**

LONG TERM PLAN 2024/25		ANNUAL PLAN 2025/26	LONG TERM PLAN 2025/26	VARIANCE
-	Local Democracy	-	-	-
777	Community Services & Facilities	3,441	2,408	1,033
85	Economy	-	18	(18)
-	Environmental Management	-	-	-
6	Regulatory Functions & Services	-	-	-
15,147	Transport	4,804	7,370	(2,566)
15,431	Wastewater	39,453	44,668	(5,214)
12,673	Water Supply	7,419	6,546	873
6,452	Stormwater	6,756	5,432	1,324
-	Waste Management	335	314	-
562	Finance & Support Services	419	110	309
<b>51,132</b>	<b>Total capital asset expenditure (growth)</b>	<b>62,628</b>	<b>66,867</b>	<b>(4,260)</b>

**CAPITAL ASSET EXPENDITURE (RENEWAL) BY ACTIVITY GROUP (\$'000)**

LONG TERM PLAN 2024/25		ANNUAL PLAN 2025/26	LONG TERM PLAN 2025/26	VARIANCE
-	Local Democracy	-	-	-
10,359	Community Services & Facilities	12,092	11,117	975
217	Economy	64	64	-
-	Environmental Management	-	-	-
17	Regulatory Functions & Services	49	49	-
12,254	Transport	8,920	12,129	(3,210)
8,074	Wastewater	10,010	10,580	(571)
1,492	Water Supply	2,123	2,132	(9)
1,207	Stormwater	1,008	1,008	-
3,392	Waste Management	2,899	6,361	(3,462)
1,953	Finance & Support Services	1,805	1,779	26
<b>38,967</b>	<b>Total capital asset expenditure (renewal)</b>	<b>38,969</b>	<b>45,219</b>	<b>(6,250)</b>

**CAPITAL ASSET EXPENDITURE (OTHER) BY ACTIVITY GROUP (\$'000)**

LONG TERM PLAN 2024/25		ANNUAL PLAN 2025/26	LONG TERM PLAN 2025/26	VARIANCE
-	Local Democracy	-	-	-
3,077	Community Services & Facilities	5,729	4,527	1,202
161	Economy	-	35	(35)
-	Environmental Management	-	-	-
66	Regulatory Functions & Services	48	48	-
12,350	Transport	3,089	3,377	(288)
20,424	Wastewater	33,211	35,459	(2,249)
3,887	Water Supply	12,811	3,329	9,481
4,170	Stormwater	3,288	1,106	2,183
3,329	Waste Management	3,815	7,553	(3,738)
9,174	Finance & Support Services	1,213	804	409
<b>56,637</b>	<b>Total capital asset expenditure (other)</b>	<b>63,204</b>	<b>56,239</b>	<b>6,965</b>
<b>146,736</b>	<b>Total capital asset expenditure</b>	<b>164,800</b>	<b>168,324</b>	<b>(3,544)</b>

**CAPITAL DEBT REPAYMENT EXPENDITURE BY ACTIVITY GROUP (\$'000)**

LONG TERM PLAN 2024/25		ANNUAL PLAN 2025/26	LONG TERM PLAN 2025/26	VARIANCE
-	Local Democracy	-	-	-
7,466	Community Services & Facilities	5,673	6,415	(742)
6,000	Economy	14,000	14,000	-
2,000	Environmental Management	2,000	2,000	-
10	Regulatory Functions & Services	-	-	-
3,237	Transport	16,548	14,059	2,489
12,013	Wastewater	3,586	3,141	445
13,226	Water Supply	8,948	9,013	(65)
4,113	Stormwater	4,724	5,081	(357)
1,737	Waste Management	5,192	5,192	-
1,100	Finance & Support Services	2,100	2,100	-
<b>50,901</b>	<b>Total capital debt repayment expenditure</b>	<b>62,771</b>	<b>61,000</b>	<b>1,770</b>

**STATEMENT OF RESERVE FUNDS (\$'000)**

Reserve fund - Purpose of the fund	OPENING BALANCE 2025/26	DEPOSITS	WITHDRAWLS	CLOSING BALANCE 2025/26	LONG TERM PLAN 2025/26
<p><b>Development funds</b> These arise from Development and Financial Contributions levied by the Council for capital works and are intended to contribute to the growth related capital expenditure of Roothing, Water Supply, Sewerage, Stormwater, Reserve Land and Improvements and Community Facilities.</p>	11,029	32,551	(26,442)	17,138	17,138
<p><b>Asset renewal funds</b> The Council sets aside funding to meet the renewal of its infrastructural and operating assets to ensure the continued ability to provide services.</p>	1,022	33,076	(31,370)	2,729	3,394
<p><b>Emergency reserve</b> Funds set aside to assist with the repair of infrastructural assets such as Roothing, Water Supply and Sewerage, in case of natural disaster.</p>	-	-	-	-	-
<p><b>Asset sale reserves</b> Proceeds from asset sales which are used to fund the portion of capital expenditure attributable to increased level of service for Roothing, Water Supply, Sewerage, Stormwater, Reserve Land and Improvements and Community Facilities.</p>	6,130	105	(102)	6,133	6,028
<p><b>Arrowtown endowment land reserve</b> Proceeds from asset sales from Arrowtown endowment land.</p>	1,161	-	-	1,161	1,161
<p><b>Trust funds</b> Funds held on behalf of various community organisations.</p>	17	-	-	17	17
<p><b>Sinking Funds</b></p>	-	-	-	-	-
<p><b>Queenstown Airport dividend reserve</b> Unallocated portion of dividends received from QAC.</p>	-	13,015	(13,015)	-	-
<p><b>Transport improvement fund</b> Funds set aside to subsidise public transport and the development of public transport infrastructure.</p>	1,336	-	(732)	604	604
<p><b>Lakes Leisure reserve</b> Funds transferred from Lakes Leisure at dis-establishment that are to be used to fund charitable purposes in line with the company's constitution.</p>	3,196	-	-	3,196	3,196
<b>Total Reserve Funds</b>	<b>23,891</b>	<b>78,747</b>	<b>(71,660)</b>	<b>30,978</b>	<b>31,538</b>



# Statement of accounting policies

## Taukī o kā kaupapa here moni

### Reporting entity

The Queenstown Lakes District Council (the “Council” or “QLDC”) is a territorial local authority governed by the Local Government Act 2002.

The Council has controlling interests in Queenstown Events Centre Trust (100% – dormant) and Queenstown Airport Corporation Limited (75.01%). Pursuant to the Local Government Act 2002, these controlled entities are council-controlled organisations (“CCOs”).

The Council has elected not to consolidate the CCOs for the purposes of the prospective financial information contained in this Annual Plan in accordance with the Local Government Act 2002.

The prospective financial statements have been prepared in accordance with Section 111 of the Local Government Act 2002, the Financial Reporting Act 1993 and generally accepted accounting practice. The prospective financial statements comply with Public Benefit Entity (PBE) Standards for Tier 1 entities. The Council has complied with PBE FRS42 in the preparation of these prospective financial statements.

The prospective financial information contained in this Annual Plan relates to the Queenstown Lakes District Council only as the controlling entity of the economic entity. The Council has not presented prospective financial statements for the economic entity because the Council believes that the controlling entity prospective financial statements are more relevant to users. The main purpose of prospective financial statements in the Annual Plan is to provide users with information about

the core services that the Council intends to provide ratepayers, the expected cost of those services and, as a consequence, how much the Council requires by way of rates to fund the intended levels of service.

The level of rate funding required is not affected by controlled entities except to the extent that the Council obtains distributions from those controlled entities. Distributions from Council’s controlled entity Queenstown Airport Corporation Ltd are included in the prospective financial statements of the Council.

The primary objective of the Council is to provide goods or services for community or social benefit rather than making a financial return. Accordingly, the Council has designated itself and the Group as public benefit entities (“PBEs”) for the purposes of complying with generally accepted accounting practice.

### Basis of preparation

The financial statements have been prepared on the going concern basis and the accounting policies have been applied consistently throughout the year. The financial statements have been prepared on the basis of historical cost, except for the revaluation of certain non-current assets and financial instruments. Cost is based on the fair values of the consideration given in exchange for assets.

Actual financial results are incorporated into opening balances where possible.

## **Statement of compliance**

The financial statements of the Council have been prepared in accordance with the requirements of the Local Government Act 2002: Part 6, Section 98 and Part 3 of Schedule 10, which include the requirement to comply with New Zealand generally accepted accounting practice (NZ GAAP).

The financial statements of the Council and Group comply with Public Benefit Entity (PBE) Standards.

The financial statements have been prepared in accordance with Tier 1 PBE Standards.

The actual financial results achieved for the period covered are likely to vary from the information presented and the variations may be material.

The Council does not intend to update the prospective financial statements after presentation.

## **Presentation currency and rounding**

The financial statements are presented in New Zealand dollars and all values are rounded to the nearest thousand dollars (\$'000) unless otherwise stated.

## **New accounting standards and interpretations**

### **CLIMATE-RELATED DISCLOSURES**

The Council has a Climate and Biodiversity Plan.

Whilst compliance with climate-related disclosure requirements is not specifically addressed, it focuses on the Council's response to the emerging issue of climate change and biodiversity. International developments are monitored given their potential impact in New Zealand, either through future standard setter activity, or where obligations may arise to another entity due to the Group's relationship with them as a subsidiary/customer or supplier.

### **OTHER CHANGES IN ACCOUNTING POLICIES**

There have been no other changes in accounting policies.

## **Summary of significant accounting policies**

### **REVENUE RECOGNITION**

Revenue is recognised to the extent that it is probable that the economic benefits or service potential will flow to the Council and Group and the revenue can be reliably measured, regardless of when the payment is being made.

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of business, taking into account contractually defined terms of payment, net of discounts and GST.

The specific recognition criteria described below must also be met before revenue is recognised.

## **(i) Revenue from non-exchange transactions**

### **General and targeted rates**

General and targeted rates are set annually and invoiced within the year. The Council and Group recognise revenue from rates when the Council has set the rate and provided the rates assessment. Rates revenue is measured at the amount assessed, which is the fair value of the cash received or receivable.

### **User charges and other income – subsidised**

Rendering of services at a price that is not approximately equal to the value of the service provided by the Council is considered a non-exchange transaction. This includes rendering of services where the price does not allow the Council to fully recover the cost of providing the service (such as community activities, liquor licencing, water connections, dog licensing, etc.) and where a shortfall is subsidised by income from other activities, such as rates. Generally, there are no conditions attached to such revenue.

Revenue from subsidised services is recognised when the Council issues the invoice for the service. Revenue is recognised at the amount of the invoice, which is the fair value of the cash received or receivable for the service. Revenue is recognised by reference to the stage of completion of the service to the extent that the Council has an obligation to refund the cash received from the service (or to the extent that the customer has the right to withhold payment from the Council) if the service is not completed.

### **Grants and subsidies**

Government grants are received from Waka Kotahi/New Zealand Transport Authority which subsidises part of the Council's costs in maintaining the local roading infrastructure. The subsidies represent revenue from non-exchange transactions and are recognised as revenue upon entitlement as conditions pertaining to eligible expenditure have been fulfilled.

Other grants and subsidies are recognised upon entitlement as

conditions pertaining to eligible expenditure have been fulfilled.

A deferred revenue liability is recognised instead of revenue to the extent that there is a condition attached that would give rise to a liability to repay the grant amount or to return the granted asset.

### **Vested assets**

Certain infrastructural assets have been vested to the Council as part of the subdivision covenant process. Vested assets are recognised at fair value at the date of recognition with an equal amount recognised as revenue unless there are conditions attached to the asset in which case revenue is deferred until the conditions are met.

### **Development contributions**

The revenue recognition point for development and financial contributions is at the later of the point when the Council is ready to provide the service for which the contribution was levied, or the event that will give rise to a requirement for a development or financial contribution under the legislation.

## **(ii) Revenue from exchange transactions**

### **User charges and other income – full cost recovery**

Revenue from the rendering of services (such as resource consents, building consents, waste management, car parking, etc.) is recognised by reference to the stage of completion of the service. Stage of completion is measured by reference to labour hours incurred to date as a percentage of total estimated labour hours for each contract. When the contract outcome cannot be measured reliably, revenue is recognised only to the extent that the expenses incurred are eligible to be recovered.

### **Interest revenue**

Interest revenue is accrued on a time basis, by reference to the principal outstanding and the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount. Interest revenue is included in other revenue.

### **Dividend revenue**

Dividends are recognised when the entitlement to the dividends is established.

### **Property sales**

Net gains or losses on the sale of investment property, property, plant and equipment, property intended for sale and financial assets are recognised when an unconditional contract is in place and it is probable that the Council and Group will receive the consideration due.

### **Grant expenditure**

Non-discretionary grants are those grants that are awarded if the grant application meets the specified criteria and are recognised as expenditure when an application that meets the specified criteria for the grant has been received.

Discretionary grants are those grants where the Council has no obligation to award on receipt of the grant application and are recognised as expenditure when a successful applicant has been notified of the Council's decision.

### **Borrowing costs**

All borrowing costs are expensed in the period they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. The Council and Group have chosen not to capitalise borrowing costs directly attributable to the acquisition, construction or production of assets.

### **Leases**

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases. Rentals payable under operating leases are charged to the Statement of Financial Performance on a basis representative of the pattern of benefits to be derived from the leased asset.

#### **A. Council and/or Group as lessor**

Amounts due from lessees under finance leases are recorded as receivables at the amount

of the net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the leases.

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease.

#### **B. Council and/or Group as lessee**

Assets held under finance leases are recognised at their fair value or, if lower, at amounts equal to the present value of the minimum lease payments, each determined at the inception of the lease. The corresponding liability to the lessor is included in the Statement of Financial Position as a finance lease obligation.

Lease payments are apportioned between finance charges and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability.

Rentals payable under operating leases are charged to income on a straight line basis over the term of the relevant lease.

#### **C. Lease incentives**

Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight line basis over the lease term.

### **Taxation**

The tax expense represents the sum of the tax currently payable and deferred tax.

Council activities are exempt from income tax. The subsidiary Queenstown Airport Corporation is subject to income tax as per below policy.

Tax currently payable is based on taxable profit for the period. Taxable profit differs from net surplus as reported in the Statement of Financial Performance because it excludes items of income or expense that are taxable in other years and it further excludes items that are never taxable or deductible.

The Council's and Group's liability for current tax is calculated using tax rates that have been enacted by the balance sheet date.

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements, and the corresponding tax bases used in the computation of taxable profit and is accounted for using the comprehensive balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised.

Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting surplus. Deferred tax liabilities are recognised for taxable temporary differences arising on investments in

subsidiaries, branches, associates and joint ventures except where the Council and Group is able to control the reversal of the temporary differences and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period(s) when the asset and liability giving rise to them are realised or settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by reporting date. The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Council and Group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Current and deferred tax is recognised as an expense or income in the Statement of Financial Performance, except when it relates to items credited or debited to other comprehensive income, in which case the deferred tax is recognised directly in other comprehensive income.

### **Goods and Services Tax**

Tax revenues, expenses, assets and liabilities are recognised net of the amount of goods and services tax (GST), except for receivables and payables which are recognised inclusive of GST. Where GST is not recoverable as an input tax, it is recognised as part of the related asset or expense.

### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, cash at bank and other short-term highly liquid deposits that are readily convertible to a known amount of cash.

### **Financial instruments**

Financial assets and financial liabilities are recognised on the Council's or Group's Statement of Financial Position when the Council and/or Group becomes a party to contractual provisions of the instrument. Investments are recognised and derecognised on trade date where purchase or sale of an investment is under a contract whose terms require delivery of the investment within

the timeframe established by the market concerned, and are initially measured at fair value, net of transaction costs, except for those financial assets classified as fair value through surplus or deficit which are initially valued at fair value.

### **(i) Financial assets**

Financial assets are classified into the following specified categories: financial assets 'at fair value through surplus or deficit', 'held-to-maturity' investments, 'available-for-sale' financial assets, and 'loans and receivables'. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition.

The effective interest method, referred to below, is a method of calculating the amortised cost of a financial asset and of allocating interest income over the relevant period. The effective interest rate is the interest rate that exactly discounts estimated future cash receipts through the expected life of the financial asset, or, where appropriate, a shorter period.

### **Financial assets at fair value through surplus or deficit**

Financial assets are classified as financial assets at fair value through surplus or deficit where the financial asset:

- > has been acquired principally for the purpose of selling in the near future;
- > is a part of an identified portfolio of financial instruments that the Council and Group manages together and has a recent actual pattern of short-term profit-taking; or
- > is a derivative that is not designated and effective as a hedging instrument.

Financial assets at fair value through profit or loss are stated at fair value, with any resultant gain or loss recognised in the Statement of Financial Performance. The net gain or loss is recognised in the Statement of Financial Performance and incorporates any dividend or interest earned on the financial asset. Fair value is determined in the manner described later in this note.

### **Held-to-maturity investments**

Investments are recorded at amortised cost using the effective interest method less impairment, with revenue recognised on an effective yield basis. The Council and Group do not hold any financial assets in this category.

### **Available-for-sale financial assets**

Equity investments held by the Council and Group classified as being available-for-sale are stated at fair value. Fair value is determined in the manner described later in this note. Gains and losses arising from changes in fair value are recognised directly in other comprehensive income, with the exception of impairment losses which are recognised directly in the Statement of Financial Performance. Where the investment is disposed of or is determined to be impaired, the cumulative gain or loss previously recognised in other comprehensive income is included in the Statement of Financial Performance for the period.

Dividends on available-for-sale equity instruments are recognised in the Statement of Financial

Performance when the Council's and Group's right to receive payments is established.

### **Loans and receivables**

Trade receivables, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as 'loans and receivables'. Loans and receivables are measured at amortised cost using the effective interest method less impairment. Interest is recognised by applying the effective interest rate.

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

A provision for impairment is established when there is objective evidence that the Council or Group will not be able to collect all amounts due according to the original terms of the receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. The amount of the provision

is expensed in the Statement of Financial Performance.

Loans, including loans to community organisations made by the Council at nil, or below market interest rates, are initially recognised at the present value of their expected future cash flows and discounted at the current market rate of return for a similar asset/investment. They are subsequently measured at amortised cost using the effective interest method. The difference between the face value and present value of expected future cash flows of the loan is recognised in the Statement of Financial Performance as a grant.

### **Impairment of financial assets**

Financial assets, other than those at fair value through surplus or deficit, are assessed for indicators of impairment at each balance sheet date. Financial assets are impaired where there is objective evidence that as a result of one or more events that occurred after the initial recognition of the financial asset the estimated future cash flows of the investment have been impacted. For financial assets carried at amortised cost, the amount of

the impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate. The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of trade receivables where the carrying amount is reduced through the use of an allowance account. When a trade receivable is uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against the allowance account. Changes in the carrying amount of the allowance account are recognised in the Statement of Financial Performance.

With the exception of available-for-sale equity instruments, if, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed through the Statement of Financial Performance to the extent the carrying amount of

the investment at the date the impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.

#### **(ii) Financial liabilities**

##### **Trade and other payables**

Trade payables and other accounts payable are recognised when the Council and Group becomes obliged to make future payments resulting from the purchase of goods and services. Trade and other payables are initially recognised at fair value and are subsequently measured at amortised cost, using the effective interest method.

##### **Borrowings**

Borrowings are recorded initially at fair value, net of transaction costs. Subsequent to initial recognition, borrowings are measured at amortised cost with any difference between the initial recognised amount and the redemption value being recognised in the Statement of Financial Performance over the period of the borrowing using the effective interest method.

#### **(iii) Derivative financial instruments**

The Group enters into certain derivative financial instruments to manage its exposure to interest rate risk, including interest rate swaps.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured to their fair value at each balance date. The resulting gain or loss is immediately recognised in the Statement of Financial Performance unless the derivative is designated and effective as a hedging instrument (in the case of Queenstown Airport Corporation Ltd (QAC)), in which event the nature and timing of the recognition in surplus or deficit depends on the nature of the hedging relationship. QAC designates certain derivatives as cash flow hedges. Council does not undertake hedge accounting in relation to its derivative financial instruments.

A derivative is presented as a non-current asset or a non-current liability if the remaining maturity of the instrument is more than 12 months and is not expected to be realised or settled within 12 months. Other derivatives are presented as current assets or current liabilities.

##### **Fair value estimation**

The fair value of financial instruments traded in active markets (such as listed equities) is based on quoted market prices at the balance date. The quoted market price used for financial assets held by the Council and Group is the current bid price; the appropriate quoted market price for financial liabilities is the current offer price.

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. The Council and Group use a variety of methods and makes assumptions that are based on market conditions existing as at each balance date. Quoted market prices or dealer quotes for similar instruments are used for long-term investment and debt instruments held.

### **Hedge accounting**

Queenstown Airport Corporation Ltd (QAC) designates certain hedging instruments, which may include derivatives, as cash flow hedges.

At the inception of the hedging relationship the entity documents the relationship between the hedging instrument and the hedged item, along with its risk management objectives and its strategy for undertaking various hedge transactions. Furthermore, at the inception of the hedge and on an ongoing basis, QAC documents whether the hedging instrument that is used in a hedged relationship is highly effective in offsetting changes in fair values or cash flows of the hedged item.

### **Cash flow hedges**

The effective portion of changes in the fair value of derivatives that are designated as cash flow hedges are recognised in other comprehensive revenue and expenses and accumulated as a separate component of equity in the hedging reserve. The gain or loss relating to the ineffective portion is recognised immediately in surplus or deficit.

Amounts recognised in the hedging reserve are reclassified from equity to surplus or deficit (as a reclassification adjustment) in the periods when the hedging item is recognised in the surplus or deficit, in the same line as the recognised hedged item.

However, when the forecast transaction that is hedged results in the recognition of a non-financial asset or a non-financial liability, the gains and losses previously recognised in the hedging reserve are reclassified from equity and included in the initial measurement of the cost of the asset or liability (as a reclassification adjustment).

Hedge accounting is discontinued when QAC revokes the hedging relationship, the hedging instrument expires or is sold, terminated or exercised, or no longer qualifies for hedge accounting. Any cumulative gain or loss recognised in the hedging reserve at that time remains in equity and is recognised when the forecast transaction is ultimately recognised in profit or loss.

When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was recognised in the hedging reserve is recognised immediately in the surplus or deficit.

### **Development properties**

Development properties are stated at the lower of cost or net realisable value. Cost includes planning expenditure and any other expenditure to bring the development property to its present condition.

### **Inventories**

Inventories are valued at the lower of cost and net realisable value. Cost is determined on a weighted average basis with an appropriate allowance for obsolescence and deterioration.

### **Properties held for sale**

Properties intended for sale are measured at the lower of carrying amount and fair value less costs to sell. Properties are classified as intended for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use.

### **Property, plant and equipment**

The Council and Group have the following classes of property, plant and equipment:

#### **Operational assets**

- > Council-owned land, buildings and building improvements, plant and equipment, motor vehicles, furniture and office equipment, computer equipment and library books; and
- > Subsidiary-owned buildings, building improvements, plant and equipment, motor vehicles, furniture, office equipment and computer equipment.

### **Campground assets**

- > Council-owned land and buildings leased as campgrounds and listed as strategic assets in the Significance and Engagement policy.

### **Infrastructure assets**

- > Infrastructural assets are the fixed utility systems owned by the Council. Each asset type includes all items that are required for the network to function:
  - Sewer, stormwater and water
  - Roads, bridges and lighting
  - Land under roads.

#### **(i) Cost**

Operational assets (excluding Airport assets such as Queenstown Airport Corporation Ltd (QAC) land, buildings, roading, carparking and runways) and land under roads are recorded at cost less accumulated depreciation and any accumulated impairment losses. Cost includes expenditure that is directly

attributable to the acquisition of the assets. Where an asset is acquired for no cost, or for a nominal cost, it is recognised at fair value at the date of acquisition.

#### **(ii) Accounting for revaluations**

Infrastructural assets, other than land under roads, are stated at fair value less accumulated depreciation and any impairment losses recognised after the date of revaluation. Airport assets held or leased by QAC including land, buildings, roading, carparking and runways are also carried at fair value, as determined by an independent registered valuer, less accumulated depreciation and any impairment losses recognised after the date of any revaluation.

Infrastructure assets and airport assets acquired or constructed after the date of the latest revaluation are carried at cost, which approximates fair value. Revaluations are carried out with sufficient regularity to ensure that the carrying amount does not differ materially from fair value at the balance sheet date.

The results of revaluating are credited or debited to an asset revaluation reserve via other comprehensive income for that class of asset. Where this results in a debit balance in the asset revaluation reserve, this balance is expensed to the Statement of Financial Performance.

Any subsequent increase in revaluation that offsets a previous decrease in value recognised in the Statement of Financial Performance will be recognised first in the Statement of Financial Performance up to the amount previously expensed, and then credited to the revaluation reserve via other comprehensive income for that class of asset.

### **Campground assets**

Campground assets are classified as reserve land and held to earn rentals. Campground assets are stated at fair value using the income capitalisation approach.

### **Sewer, stormwater, water**

Sewer, stormwater and water supply assets are stated at valuation which is optimised depreciated replacement cost value as at 30 June 2023 by WSP New Zealand Limited, independent valuers. The valuation has been undertaken using information at 30 June 2023 with additions subsequent to that date recorded at cost.

### **Roads, bridges and lighting**

Roading assets are stated at valuation which is optimised depreciated replacement cost value as at 30 June 2023 by WSP New Zealand Limited, independent valuers. Additions subsequent to that date have been recorded at cost.

### (iii) Depreciation

Operational assets, with the exception of land, are depreciated on a straight line (SL) basis to write off the asset to its estimated residual value over its estimated useful life.

Infrastructural assets, with the exception of land under roads, are depreciated on a straight line basis to write off the fair value of the asset to its estimated residual values over its estimated useful life.

Airport assets, with the exception of land, are depreciated on a straight line and a diminishing value (DV) basis to write off the asset to its estimated residual value over its estimated useful life.

Expenditure incurred to maintain these assets at full operating capability is charged to the Statement of Financial Performance in the year incurred.

The following rates have been used in the calculation of depreciation.

OPERATIONAL ASSETS	RATE (%)	METHOD
Buildings	2%-5%	SL
Building improvements	1.5%-10%	SL
Plant and machinery	5.5%-25%	SL
Motor vehicles	20%	DV
Furniture and office equipment	10%-20%	SL
Computer equipment	10%-25%	SL
Library books	10%	SL

INFRASTRUCTURAL ASSETS	RATE (%)	METHOD
Sewerage	1.37%-10%	SL
Water supply	1.42%-10%	SL
Stormwater	1.55%-10%	SL
Roading	1.3%-10.0%	SL
Buildings	1.4%-50.0%	DV or SL
Runways, taxiways and aprons	1.0%-20.0%	SL
Plant and equipment	1.0%-67.0%	DV

The estimated useful lives, residual values and depreciation method are reviewed at the end of each annual reporting period.

### (iv) Disposal

An item of property, plant and equipment is derecognised upon disposal or recognised as impaired when no future economic benefits are expected to arise from the continued use of the asset.

Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the Statement of Financial Performance in the period the asset is derecognised.

### (v) Net proceeds earned

In accordance with the requirements of PBE IPSAS 17 Property Plant and Equipment, the net proceeds earned while bringing an asset into use are recognised in surplus or deficit rather than being deducted from the asset cost recognised, where applicable.

### **Emission trading scheme accounting policy**

New Zealand Units (“NZUs”) allocated as a result of the Council’s participation in the Emissions Trading Scheme (“ETS”) are treated as a prepayment (when purchased in advance) and expensed during the year in the period to which they cover.

Liabilities for surrender of NZUs (or cash) are accrued at the time the forests are harvested, or removed in any other way, in accordance with the terms of the ETS legislation.

Liabilities are accounted for at settlement value, being the cost of any NZUs on hand to meet the obligation plus the fair value of any shortfall in NZUs to meet the obligation.

### **Investment properties**

Investment properties are held to earn rentals and/or for capital gains. Property held to meet service delivery objectives or held for strategic purposes is excluded from investment properties and included with property, plant

and equipment. The investment properties are measured at fair value at the reporting date. Gains or losses arising from changes in the fair value of investment properties are included in the Statement of Financial Performance in the period in which they arise.

Investment properties are derecognised upon disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the Statement of Financial Performance in the period the asset is derecognised. Any associated balance in the revaluation reserve is transferred to accumulated funds via equity.

### **Finite life intangible assets**

Finite life intangible assets are recorded at cost less accumulated amortisation. Amortisation is charged on a straight line basis over their estimated useful life. The estimated useful life and amortisation period is reviewed at the end of each annual reporting period.

### **Intangible assets – software acquisition and development**

Acquired computer software licenses are recorded at cost less accumulated amortisation. Amortisation is charged on a straight line basis over their estimated useful life. The estimated useful life and amortisation period is reviewed at the end of each annual reporting period.

Costs associated with maintaining computer software are recognised as an expense when incurred. Costs that are directly associated with the development of software for internal use by the Council and Group, are recognised as an intangible asset. Direct costs include the software development employee costs and an appropriate portion of relevant overheads.

### **Impairment of non-financial cash-generating assets**

At each reporting date, the Council and Group reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered

an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where the asset does not generate cash flows that are independent from other assets, the Council and Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Goodwill, intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment annually and whenever there is an indication that the asset may be impaired. An impairment of goodwill is not subsequently reversed.

Recoverable amount is the higher of fair value less costs to sell and value in use. Value in use is depreciated replacement cost for an asset where the future economic benefits or service potential of the asset are not primarily dependent on the asset’s ability to generate net cash inflows and where the entity would, if deprived of the asset, replace its remaining future economic benefits or service potential. In assessing value in use for cash-generating assets, the

estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised in the Statement of Financial Performance immediately, unless the relevant asset is carried at fair value, in which case the impairment loss is treated as a revaluation decrease, via other comprehensive income.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating

unit) in prior years. A reversal of an impairment loss is recognised in the Statement of Financial Performance immediately, unless the relevant asset is carried at fair value, in which case the reversal of the impairment loss is treated as a revaluation increase, via other comprehensive income.

#### **Employee benefits**

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave, long service leave and sick leave when it is probable that settlement will be required and they are capable of being measured reliably.

Provisions made in respect of employee benefits expected to be settled within 12 months are measured at their nominal values using the remuneration rate expected to apply at the time of settlement.

Provisions made in respect of employee benefits which are not expected to be settled within 12 months are measured as the present value of the estimated future cash outflows to be made by the Council and Group in respect of services provided by employees up to reporting date.

#### **Provisions**

Provisions are recognised when the Council and Group has a present obligation, the future sacrifice of economic benefits is probable, and the amount of the provision can be measured reliably.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at reporting date, taking into account the risks and uncertainties surrounding the obligation. Where a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, the receivable is recognised as an asset if it is virtually certain that recovery will be received and the amount of the receivable can be measured reliably.

#### **Statement of cash flows**

Cash means cash balances on hand, held in bank accounts and demand deposits that the Council and Group invest in as part of day-to-day cash management.

Operating activities include cash received from all income sources of the Council and Group and record the cash payments made for the supply of goods and services.

Investing activities are those activities relating to the acquisition and disposal of noncurrent assets.

Financing activities comprise the change in equity and debt structure of the Council and Group.

#### **Equity**

Equity is the community's interest in the Council and Group and is measured as the difference between total assets and total liabilities. Equity is disaggregated and classified into a number of reserves. Reserves are a component of equity generally representing a particular use to which various parts of equity have been assigned. Reserves may be legally restricted or created by Council.

### **Restricted and council-created reserves**

Restricted reserves are a component of equity generally representing a particular use to which various parts of equity have been assigned. Reserves may be legally restricted or created by the Council.

Restricted reserves are those subject to specific conditions accepted as binding by the Council and which may not be revised by the Council without reference to the Courts or a third party. Transfers from these reserves may be made only for certain specified purposes or when certain specified conditions are met.

Also included in restricted reserves are reserves restricted by Council decision. The Council may alter them without references to any third party or the Courts. Transfers to and from these reserves are at the discretion of the Council.

### **Financial guarantee contracts**

A financial guarantee contract is a contract that requires the Council or Group to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due.

Financial guarantee contracts are initially recognised at fair value. If a financial guarantee contract was issued in a stand-alone arm's length transaction to an unrelated party, its fair value at inception is equal to the consideration received. When no consideration is received, a provision is recognised based on the probability the Council or Group will be required to reimburse a holder for a loss incurred, discounted to present value. The portion of the guarantee that remains unrecognised, prior to discounting to fair value, is disclosed as a contingent liability.

Financial guarantees are subsequently measured at the initial recognition amount less any amortisation; however, if the Council or Group assesses that it is probable that expenditure will be required to settle a guarantee, then the provision for the guarantee is measured at the present value of the future expenditure.

In accordance with PBE IPSAS 30 Financial Instruments: Disclosures, the circumstances that result in fair value of financial guarantee contracts not being determinable are disclosed where applicable.

### **Budget figures**

The budget figures are those approved by the Council at the beginning of the year in the annual plan. The budget figures have been prepared in accordance with PBE FRS 42, using accounting policies that are consistent with those adopted by the Council for the preparation of the financial statements.

### **Allocation of overheads**

Direct costs are charged directly to significant activities. Indirect costs are charged to significant activities based on the cost drivers and related activity/usage information. Direct costs are those costs that are directly attributable to a significant activity. Indirect costs are those costs that cannot be linked in an economically feasible manner to a specific significant activity.

## Critical accounting estimates and assumptions

In preparing these financial statements the Council has made estimates and assumptions concerning the future. These estimates and assumptions may differ from the subsequent actual results. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations or future events that are believed to be reasonable under the circumstances. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

### Infrastructural assets

There are a number of assumptions and estimates used when determining fair value using optimised Depreciated Replacement Cost (DRC) for infrastructural assets. These include:

- > The physical deterioration and condition of an asset, for example the Council could be carrying an asset at an amount that does not reflect its actual condition. This is particularly so for those assets which are not visible, for example stormwater, sewerage and water supply pipes that are underground. This risk is minimised by Council performing a combination of physical inspections and condition modelling assessments of underground assets;
- > Estimating any obsolescence or surplus capacity of an asset;
- > Estimates made when determining the remaining useful lives over which the asset will be depreciated. These estimates can be impacted by the local conditions, for example weather

patterns and traffic growth. If useful lives do not reflect the actual consumption of the benefits of the asset, then the Council could be overestimating or underestimating the annual depreciation charge recognised as an expense in the Statement of Financial Performance. To minimise this risk, the Council's infrastructural asset useful lives have been determined with reference to the NZ Infrastructural Asset Valuation and Depreciation Guidelines published by the National Asset Management Steering Group and have been adjusted for local conditions based on past experience. Asset inspections, deterioration and condition modelling are also carried out regularly as part of the Council's asset management planning activities, which gives the Council further assurance over its useful life estimate.

Experienced independent valuers perform the Council's infrastructural asset revaluations.

### Provision for legal claims against council

Council's liability in relation to claims relating to certain alleged weather-tightness building defects has not been established. For these claims it is not possible to determine the outcome at this stage. Where a loss provision can be determined, the loss provision is based on the Council's best estimate of the current knowledge of claims against Council. Refer to page 287 of the LTP 24-34 for further detail.

# Annual plan disclosure statement

## Te tauākī Whakika o te Mahere ā-tau

### What is the purpose of this statement?

The purpose of this statement is to disclose the Council's planned financial performance in relation to various benchmarks to enable the assessment of whether the Council is prudently managing its revenues, expenses, assets, liabilities, and general financial dealings.

The Council is required to include this statement in its annual plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the regulations). Refer to the regulations for more information, including definitions of some of the terms used in this statement.

BENCHMARK	LIMIT	AP 25/26 PLANNED	MET
<b>Rates affordability benchmark</b>			
income	55.00%	51.88%	Yes
increases (gross)	20.00%	17.02%	Yes
increases (net)	15.8%	13.52%	Yes
<b>Debt affordability benchmark</b>			
Net Debt/Total Revenue	280%	254%	Yes
Interest/Total Rates	30%	16%	Yes
Interest/Total Revenue	20%	8%	Yes
Balanced budget benchmark	100%	100%	Yes
Essential services benchmark	100%	218%	Yes
Debt servicing benchmark	15%	10%	Yes

### Notes

#### RATES AFFORDABILITY BENCHMARK

For this benchmark, –

- the Council's planned rates income for the year is compared with a quantified limit on rates contained in the financial strategy included in the Council's long- term plan; and
- the Council's planned rates increases for the year are compared with a quantified limit on rates increases for the year contained in the financial strategy included in the Council's long-term plan.

The Council meets the rates affordability benchmark if –

- its planned rates income for the year equals or is less than each quantified limit on rates;
- its planned rates increases for the year equal or are less than each quantified limit on rates increases.

#### DEBT AFFORDABILITY BENCHMARK

For this benchmark, the Council's planned borrowing is compared with quantified limits on borrowing contained in the financial strategy included in the Council's long- term plan.

The Council meets the debt affordability benchmark if its planned borrowing is within each quantified limit on borrowing.

### **BALANCED BUDGET BENCHMARK**

For this benchmark, the Council's planned revenue (excluding development contributions, vested assets, financial contributions, gains on derivative financial instruments, and revaluations of property, plant, or equipment) is presented as a proportion of its planned operating expenses (excluding losses on derivative financial instruments and revaluations of property, plant, or equipment).

The Council meets the balanced budget benchmark if its revenue equals or is greater than its operating expenses.

### **ESSENTIAL SERVICES BENCHMARK**

For this benchmark, the council's planned capital expenditure on network services is presented as a proportion of expected depreciation on network services.

The Council meets the essential services benchmark if its planned capital expenditure on network services equals or is greater than expected depreciation on network services.

### **DEBT SERVICING BENCHMARK**

For this benchmark, the Council's planned borrowing costs are presented as a proportion of planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant, or equipment).

Because Statistics New Zealand projects that the Council's population will grow faster than the national population growth rate, it meets the debt servicing benchmark if its planned borrowing costs equal or are less than 15% of its planned revenue.



**/ Funding impact statement /**  
**/ Te tauākī o te Kawekawe Pūtea /**

**FUNDING IMPACT STATEMENT - WHOLE COUNCIL (\$'000)**

LONG TERM PLAN 2024/25		ANNUAL PLAN 2025/26	LONG TERM PLAN 2025/26	VARIANCE	EXPLANATION
<b>Sources of operating funding</b>					
	General rates, uniform annual general charges, rates penalties	11,711	11,625	86	
8,706					
141,705	Targeted rates	164,989	165,070	(81)	
48,504	Fees and charges	52,131	50,222	1,908	Traffic Infringement increase driven by new Government pricing, parking revenue increase driven from new carparks and fee increases partially offset by Campervan Infringement decrease due to changes in Freedom camping bylaw.
7,169	Subsidies & grants for operating purposes	7,268	7,482	(215)	
11,437	Interest and dividends from investments	13,775	13,209	566	QAC Airport Dividend increase as per QAC Statement of Intent
10,580	Fuel tax, fines, infringement fees & other receipts	12,166	11,195	971	
<b>228,101</b>	<b>Total sources of operating funding</b>	<b>262,039</b>	<b>258,804</b>	<b>3,235</b>	
<b>Applications of operating funding</b>					
165,470	Payments to staff and suppliers	178,720	175,102	3,619	
30,002	Finance costs	27,650	29,737	(2,087)	Reduced interest interest rate inline with actual rates vs LTP
<b>195,472</b>	<b>Total applications of operating funding</b>	<b>206,370</b>	<b>204,838</b>	<b>1,531</b>	
<b>32,629</b>	<b>Surplus/(deficit) of operating funding</b>	<b>55,669</b>	<b>53,966</b>	<b>1,703</b>	
<b>Sources of capital funding</b>					
16,386	Subsidies & grants for capital expenditure	12,736	18,519	(5,783)	Reduction in NZTA roading subsidy offset with a Waste Management Ministry for Environment funding upside
39,314	Development & financial contributions	32,551	33,026	(475)	Treatment of inflation rate from BERL for property, plant and equipment
	- Gross proceeds from sale of assets	105	1,481	(1,376)	Lakeview Development Lot sale deferred to 26/27
42,863	Increase/(decrease) in debt	46,037	42,921	3,116	
	- Lump sum contributions	-	-	-	
	- Other dedicated capital funding	-	-	-	
<b>98,563</b>	<b>Total sources of capital funding</b>	<b>91,429</b>	<b>95,948</b>	<b>(4,518)</b>	
<b>Applications of capital funding</b>					
Capital expenditure					
51,132	- to meet additional demand	60,503	66,867	(6,364)	Refer to comments on capital expenditure by activity
38,967	- to replace existing assets	37,787	45,219	(7,432)	Refer to comments on capital expenditure by activity
56,637	- to improve the level of service	61,080	56,239	4,842	Refer to comments on capital expenditure by activity
(15,543)	Increase/(decrease) in reserves	(12,271)	(18,411)	6,140	
	- Increase/(decrease) of investments	-	-	-	
<b>131,193</b>	<b>Total applications of capital funding</b>	<b>147,099</b>	<b>149,913</b>	<b>(2,814)</b>	
<b>(32,629)</b>	<b>Surplus/(deficit) of capital funding</b>	<b>(55,669)</b>	<b>(53,966)</b>	<b>(1,704)</b>	
	- Funding balance	-	-	-	

**RECONCILIATION OF FUNDING IMPACT STATEMENT TO PROSPECTIVE STATEMENT OF FINANCIAL PERFORMANCE (\$'000)**

LONG TERM PLAN 2024/25		ANNUAL PLAN 2025/26	LONG TERM PLAN 2025/26	VARIANCE	EXPLANATION
<b>INCOME</b>					
<b>Statement of Financial Performance</b>					
<b>315,839</b>	<b>Total operating income</b>	<b>339,696</b>	<b>344,095</b>	<b>(4,399)</b>	
<b>Funding Impact Statement</b>					
228,101	Total sources of operating funding	262,039	258,804	3,235	Refer previous page
<i>Plus sources of capital funding:</i>					
16,386	Subsidies & grants for capital expenditure	12,736	18,519	(5,783)	Reduction in NZTA roading subsidy offset with a Waste Management Ministry for Environment funding upside
39,314	Development & financial contributions	32,551	33,026	(475)	Treatment of inflation rate from BERL for property, plant and equipment
	- Gross proceeds from sale of assets	105	1,481	(1,376)	Lakeview Development Lot sale deferred to 26/27
	- Less cost of property sales	-	-	-	
<i>Plus non-cash items:</i>					
30,235	Vested assets	30,942	30,942	-	
1,801	Revaluation - non-current assets	1,323	1,323	-	
<b>315,839</b>	<b>Total income</b>	<b>339,696</b>	<b>344,095</b>	<b>(4,399)</b>	
<b>EXPENDITURE</b>					
<b>Statement of Financial Performance</b>					
<b>261,484</b>	<b>Total operating expenditure</b>	<b>276,653</b>	<b>273,642</b>	<b>3,012</b>	
<b>Funding Impact Statement</b>					
195,472	Total applications of operating funding	206,370	204,838	1,531	Refer to previous page
<i>Plus non-cash items:</i>					
66,012	Depreciation	70,283	68,803	1,480	Increase in 3 Waters
<b>261,484</b>	<b>Total expenditure</b>	<b>276,653</b>	<b>273,642</b>	<b>3,012</b>	

# Rates and charges 2025-2026

## Kā rēti me kā utu mō 2025-2026

The rating system used by Council is based on Capital Value. Property valuations produced by Quotable Value as at 1 September 2024 are to be used for the 2025/26 rating year. All proposed rates in the section that follows are inclusive of GST.

### Uniform Annual General Charge

Pursuant to sections 15 of the Local Government (Rating) Act 2002 (the Act), Council proposes to set a uniform annual general charge of \$268.43 on each separately used of inhabited part of every rating unit in the district.

The uniform annual general charge revenue (\$9,269,320) will be used to fund the costs associated with the following activities:

- > Cemeteries.
- > Community development and grants.
- > Property including housing, Wānaka airport and 50% of costs to defend legal claims related to alleged building defects.
- > A general contribution to the promotion of the district.

### General Rate

Pursuant to Sections 13 and 14 of the Act, Council proposes to set a differential general rate based on land use on the rateable capital value of all property within the Queenstown Lakes District as follows:

1.	Residential	0.00003969 cents in the \$
2.	Residence plus Flat	0.00003969 cents in the \$
3.	Hydro Electric/Utilities	0.00001984 cents in the \$
4.	Vacant Sections	0.00003969 cents in the \$
5.	Accommodation	0.00004762 cents in the \$
6.	CBD Accommodation	0.00004762 cents in the \$
7.	Commercial	0.00003969 cents in the \$
8.	CBD Commercial	0.00003969 cents in the \$
9.	Primary Industry	0.00004762 cents in the \$
10.	Country Dwelling	0.00004762 cents in the \$
11.	Country Dwelling plus Flat	0.00004762 cents in the \$
12.	Other	0.00003969 cents in the \$
13.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The general rate revenue (\$3,042,976) will be used to fund the costs associated with the following activities:

- > Provision of emergency services (civil defence & rural fire).
- > Waste management including landfill establishment.
- > Forestry including wilding pine control.

## Sports, Halls & Libraries Annual Charge

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a differential targeted annual charge on each separately used or inhabited part of every rating unit in the following categories as follows:

1.	Residential	\$632.67
2.	Residence plus Flat	\$885.74
3.	Vacant Sections	\$632.67
4.	Primary Industry	\$632.67
5.	Country Dwelling	\$632.67
6.	Country Dwelling plus Flat	\$885.74
7.	Mixed Use Apportioned	\$632.67

The targeted Sports, Halls & Libraries Annual charge revenue (\$18,338,464) will be used to fund the costs associated with the following activities:

- > Community grants (for recreational activities).
- > District library services.
- > Public halls and other community facilities.
- > Active recreation facilities including sportsfields and community swimming pools (excludes Alpine Aqualand and Wānaka Aquatic Centre).

## Governance Rate

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential governance rate based on land use on the rateable capital value of all property within the Queenstown Lakes District as follows:

1.	Residential	0.00015114 cents in the \$
2.	Residence plus Flat	0.00015114 cents in the \$
3.	Hydro Electric/Utilities	0.00007557 cents in the \$
4.	Vacant Sections	0.00015114 cents in the \$
5.	Accommodation	0.00015114 cents in the \$
6.	CBD Accommodation	0.00015114 cents in the \$
7.	Commercial	0.00015114 cents in the \$
8.	CBD Commercial	0.00015114 cents in the \$
9.	Primary Industry	0.00011336 cents in the \$
10.	Country Dwelling	0.00015114 cents in the \$
11.	Country Dwelling plus Flat	0.00015114 cents in the \$
12.	Other	0.00015114 cents in the \$
13.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The governance rate revenue (\$10,691.665) will be used to fund 80% of the costs associated with the following activities:

- > Cost of democratic functions including Council and standing committees.
- > Cost of communications and management of Council including corporate, financial and rating administration services.

## Regulatory Rate

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential regulatory rate based on land use on the rateable capital value of all property within the Queenstown Lakes District as follows:

1.	Residential	0.00020654 cents in the \$
2.	Residence plus Flat	0.00020654 cents in the \$
3.	Hydro Electric/Utilities	0.00010885 cents in the \$
4.	Vacant Sections	0.00020654 cents in the \$
5.	Accommodation	0.00021666 cents in the \$
6.	CBD Accommodation	0.00021666 cents in the \$
7.	Commercial	0.00021666 cents in the \$
8.	CBD Commercial	0.00021666 cents in the \$
9.	Primary Industry	0.00015491 cents in the \$
10.	Country Dwelling	0.00020654 cents in the \$
11.	Country Dwelling plus Flat	0.00020654 cents in the \$
12.	Other	0.00020654 cents in the \$
13.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The regulatory rate revenue (\$14,755,381) will be used to fund 80% of the costs associated with the following activities:

- > Regulatory and advisory services relating to planning and resource management, the district plan, building control, dog control and health and liquor licensing 50% of costs to defend legal claims related to alleged building defects.

## Governance & Regulatory Charge

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a differential targeted Governance & Regulatory Charge on each separately used or inhabited part of every rating unit as follows:

1.	Residential	\$168.07
2.	Residence plus Flat	\$226.89
3.	Hydro Electric/Utilities	\$319.33
4.	Vacant Sections	\$168.07
5.	Accommodation	\$226.89
6.	CBD Accommodation	\$226.89
7.	Commercial	\$319.33
8.	CBD Commercial	\$319.33
9.	Primary Industry	\$336.14
10.	Country Dwelling	\$168.07
11.	Country Dwelling plus Flat	\$226.89
12.	Other	\$168.07
13.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Governance & Regulatory Charge revenue (\$6,361,762) will be used to fund 20% of the costs associated with the following activities:

- > Cost of democratic functions including Council and standing committees.
- > Cost of communications and management of Council including corporate, financial and rating administration services.
- > Regulatory and advisory services relating to planning and resource management, the district plan, building control, dog control and health and liquor licensing.

## Recreation & Events Rate

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential recreation and events rate based on land use on the rateable capital value of all property within the Queenstown Lakes District as follows:

1.	Residential	0.00025869 cents in the \$
2.	Residence plus Flat	0.00025869 cents in the \$
3.	Hydro Electric/Utilities	0.00012934 cents in the \$
4.	Vacant Sections	0.00025869 cents in the \$
5.	Accommodation	0.00103475 cents in the \$
6.	CBD Accommodation	0.00103475 cents in the \$
7.	Commercial	0.00025869 cents in the \$
8.	CBD Commercial	0.00025869 cents in the \$
9.	Primary Industry	0.00005174 cents in the \$
10.	Country Dwelling	0.00015521 cents in the \$
11.	Country Dwelling plus Flat	0.00015521 cents in the \$
12.	Other	0.00025869 cents in the \$
13.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The recreation and events rate revenue (\$21,289,257) will be used to fund 80% of the costs associated with the following activities:

- > Passive recreation areas, gardens, walkways and reserves.
- > The provision on public toilets.
- > Provision of events and facilitation events.
- > Contribution to the operating shortfall of Alpine Aqualand attributable to non-residents.

## Recreation & Events Charge

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a new differential targeted Recreation & Events Charge on each separately used or inhabited part of every rating unit as follows:

1.	Residential	\$125.98
2.	Residence plus Flat	\$176.38
3.	Hydro Electric/Utilities	\$125.98
4.	Vacant Sections	\$125.98
5.	Accommodation	\$503.93
6.	CBD Accommodation	\$503.93
7.	Commercial	\$125.98
8.	CBD Commercial	\$125.98
9.	Primary Industry	\$100.79
10.	Country Dwelling	\$100.79
11.	Country Dwelling plus Flat	\$141.10
12.	Other	\$125.98
13.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The recreation and events charge revenue (\$5,322,314) will be used to fund 20% of the costs associated with the following activities:

- > Passive recreation areas, gardens, walkways and reserves.
- > The provision on public toilets.
- > Provision of events and facilitation events.
- > Contribution to the operating shortfall of Alpine Aqualand attributable to non-residents.

## Roading Rate (Wānaka)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential roading rate based on land use on the rateable capital value of all property within the Wānaka-Upper Clutha Ward on the Queenstown Lakes District as follows:

1.	Residential	0.00030138 cents in the \$
2.	Residence plus Flat	0.00030138 cents in the \$
3.	Hydro Electric/Utilities	0.00007534 cents in the \$
4.	Vacant Sections	0.00045207 cents in the \$
5.	Accommodation	0.00120552 cents in the \$
6.	CBD Accommodation	0.00120552 cents in the \$
7.	Commercial	0.00075345 cents in the \$
8.	CBD Commercial	0.00075345 cents in the \$
9.	Primary Industry	0.00024412 cents in the \$
10.	Country Dwelling	0.00030138 cents in the \$
11.	Country Dwelling plus Flat	0.00030138 cents in the \$
12.	Other	0.00030138 cents in the \$
13.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Wānaka roading rate revenue (\$9,485,914) will be used to fund the costs associated with the following activities:

- > Wānaka wards roading network, which includes footpaths and other amenities within the road reserve.
- > The development of town centre areas.
- > The maintenance and upgrading of roading drainage systems.

## Roading Rate (Whakatipu)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential roading rate based on land use on the rateable capital value of all property within the Queenstown-Whakatipu Ward and the Arrowtown-Kawarau Ward of the Queenstown Lakes District as follows:

1.	Residential	0.00028674 cents in the \$
2.	Residence plus Flat	0.00028674 cents in the \$
3.	Hydro Electric/Utilities	0.00007169 cents in the \$
4.	Vacant Sections	0.00043012 cents in the \$
5.	Accommodation	0.00114698 cents in the \$
6.	CBD Accommodation	0.00114698 cents in the \$
7.	Commercial	0.00071686 cents in the \$
8.	CBD Commercial	0.00071686 cents in the \$
9.	Primary Industry	0.00023226 cents in the \$
10.	Country Dwelling	0.00028674 cents in the \$
11.	Country Dwelling plus Flat	0.00028674 cents in the \$
12.	Other	0.00028674 cents in the \$
13.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Whakatipu roading rate revenue (\$20,778,084) will be used to fund the costs associated with the following activities:

- > Queenstown-Whakatipu Ward and the Arrowtown-Kawarau ward's roading network, which includes footpaths and other amenities within the road reserve.
- > Queenstown Town Centre Street Upgrade element of the Queenstown Integrated Transport Strategy (QITS) (35%)
- > The maintenance and upgrading of roading drainage systems.

## Queenstown CBD Transport Rate

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential roading rate based on land use on the rateable capital value of all property within the wider Queenstown CBD (note ii) of the Queenstown Lakes District as follows:

1.	Residential	0.00004505 cents in the \$
2.	Residence plus Flat	0.00004505 cents in the \$
3.	Hydro Electric/Utilities	0.00011262 cents in the \$
4.	Vacant Sections	0.00006757 cents in the \$
5.	Accommodation	0.00018019 cents in the \$
6.	CBD Accommodation	0.00018019 cents in the \$
7.	Commercial	0.00011262 cents in the \$
8.	CBD Commercial	0.00011262 cents in the \$
9.	Country Dwelling	0.00004505 cents in the \$
10.	Country Dwelling plus Flat	0.00004505 cents in the \$
11.	Other	0.00004505 cents in the \$
12.	Mixed Use Apportioned	See note (i)

Note (i): The mixed-use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

Note (ii): The wider Queenstown CBD is the area including the Town Centre zone and surrounding area which has been identified as the prime area of benefit for the Queenstown Integrated Transport Strategy Programme (see map in later section under Targeted Rates Based on Location).

The Queenstown CBD Transport rate revenue (\$783,714) will be used to fund the costs associated with the following activities:

- > Queenstown Town Centre Street Upgrade element of the Queenstown Integrated Transport Strategy (QITS) (65%).

## Stormwater Rate (Wānaka)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a uniform targeted stormwater rate based on land use of the rateable capital value of the following categories of property within the Wānaka-Upper Clutha Ward of the Queenstown Lakes District as follows:

1.	Residential	0.00017896 cents in the \$
2.	Residence plus Flat	0.00017896 cents in the \$
3.	Hydro Electric/Utilities	0.00001611 cents in the \$
4.	Vacant Sections	0.00017896 cents in the \$
5.	Accommodation	0.00017896 cents in the \$
6.	CBD Accommodation	0.00017698 cents in the \$
7.	Commercial	0.00017896 cents in the \$
8.	CBD Commercial	0.00017896 cents in the \$
9.	Other	0.00017896 cents in the \$
10.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Wānaka stormwater rate revenue (\$3,511,817) will be used to fund the costs associated with the following activities:

- > The maintenance and upgrading of stormwater reticulation systems within the Wānaka-Upper Clutha Ward.

## Stormwater Rate (Whakatipu)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a uniform targeted stormwater rate based on land use of the rateable capital value of the following categories of property within the Queenstown-Whakatipu Ward and the Arrowtown- Kawarau Ward of the Queenstown Lakes District as follows:

1.	Residential (ii)	0.00017504 cents in the \$
2.	Residence plus Flat plus Flat (ii)	0.00017504 cents in the \$
3.	Hydro Electric/Utilities	0.00002801 cents in the \$
4.	Vacant Sections (ii)	0.00017504 cents in the \$
5.	Accommodation	0.00017504 cents in the \$
6.	CBD Accommodation	0.00017504 cents in the \$
7.	Commercial	0.00017504 cents in the \$
8.	CBD Commercial	0.00017504 cents in the \$
9.	Other	0.00017504 cents in the \$
10.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

Note (ii): A differential targeted stormwater rate on the following categories of rateable property in the Queenstown-Whakatipu Ward and the Arrowtown-Kawarau Ward (excluding properties within the Jacks Point Special Zone).

The Whakatipu/Arrowtown stormwater rate revenue (\$5,971,651) will be used to fund the costs associated with the following activities:

- > The maintenance and upgrading of stormwater reticulation systems within the Queenstown-Whakatipu Ward and the Arrowtown- Kawarau Ward.

## Tourism Promotion Rate (Wānaka)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted tourism promotion rate based on land use on the rateable capital value of the following categories of property within the Wānaka-Upper Clutha Ward of the Queenstown Lakes District as follows:

1.	Accommodation	0.00053752 cents in the \$
2.	CBD Accommodation	0.00053752 cents in the \$
3.	Commercial	0.00053752 cents in the \$
4.	CBD Commercial	0.00053752 cents in the \$
5.	Hydro Electric/Utilities	0.00004031 cents in the \$
6.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Wānaka tourism promotion rate revenue (\$1,480,831) will be used to fund the costs associated with the following activities:

- > To finance promotional activities of Lake Wānaka Tourism.

## Tourism Promotion Rate (Whakatipu)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted tourism promotion rate based on land use on the rateable capital value of the following categories of property within the Whakatipu Ward and the Arrowtown-Kawarau Ward of the Queenstown Lakes District as follows:

1.	Accommodation	0.00055439 cents in the \$
2.	CBD Accommodation	0.00055439 cents in the \$
3.	Commercial	0.00055439 cents in the \$
4.	CBD Commercial	0.00055439 cents in the \$
5.	Hydro Electric/Utilities	0.00008870 cents in the \$
6.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Whakatipu tourism promotion rate revenue (\$5,801,254) will be used to fund the costs associated with the following activities:

- > To finance promotional activities of Destination Queenstown.

## Tourism Promotion Rate (Arrowtown)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted tourism promotion rate based on land use on the rateable capital value of the following categories of property within the Arrowtown Ward (note ii) of the Queenstown Lakes District as follows:

1.	Accommodation	0.00036124 cents in the \$
2.	CBD Accommodation	0.00036124 cents in the \$
3.	Commercial	0.00036124 cents in the \$
4.	CBD Commercial	0.00036124 cents in the \$
5.	Hydro Electric/Utilities	0.00000473 cents in the \$
6.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Arrowtown tourism promotion rate revenue (\$257,788) will be used to fund the costs associated with financing the following activities:

- > To finance promotional activities of the Arrowtown Promotion Association.

## Waste Management Charges

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a differential targeted waste management charge on each separately used or inhabited part of every rating unit in the district, as follows:

1.	Residential	\$413.93
2.	Residence plus Flat	\$579.51
3.	Hydro Electric/Utilities	\$186.27
4.	Vacant Sections	\$186.27
5.	Accommodation	\$186.27
6.	CBD Accommodation	\$186.27
7.	Commercial	\$186.27
8.	CBD Commercial	\$186.27
9.	Primary Industry	\$413.93
10.	Country Dwelling	\$413.93
11.	Country Dwelling plus Flat	\$579.51
12.	Other	\$186.27
13.	Mixed Use Apportioned	\$413.93

The Waste Management Charge revenue (\$11,866,513) will be used to fund the costs associated with the following activities:

- > To fund the operating deficit of the transfer stations and the recycling initiatives proposed in the Waste Management Strategy.

## Aquatic Centre Charge (Whakatipu)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a differential targeted Aquatic Centre charge on each separately used or inhabited part of every rating unit with a residential component in the Queenstown-Whakatipu Ward and the Arrowtown- Kawarau Ward as follows:

1.	Residential	\$148.01
2.	Residence plus Flat	\$207.22
3.	Vacant Sections	\$148.01
4.	Primary Industry	\$148.01
5.	Country Dwelling	\$148.01
6.	Country Dwelling plus Flat	\$207.22
7.	Mixed Use Apportioned	\$148.01

The Aquatic Centre Charge revenue (\$2,541,146) will be used to fund the costs associated with the following activities:

- > To fund the operating shortfall of Alpine Aqualand attributable to residents.

## Aquatic Centre Charge (Wānaka)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a differential targeted Aquatic Centre charge on each separately used or inhabited part of every rating unit with a residential component in the Wānaka-Upper Clutha Ward as follows:

1.	Residential	\$205.72
2.	Residence plus Flat	\$288.01
3.	Vacant Sections	\$205.72
4.	Primary Industry	\$205.72
5.	Country Dwelling	\$205.72
6.	Country Dwelling plus Flat	\$288.01
7.	Mixed Use Apportioned	\$205.72

The Aquatic Centre Charge revenue (\$2,425,744) will be used to fund the costs associated with the following activities:

- > To fund the operating shortfall of Wānaka Aquatic Centre attributable to residents.

## Water Supply Rates

### QUEENSTOWN AND DISTRICT WATER SUPPLY, ARROWTOWN WATER SUPPLY AND WĀNAKA WATER SUPPLY

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a differential targeted rate for water supply on each separately used of inhabited part of every connected or serviceable rating unit within the respective water supply areas as follows:

Queenstown and District water supply:	\$310.00
Arrowtown water supply:	\$280.00
Wānaka and District water supply:	\$240.00
Arthurs Point water supply:	\$400.00
Glenorchy water supply:	\$530.00
Hāwea water supply:	\$260.00

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential water supply rate based on land use on the rateable capital value of all rating units connected in the following water supply areas.							
		<b>Queenstown (cents in the \$)</b>	<b>Arrowtown (cents in the \$)</b>	<b>Wānaka (cents in the \$)</b>	<b>Arthurs Point (cents in the \$)</b>	<b>Glenorchy (cents in the \$)</b>	<b>Hāwea (cents in the \$)</b>
1.	Residential	0.00016249	0.00017595	0.00015977	0.00028275	0.00071303	0.00023180
2.	Residential plus Flat	0.00016249	0.00017595	0.00015977	0.00028275	0.00071303	0.00023180
3.	Accommodation	0.00029249	0.00031671	0.00028758	0.00050895	0.00128346	0.00041724
4.	CBD Accommodation	0.00029249	0.00031671	0.00028758	-	-	-
5.	Commercial	0.00025999	0.00028152	0.00025563	0.00045240	0.00114085	0.00037088
6.	CBD Commercial	0.00025999	0.00028152	0.00025563	-	-	-
7.	Primary Industry	0.00012024	0.00013020	0.00011823	0.00020923	0.00052764	0.00017153
8.	Country Dwelling	0.00013324	0.00014428	0.00013101	0.00023185	0.00058468	0.00019008
9.	Country Dwelling plus Flat	0.00013324	0.00014428	0.00013101	0.00023185	0.00058468	0.00019008
10.	Other	0.00016249	0.00017595	0.00015977	0.00028275	0.00071303	0.00023180
11.	Mixed Use Apportioned	See note (i)	See note (i)	See note (i)	See note (i)	See note (i)	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.  
Note (ii): Those properties comprising a Residence plus Flat and Country Dwelling plus Flat will be charged the targeted rate at a factor of 1.5.

## OTHER WATER SUPPLIES

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a differential targeted rate for water supply on each separately used or inhabited part of every rating unit connected to the respective scheme, and a half charge on each separately used or inhabited part of every serviceable rating unit.			
<b>Water Supply</b>	<b>Full Charge (\$)</b>	<b>Half Charge (\$)</b>	
Lake Hayes	730.00	365.00	<p>The Targeted Water Supply Rates revenue (\$18,251,412) will be used to fund the costs associated with the following activities:</p> <p>(i) To provide supplies of potable (drinkable) water to the above communities.</p> <p>(ii) Properties outside of the Mount Cardrona Station development may connect to the water supply scheme by application. Those properties not electing to connect will not be charged an availability charge.</p> <p>Note: those properties comprising a Residence plus Flat and Country Dwelling plus Flat will be charged the targeted rate at a factor of 1.5.</p>
Luggate	870.00	435.00	
Cardrona (note ii)	800.00	400.00	

## Water Supply Scheme Loan Rates

### CARDRONA WATER SUPPLY AREA (CAPITAL RATE)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted water supply scheme loan rate on every serviceable rating unit within the Cardrona Water Supply scheme area, on the basis of one charge per connection capable of being connected of \$1,163.00 and \$581.50 for each subsequent connection.

Note:

- > The targeted water supply scheme loan rate will not apply to those properties in respect of which the rating unit has already paid a full development contribution for Cardrona Water Supply; and
- > The targeted water supply scheme loan rate will not apply to those properties that have not elected to connect to the Cardrona Water Supply; and
- > Every rating unit used exclusively or principally as a residence of not more than one household is deemed to have not more than one connection.
- > Those properties comprising a Residence plus Flat and Country Dwelling plus Flat will be charged the targeted rate at a factor of 1.5.

The Targeted Water Supply Scheme Loan Rates revenue (\$8,723) will be used to fund the costs associated with the following activities:

- > Revenue sought by way of annual loan charges is to cover the costs of financing loans raised to pay for the capital cost of the water supply scheme.

## Sewerage Rates

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted sewerage rate on every rating unit connected to a district sewerage scheme, on the basis on one full charge per first pan or urinal connected, with a discounted charge on every subsequent pan or urinal connected. A half charge will apply to every serviceable rating unit. The charges for each scheme are set out in the schedule below.

Note (i): Every rating unit used exclusively or principally as a residence of not more than one household is deemed to have not more than one connection.

Note (ii): Those properties comprising a Residence plus Flat and Country Dwelling plus Flat will be charged the targeted rate a factor of 1.5.

Sewerage Scheme	Charge for 1st pan connected (\$)	Half Charge capable of connection (\$)	Charge per pan after 1 connected (\$)
Wānaka/Albert Town	1149.35	574.67	574.67
Cardrona	538.21	269.10	269.10
Arrowtown	1019.16	509.58	509.58
Arthurs Point	892.22	466.11	642.40
Hāwea	651.40	325.70	325.70
Lake Hayes	948.23	474.12	474.12
Luggate	782.34	391.17	391.17
Queenstown	946.48	473.24	473.24

The Targeted Sewerage Rates revenue (\$29,551,373) will be used to fund the costs associated with providing public sewerage services to the above communities.

## Sewerage Scheme Loan Rates

### CARDRONA SEWERAGE AREA (CAPITAL RATE)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted sewerage scheme loan rate on every serviceable rating unit within the Cardrona Sewerage scheme area, on the basis of one charge per pan or urinal connected or per connection capable of being connected of \$1,054.00, on the first pan or urinal, and \$527.00 for each subsequent pan or urinal.

Note:

- > The targeted sewerage scheme loan rate will not apply to those properties in respect of which the ratepayer has already paid a full development contribution for Cardrona Wastewater; and
- > Every rating unit used exclusively or principally as a residence of not more than one household is deemed to have not more than one connection.
- > Those properties comprising a Residence plus Flat and Country Dwelling plus Flat will be charged the targeted rate at a factor of 1.5.

The Targeted Sewerage Scheme Loan Rates revenue (\$96,968) will be used to fund the costs associated with the following activities:

- > Revenue sought by way of annual loan charges is to cover the costs of financing loans raised to pay for the capital cost of sewerage schemes.

## Payment of Rates

Rates payments can be made during normal office hours at:

- > Queenstown Council Offices, 10 Gorge Road, Queenstown
- > Wānaka Council Offices, 47 Ardmore Street, Wānaka

Or by direct debit, online payment and internet banking.

## Due Dates for Payments

The Council proposes that the above rates and charges for the financial year commencing on the 1st day of July 2025 are payable in four instalments, the due dates and last days for payment without penalty being as follows:

	Instalment Date	Due Date	Penalty Date
Instalment One	1 August 2025	20 August 2025	25 August 2025
Instalment Two	3 November 2025	20 November 2025	25 November 2025
Instalment Three	2 February 2026	20 February 2026	25 February 2026
Instalment Four	1 May 2026	20 May 2026	25 May 2026

## Penalties

Pursuant to Sections 24, 57 and 58 of the Act, Council proposes that the following penalties will apply under delegated authority to the Rating Administrator:

- > A penalty of 5% will be added to the rates and charges levied in each instalment which remains unpaid on the day after the last day for payment date as shown above (i.e. the penalty will be added on 25 August 2025, 25 November 2025, 25 February 2026, and 25 May 2026 respectively).
- > A penalty of 10% will be added to the amount of rates or instalments (including penalties) levied in any previous financial year and remaining unpaid on 30 September 2025.
- > A second penalty of 10% will be added to the amount of rates or instalments (including penalties) levied in any previous financial year which remains unpaid on 31 March 2026.

## **Differential Matters Used to Define Categories of Rateable Land**

Where Council's propose to assess rates on a differential basis they are limited to the list of matters specified in Schedule Two of the Local Government (Rating) Act 2002. Council is required to state which matters will be used for what purpose, and the category or categories of any differentials.

### **DIFFERENTIALS BY LAND USE**

The categories are:

#### **1. Residential**

All rating units which are used exclusively or principally for residential purposes, but excluding properties categorised as pursuant to clause 9 (Primary Industry), clause 10 (Country Dwelling) or to clause 13 (Mixed Use Apportioned).

#### **2. Residential Plus Flat**

All rating units comprising a single dwelling and one or more residential flat which are used exclusively or principally for residential purposes, but excluding properties categorised as clause 11 (Country Dwelling plus Flat).

#### **3. Hydro Electric/Utilities**

All rating units on which there are structures used exclusively or principally for, or in connection with, the generation of hydro-electric power, including structures used to control the flow of water to other structures used for generating hydro-electric power and all rating units used exclusively or principally for network utility services including water supply, wastewater, stormwater, electricity, gas & telecommunications.

#### **4. Vacant Sections**

All rating units which are vacant properties.

#### **5. Accommodation**

All rating units used exclusively or principally for the accommodation of paying guests on a short term basis (nightly, weekly or for periods up to a month) including hotels, motels, houses and flats used for such purposes, commercial time share units, managed apartments, bed and breakfast properties, motor camps and home stay properties; but excluding properties categorised as pursuant to clause 13 (Mixed Use Apportioned) or clause 6 (CBD Accommodation).

#### **6. CBD Accommodation**

All rating units used exclusively or principally for the accommodation of paying guests on a short term basis including hotels, motels, houses and flats used for such purposes, commercial time share units, managed apartments, bed and breakfast properties, motor camps and home stay properties located within the Town Centre Zones contained in the Queenstown Lakes District Council's District Plan as at 1 July of the current rating year; but excluding properties categorised as pursuant to clause 13 (Mixed Use Apportioned).

#### **7. Commercial**

All rating units used exclusively or principally for commercial activities including industrial, retail, transport, utility services, storage, recreation and tourist operations, offices, or rest homes; but excluding properties categorised as Hydro-Electric Power, Accommodation, CBD Accommodation, Primary Industry, or pursuant to clause 13 (Mixed Use Apportioned) or clause 8 (CBD Commercial).

## 8. CBD Commercial

All rating units used exclusively or principally for commercial activities including industrial, retail, transport, utility services, storage, recreation and tourist operations, offices, or rest homes located within the Town Centre Zones contained in the Queenstown Lakes District Council's District Plan as at 1 July of the current rating year; but excluding properties categorised as CBD Accommodation or pursuant to clause 13 (Mixed Use Apportioned).

## 9. Primary Industry

All rating units:  
Used exclusively or principally for agricultural or horticultural purposes including dairying, stock fattening, arable farming, sheep, market gardens, vineyards, orchards, specialist livestock, forestry or other similar uses, or which are ten hectares or more in area and located in any of the Rural or Special Zones contained in the Queenstown Lakes District Council's District Plan as at 1 July of the current rating year

## 10. Country Dwelling

All rating units of less than 10 hectares, located in any of the Rural Zones (except for the land zoned as Rural Residential north of Wānaka township in the vicinity of Beacon Point Road bounded by the low density residential zone to the south, Penrith Park zone to the north and Peninsula Bay to the east and the land zoned as Rural General off Mt Iron Drive comprising of Liverpool Way; Cascade Drive; Bevan Place and Islington Place) or Special Zones (excluding Penrith Park; Remarkables Park; Quail Rise; Woodbury Park; Lake Hayes Estate; Shotover Country; Jacks Point; Peninsula Bay; and Meadow Park) as shown in the Queenstown Lakes District Council's District Plan, which are used exclusively for Residential purposes.

## 11. Country Dwelling Plus Flat

All rating units comprising a single dwelling pursuant to clause 10 and one or more residential flat which are used exclusively or principally for residential purposes.

## 12. Other

Any rating unit not classified under any of the other categories.

## 13. Mixed Use Apportioned

All rating units which are used in part, but not exclusively, for residential purposes, and in part, but not principally, for commercial or accommodation purposes. Usage in part may be determined by:

- a. The physical portion of the rating unit used for the purpose, or
- b. The amount of time (on an annual basis) that the rating unit is used for the purpose.

Note: The Mixed Use Apportioned classification will not be applied to residential rating units used for accommodation purposes for a single period of up to 28 consecutive days in any rating year.

### **These categories are used to differentiate the following rates:**

General rate, targeted rates: sports halls & libraries charge; governance rate; regulatory rate; recreation & events rate; governance & regulatory charge; recreation & events charge; roading rate; stormwater rate; tourism promotion rates; waste management charge; aquatic centre charges; water supply rates.

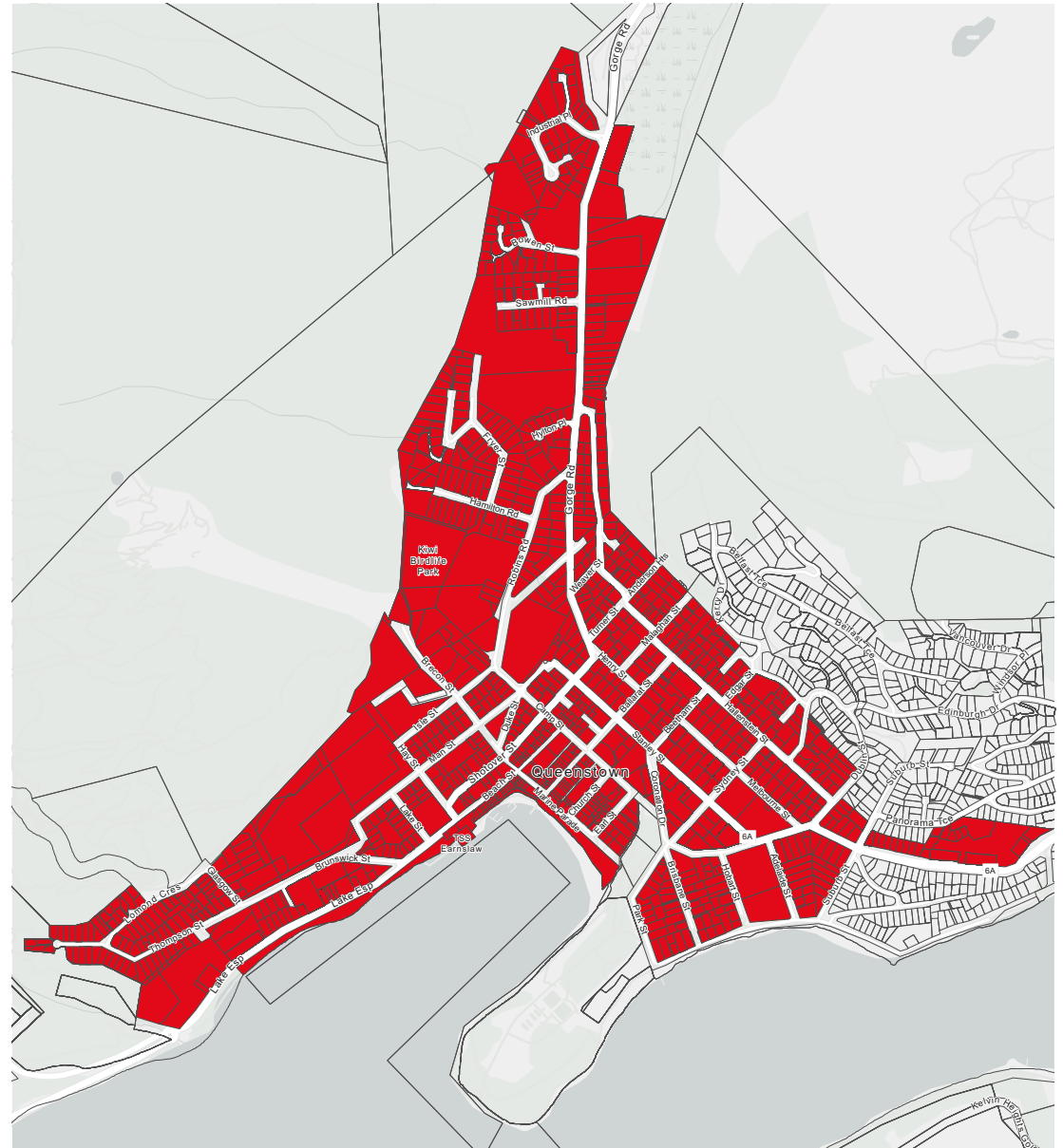
## **Targeted Rates Based on Location**

The categories are:

1. Location within the Wānaka-Upper Clutha Ward.
2. Location within the combined Queenstown-Whakatipu and the Arrowtown-Kawarau wards.
3. Location within the area comprising the former Arrowtown ward.
4. Location within the wider Queenstown CBD area (see map).

These categories are used to differentiate the following targeted rates:

Roading rate; stormwater rate; tourism promotion rates; aquatic centre charges; queenstown CBD transport rate.



## **Targeted Rates Based on Availability of Service**

The categories are:

### **1. Connected**

Any rating unit that is connected to a Council operated water scheme or is connected to a public sewerage drain.

### **2. Serviceable**

Any rating unit within the area of service that is not connected to a Council operated water scheme but is within 100 metres of any part of the waterworks and to which water can be supplied. Any rating unit within the area of service, that is not connected to a public sewerage drain, but is within 30 metres of such a drain, and is capable of being connected.

**These categories are used to differentiate the following targeted rates:**

Water supply rates, water scheme loan rates, sewerage rates, sewerage scheme loan rates.

## **Definition of “Separately Used or Inhabited Parts of a Rating Unit”**

Where rates are calculated on each separately used or inhabited part of a rating unit, the following definitions will apply:

- > Any part of a rating unit that is used or occupied by any person, other than the ratepayer, having a right to use or inhabit that part by virtue of a tenancy, lease, licence, or other agreement.
- > Any part or parts of a rating unit that is used or occupied by the ratepayer for more than one single use.

**The following are considered to be separately used parts of a rating unit:**

- > Individual flats or apartments
- > Separately leased commercial areas which are leased
- > Vacant rating units
- > Single rating units which contain multiple uses such as a shop with a dwelling or commercial activity with a dwelling
- > A residential building or part of a residential building that is used, or can be used as an independent residence.

An independent residence is defined as a liveable space with its own kitchen, living and toilet/bathroom facilities that can be deemed to be a secondary unit to the main residence. Note: the definition of a kitchen comes from the District Plan.

**The following are not considered to be separately used parts of a rating unit:**

- > A residential sleep-out or granny flat that does not meet the definition of an independent residence
- > A hotel room with or without kitchen facilities
- > A motel room with or without kitchen facilities
- > Individual storage garages/sheds/portioned areas of a warehouse
- > Individual offices or premises of business partners.

**District Plan definition of a Kitchen:**

Means any space, facilities and surfaces for the storage, rinsing preparation and/or cooking food, the washing of utensils and the disposal of waste water, including a food preparation bench, sink, oven, stove, hot-plate or separate hob, refrigerator, dish-washer and other kitchen appliances.

**Section 4 –  
Appendix**

**Wāhaka 4 –  
Te āpitihaka**

# User fees and charges by activity

## 1. Environmental Health

Area	From*	To*	Change with Rounding	Price Increase Methodology	Notes
<b>Food Act Fees</b>					
<b>Registrations</b>					
Food Control Plan	\$290.00	\$300.00	\$10.00	To align with CPI, plus rounding to nearest unit	Annual Registration
National Plan	\$290.00	\$300.00	\$10.00	To align with CPI, plus rounding to nearest unit	Register every Second Year
Multi-Site	\$290.00	\$300.00	\$10.00	To align with CPI, plus rounding to nearest unit	
<b>Domestic Food Business Levy</b>		\$78.78	\$78.78		New fee from MPI + Collection Costs
<b>Audits - Frequency is based upon Performance</b>					
<b>National Programs</b>					
Risk Category one (Limitation 5 hrs, previously 4 hrs)	\$725.00	\$745.00	\$20.00	To align with CPI, plus rounding to nearest unit	Average time for a Category one is the same as two and three, limitation to be updated to 5hrs
Risk Category two and three (Limitation 5 hrs)	\$725.00	\$745.00	\$20.00	To align with CPI, plus rounding to nearest unit	
<b>Food Control Plan (Limitation 6 hrs)</b>	\$870.00	\$895.00	\$25.00	To align with CPI, plus rounding to nearest unit	
<b>Multi Sites: Food Control Plan or National Programme - Single site + Hourly rate for additional sites</b>					
<b>Food Act Hourly Rate including Enforcement</b>	\$145.00	\$150.00	\$5.00	To align with CPI, plus rounding to nearest unit	Charged for additional work beyond limitation
<b>Campgrounds (New and Renewal) Limitation 3 hrs</b>	\$400.00	\$410.00	\$10.00	To align with CPI, plus rounding to nearest unit	Annual Audit and Report
Transfer	\$72.50	\$75.00	\$2.50	To align with CPI, plus rounding to nearest unit	(Half Hour)
<b>Hairdressers (New and Renewal) Limitation 3 hrs</b>	\$390.00	\$400.00	\$10.00	To align with CPI, plus rounding to nearest unit	Annual Audit and Report
Transfer	\$72.50	\$75.00	\$2.50	To align with CPI, plus rounding to nearest unit	(Half Hour)
<b>Funeral Parlours (New and Renewal) Limitation 2 hrs 15 min</b>	\$300.00	\$310.00	\$10.00	To align with CPI, plus rounding to nearest unit	Annual Audit and Report
Transfer	\$72.50	\$75.00	\$2.50	To align with CPI, plus rounding to nearest unit	(Half Hour)
<b>Offensive Trades (New and Renewal) Limitation 2 hrs 15</b>	\$300.00	\$310.00	\$10.00	To align with CPI, plus rounding to nearest unit	Annual Audit and Report
Transfer	\$72.50	\$75.00	\$2.50	To align with CPI, plus rounding to nearest unit	(Half Hour)
<b>Environmental Health Rate including Enforcement</b>	\$145.00	\$150.00	\$5.00	To align with CPI, plus rounding to nearest unit	
<b>Late Payment Follow up (Hourly Rate)</b>	\$145.00	\$150.00	\$5.00	To align with CPI, plus rounding to nearest unit	Charged for additional work beyond limitation
<b>Other chargeable work - e.g. RMA, Events, Building Act</b>	\$145.00	\$150.00	\$5.00	To align with CPI, plus rounding to nearest unit	Consistent with Fees set under the Planning Team

\*Includes GST

## 2. Community Services & Facilities

Sport and Recreation fees cover use of aquatics facilities and programmes, Alpine Health and Fitness facilities and programmes, Rockatipu Climbing Wall, Frankton Golf Centre, and sports programmes at Wānaka Recreation Centre and Paetara Aspiring Central.

QLDC is aiming to strike a balance by maintaining fees or minimising increases for children, senior/beneficiaries and families to encourage participation, while also addressing increasing cost pressures from inflation, staffing, electricity and gas.

Fee adjustments are across swim school, casual pool entry, swim and gym memberships, climbing wall membership and casual entry, golf membership and casual entry.

Most fee adjustments follow inflation and retail rounding. However, the cost of swim school lessons and some equipment hire fees are increasing at higher percentage rates. This is aligned to the investment to retain qualified staff.

There is a new \$15 joining fee to direct debit memberships for the Alpine Health and Fitness gym (not pool) from 2025-2026.

Aquatics Queenstown and Wānaka Pricing	1-Jul-24	1-Jul-25	Change	Price Increase Methodology	Date change effective
<b>Swim School Lesson</b>					
Group – Child	\$15.00	\$15.50	\$0.50	Reflects increase in cost of delivering service which is higher than CPI	14-Jul-25
Group – Adult	\$22.00	\$23.00	\$1.00	Reflects increase in cost of delivering service which is higher than CPI	14-Jul-25
Private Lesson – Child (single)	\$41.50	\$45.00	\$3.50	Reflects increase in cost of delivering service which is higher than CPI	14-Jul-25
Private Lesson – Child (shared 2 people)	\$46.50	\$50.00	\$3.50	Reflects increase in cost of delivering service which is higher than CPI	14-Jul-25
Private Lesson – Adult	\$62.00	\$65.00	\$3.00	Reflects increase in cost of delivering service which is higher than CPI	14-Jul-25
Ability Lesson	\$20.00	\$20.50	\$0.50	To align with CPI, plus rounding to nearest unit	14-Jul-25
<b>Casual Swim incl. up to two toddlers under 5</b>					
Adult	\$8.00	\$8.20	\$0.20	To align with CPI, plus rounding to nearest unit	1-Jul-25
Tertiary Student	\$6.70	\$6.90	\$0.20	To align with CPI, plus rounding to nearest unit	1-Jul-25
Beneficiary/Senior	\$5.20	\$5.30	\$0.10	To align with CPI, plus rounding to nearest unit	1-Jul-25
Child	\$4.20	\$4.30	\$0.10	To align with CPI, plus rounding to nearest unit	1-Jul-25
<b>Hydroslide</b>					
Adult	\$8.00	\$8.00	\$0.00	Decision not to increase pricing this year	
Tertiary Student	\$6.70	\$6.70	\$0.00	Decision not to increase pricing this year	
Beneficiary/Senior	\$5.20	\$5.20	\$0.00	Decision not to increase pricing this year	
Child	\$4.20	\$4.20	\$0.00	Decision not to increase pricing this year	
<b>10 swim concession</b>					
Adult	\$75.00	\$77.00	\$2.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Tertiary Student	\$62.00	\$64.00	\$2.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Beneficiary/Senior	\$47.00	\$48.00	\$1.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Child	\$37.00	\$38.00	\$1.00	To align with CPI, plus rounding to nearest unit	1-Jul-25

Aquatics Queenstown and Wānaka Pricing	1-Jul-24	1-Jul-25	Change	Price Increase Methodology	Date change effective
<b>Pre Paid Memberships (swim)</b>					
Prepay adult - 3 month	\$195.00	\$199.00	\$4.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Prepay adult - 6 month	\$285.00	\$289.00	\$4.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Prepay adult - 12 month	\$435.00	\$449.00	\$14.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Prepay beneficiary/senior - 3 month	\$82.00	\$84.00	\$2.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Prepay beneficiary/senior - 6 month	\$132.00	\$134.00	\$2.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Prepay beneficiary/senior - 12 month	\$212.00	\$214.00	\$2.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Prepay child - 3 month	\$60.00	\$62.00	\$2.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Prepay child - 6 month	\$110.00	\$112.00	\$2.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Prepay child - 12 month	\$180.00	\$182.00	\$2.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Prepay family - 6 month	\$409.00	\$420.00	\$11.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Prepay family - 12 month	\$709.00	\$720.00	\$11.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Off-Peak - 3 month	\$132.00	\$135.00	\$3.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Off-Peak - 6 month	\$192.00	\$195.00	\$3.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Off-Peak - 12 month	\$302.00	\$305.00	\$3.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
<b>Direct Debit (Aquatics) - price per week</b>					
Adult Open term Direct Debit	\$13.50	\$13.95	\$0.45	To align with CPI, plus rounding to nearest unit	6-Sep-25
Senior/Bene Open term Direct Debit	\$7.20	\$7.35	\$0.15	To align with CPI, plus rounding to nearest unit	6-Sep-25
Child open term Direct Debit	\$5.20	\$5.35	\$0.15	To align with CPI, plus rounding to nearest unit	6-Sep-25
Family Direct Debit open Term	\$23.50	\$23.95	\$0.45	To align with CPI, plus rounding to nearest unit	6-Sep-25
Off-peak Direct Debit open term	\$9.20	\$9.35	\$0.15	To align with CPI, plus rounding to nearest unit	6-Sep-25
Tertiary Student Direct Debit open term	\$10.20	\$10.35	\$0.15	To align with CPI, plus rounding to nearest unit	6-Sep-25
Membership Transfer Fee	\$20.00	\$20.00	\$0.00	Decision not to increase pricing this year	
<b>Hire charges</b>					
Lane per hour – Community	\$8.00	\$8.20	\$0.20	To align with CPI, plus rounding to nearest unit	14-Jul-25
Lane per hour – Standard	\$15.00	\$15.30	\$0.30	To align with CPI, plus rounding to nearest unit	14-Jul-25
Lane per hour – Commercial	\$15.00	\$15.30	\$0.30	To align with CPI, plus rounding to nearest unit	14-Jul-25
Lap pool per hour – Community	\$80.00	\$81.50	\$1.50	To align with CPI, plus rounding to nearest unit	14-Jul-25
Lap pool per hour – Standard	\$120.00	\$122.50	\$2.50	To align with CPI, plus rounding to nearest unit	14-Jul-25
Lap pool per hour – Commercial	\$160.00	\$163.50	\$3.50	To align with CPI, plus rounding to nearest unit	14-Jul-25
Arrowtown (5 lane) lap pool per hour – Community	\$50.00	\$51.00	\$1.00	To align with CPI, plus rounding to nearest unit	14-Jul-25
Arrowtown (5 lane) lap pool per hour – Standard	\$75.00	\$76.00	\$1.00	To align with CPI, plus rounding to nearest unit	14-Jul-25
Arrowtown (5 lane) lap pool per hour – Commercial	\$100.00	\$102.00	\$2.00	To align with CPI, plus rounding to nearest unit	14-Jul-25
Learners pool per lane – Community (WRC)	\$8.00	\$8.20	\$0.20	To align with CPI, plus rounding to nearest unit	14-Jul-25
Learners pool per lane – Standard (WRC)	\$15.00	\$15.30	\$0.30	To align with CPI, plus rounding to nearest unit	14-Jul-25
Learners pool per lane – Commercial (WRC)	\$15.00	\$15.30	\$0.30	To align with CPI, plus rounding to nearest unit	14-Jul-25
Learners pool per hour – Community (QEC)	\$30.00	\$30.50	\$0.50	To align with CPI, plus rounding to nearest unit	14-Jul-25
Learners pool per hour – Standard (QEC)	\$45.00	\$46.00	\$1.00	To align with CPI, plus rounding to nearest unit	14-Jul-25
Learners pool per hour – Commercial (QEC)	\$60.00	\$61.50	\$1.50	To align with CPI, plus rounding to nearest unit	14-Jul-25
Birthday parties (2 hour hire) (QEC)	\$155.00 option	\$158.50 option	\$3.50	To align with CPI, plus rounding to nearest unit	14-Jul-25
Birthday parties (2 hour hire) (QEC)	\$207.00 option	\$212.00 option	\$5.00	To align with CPI, plus rounding to nearest unit	14-Jul-25
Pool Crew hire (per hour)	\$30.00	\$31.00	\$1.00	To align with CPI, plus rounding to nearest unit	14-Jul-25
Hydroslide (Exclusive Hire per hour)	\$155.00	\$158.50	\$3.50	To align with CPI, plus rounding to nearest unit	14-Jul-25
Large inflatable hire per hour	\$155.00	\$158.50	\$3.50	To align with CPI, plus rounding to nearest unit	14-Jul-25
Small inflatable hire per hour	\$52.00	\$53.50	\$1.50	To align with CPI, plus rounding to nearest unit	14-Jul-25

<b>Aquatics Arrowtown Memorial Pool Pricing</b>	<b>1-Jul-24</b>	<b>1-Jul-25</b>	<b>Change</b>	<b>Price Increase Methodology</b>	<b>Date change effective</b>
<b>Casual Swim incl. up to two toddlers under 5</b>					
Adult	\$4.20	\$4.50	\$0.30	To align with CPI, plus rounding to nearest unit	1-Dec-25
Beneficiary/Senior	\$3.20	\$3.50	\$0.30	To align with CPI, plus rounding to nearest unit	1-Dec-25
Child	\$2.20	\$2.50	\$0.30	To align with CPI, plus rounding to nearest unit	1-Dec-25
<b>Season Membership</b>					
Adult	\$80.00	\$82.00	\$2.00	To align with CPI, plus rounding to nearest unit	1-Dec-25
Beneficiary/Senior	\$65.00	\$67.00	\$2.00	To align with CPI, plus rounding to nearest unit	1-Dec-25
Child	\$50.00	\$52.00	\$2.00	To align with CPI, plus rounding to nearest unit	1-Dec-25
Family	\$105.00	\$107.00	\$2.00	To align with CPI, plus rounding to nearest unit	1-Dec-25
<b>Alpine Health and Fitness Pricing</b>					
<b>Casual</b>					
Adult	\$23.50	\$24.50	\$1.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Tertiary Student (with current NZ institution ID)	\$18.00	\$18.50	\$0.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
Beneficiary/Senior	\$13.50	\$13.80	\$0.30	To align with CPI, plus rounding to nearest unit	1-Jul-25
High School	\$11.50	\$11.80	\$0.30	To align with CPI, plus rounding to nearest unit	1-Jul-25
Leisurelys	\$8.00	\$8.20	\$0.20	To align with CPI, plus rounding to nearest unit	1-Jul-25
Teen Fitness Class	\$5.25	\$5.50	\$0.25	To align with CPI, plus rounding to nearest unit	1-Jul-25
<b>10 Concession Pass</b>					
Adult	\$160.00	\$168.00	\$8.00	Increase in line with market rates & casual fees	1-Jul-25
Tertiary Student (with current NZ institution ID)	\$125.00	\$128.00	\$3.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Beneficiary/Senior	\$100.00	\$102.00	\$2.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
High School	\$90.00	\$92.00	\$2.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Leisurelys	\$55.00	\$57.00	\$2.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Teen Fitness Class	\$47.50	\$48.00	\$0.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
<b>Pre Paid Memberships</b>					
Adult - 3 months	\$319.00	\$330.00	\$11.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Adult - 6 months	\$519.00	\$530.00	\$11.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Adult - 12 months	\$919.00	\$930.00	\$11.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Beneficiary/Senior - 3 months	\$185.00	\$190.00	\$5.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Beneficiary/Senior - 6 months	\$325.00	\$330.00	\$5.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Beneficiary/Senior - 12 months	\$625.00	\$630.00	\$5.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
High School - 3 months	\$145.00	\$150.00	\$5.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
High School - 6 months	\$255.00	\$260.00	\$5.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
High School - 12 months	\$485.00	\$490.00	\$5.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Leisurely - 3 months	\$145.00	\$149.00	\$4.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Leisurely - 6 months	\$240.00	\$245.00	\$5.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Off-peak - 3 months	\$199.00	\$209.00	\$10.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Off-peak - 6 months	\$369.00	\$379.00	\$10.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Off-peak - 12 months	\$569.00	\$579.00	\$10.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
1 week holiday	\$55.00	\$60.00	\$5.00	To align with CPI, plus rounding to nearest unit	1-Jul-25

<b>Alpine Health and Fitness Pricing</b>	<b>1-Jul-24</b>	<b>1-Jul-25</b>	<b>Change</b>	<b>Price Increase Methodology</b>	<b>Date change effective</b>
<b>Direct Debit – Open Term (price per week)</b>					
Adult	\$24.95	\$25.95	\$1.00	To align with CPI, plus rounding to nearest unit	6-Sep-25
Tertiary Student (with current NZ institution ID)	\$18.25	\$18.50	\$0.25	To align with CPI, plus rounding to nearest unit	6-Sep-25
Off-peak	\$16.25	\$16.50	\$0.25	To align with CPI, plus rounding to nearest unit	6-Sep-25
Beneficiary/Senior	\$14.25	\$14.50	\$0.25	To align with CPI, plus rounding to nearest unit	6-Sep-25
High School	\$11.25	\$11.50	\$0.25	To align with CPI, plus rounding to nearest unit	6-Sep-25
Membership Transfer Fee	\$50.00	\$50.00	\$0.00	Decision not to increase pricing this year	
Alpine Health & Fitness Joining Fee	-	\$15.00	\$15.00	NEW FEE	1-Jul-25
<b>Climbing Wall Pricing</b>					
<b>Casual Entry</b>					
Queenstown Climbing Club Member	\$8.50	\$8.70	\$0.20	To align with CPI, plus rounding to nearest unit	1-Jul-25
Queenstown Climbing Club Member – child	\$6.50	\$6.70	\$0.20	To align with CPI, plus rounding to nearest unit	1-Jul-25
Non Club Member	\$14.50	\$15.00	\$0.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
Non Club Member – child	\$11.50	\$12.00	\$0.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
<b>Belay Licence</b>					
Adult	\$10.50	\$11.00	\$0.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
Child	\$10.50	\$11.00	\$0.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
<b>10 Concession Pass</b>					
Adult	\$119.00	\$122.00	\$3.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Child	\$99.00	\$101.50	\$2.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
<b>10 Concession Pass with Equipment Hire</b>					
Adult	\$171.00	\$175.00	\$4.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Child	\$140.00	\$143.50	\$3.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
<b>Kids Climb Programme</b>					
6-8yrs (1hr)	\$8.50	\$8.70	\$0.20	To align with CPI, plus rounding to nearest unit	1-Jul-25
Beginner (1hr)	\$8.50	\$8.70	\$0.20	To align with CPI, plus rounding to nearest unit	1-Jul-25
Intermediate (1.5hrs)	\$10.50	\$10.70	\$0.20	To align with CPI, plus rounding to nearest unit	1-Jul-25
Advanced (2hrs)	\$11.50	\$11.70	\$0.20	To align with CPI, plus rounding to nearest unit	1-Jul-25
<b>Frankton Golf Course Pricing</b>					
<b>Pre-paid Annual Membership Fees</b>					
Adult	\$409.00	\$419.00	\$10.00	To align with CPI, plus rounding to nearest unit	1-Jan-26
<b>Summer Membership Fees (6 months Oct-Mar)</b>					
Adult	\$309.00	\$319.00	\$10.00	To align with CPI, plus rounding to nearest unit	1-Oct-25
<b>Pre-paid Winter Range Membership (1 May to 1 Oct)</b>					
Medium (70 balls)	\$249.00	\$259.00	\$10.00	To align with CPI, plus rounding to nearest unit	1-May-26
Large (120 balls)	\$349.00	\$359.00	\$10.00	To align with CPI, plus rounding to nearest unit	1-May-26
<b>Pre-paid Range Membership Fees (Jan-Dec)</b>					
Adult (medium bucket)	\$515.00	\$525.00	\$10.00	To align with CPI, plus rounding to nearest unit	1-Jan-26
Adult (large bucket)	\$615.00	\$625.00	\$10.00	To align with CPI, plus rounding to nearest unit	1-Jan-26
Junior U18 (medium)	\$205.00	\$210.00	\$5.00	To align with CPI, plus rounding to nearest unit	1-Jan-26
Junior U18 (large)	\$305.00	\$310.00	\$5.00	To align with CPI, plus rounding to nearest unit	1-Jan-26

Frankton Golf Course Pricing	1-Jul-24	1-Jul-25	Change	Price Increase Methodology	Date change effective
<b>Green Fees</b>					
Adult - 9 Holes	\$20.50	\$21.00	\$0.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
Adult - 18 Holes	\$20.50	\$21.00	\$0.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
Junior (U18) - 9 Holes	\$5.00	\$5.50	\$0.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
Junior (U18) - 18 Holes	\$5.00	\$5.50	\$0.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
<b>Driving Range Bucket Fees</b>					
Small (40 balls)	\$8.50	\$9.00	\$0.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
Medium (70 balls)	\$10.50	\$11.00	\$0.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
Large (120 balls)	\$15.50	\$16.00	\$0.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
Members - Small	\$6.50	\$7.00	\$0.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
Members - Large	\$12.50	\$13.00	\$0.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
<b>Hire Fees</b>					
Club - 9-18 Holes	\$20.00	\$22.00	\$2.00	To align with CPI, plus rounding to nearest unit	1-Jul-25
Club - Driving Range	\$2.00	\$2.50	\$0.50	To align with CPI, plus rounding to nearest unit	1-Jul-25
Trundler - 9-18 Holes	\$5.00	\$5.50	\$0.50	To align with CPI, plus rounding to nearest unit	1-Jul-25

Queenstown Events Centre Pricing	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	
<b>Courts per hour for sport</b>										
Full indoor court*	\$35.50	\$72.50	\$108.50	\$36.50	\$74.50	\$111.00	\$1.00	\$2.00	\$2.50	To align with CPI, plus rounding to nearest unit
Outdoor court	\$10.50	\$21.00	\$31.00	\$11.00	\$21.50	\$32.00	\$0.50	\$0.50	\$1.00	To align with CPI, plus rounding to nearest unit
Badminton/ Pickleball/ Table tennis	\$19.50	\$19.50	\$19.50	\$20.00	\$20.00	\$20.00	\$0.50	\$0.50	\$0.50	To align with CPI, plus rounding to nearest unit
Casual Court Play**	NA	\$5.00	NA	NA	\$5.00			\$0.00		Decision not to increase pricing this year
Freeplay - youth U18**	NA	\$0.00	NA	NA	\$0.00	NA		\$0.00		

\*including Volleyball, Basketball, Netball, Futsal and Floorball.

\*\*includes equipment. Excludes Volleyball as this requires a booking to accommodate set up requirements.

Queenstown Events Centre Pricing	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
<b>Changing Rooms</b>										
Per use	\$39.50	\$99.50	\$150.00	\$40.50	\$102.00	\$153.50	\$1.00	\$2.50	\$3.50	To align with CPI, plus rounding to nearest unit
<b>Casual Shower Usage</b>										
Casual Shower Usage	NA	\$5.00	NA	NA	\$5.00					Decision not to increase pricing this year
<b>Group Fitness Room</b>										
Hourly	\$34.00	\$86.00	\$121.00	\$35.00	\$88.00	\$124.00	\$1.00	\$2.00	\$3.00	To align with CPI, plus rounding to nearest unit
Half day (1/2 day)	\$148.00	\$382.00	\$533.00	\$151.50	\$390.50	\$545.00	\$3.50	\$8.50	\$12.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$242.00	\$620.00	\$872.00	\$247.50	\$634.00	\$891.50	\$5.50	\$14.00	\$19.50	To align with CPI, plus rounding to nearest unit
<b>Indoor Stadium for Events</b>										
Hourly	\$135.00	\$344.00	\$599.00	\$138.00	\$352.00	\$613.00	\$3.00	\$8.00	\$14.00	To align with CPI, plus rounding to nearest unit
Event day (1/2 day)	\$585.00	\$1462.00	\$2632.00	\$598.00	\$1495.00	\$2690.00	\$13.00	\$33.00	\$58.00	To align with CPI, plus rounding to nearest unit
Event day (12 hours)	\$960.00	\$2390.00	\$4784.00	\$982.00	\$2443.00	\$4890.00	\$22.00	\$53.00	\$106.00	To align with CPI, plus rounding to nearest unit
Carpet tiles	\$1858.00	\$2064.00	\$3664.00	\$2050.00	\$2270.00	\$3745.00	\$192.00	\$206.00	\$81.00	Reflects increase in cost of delivering service which is higher than CPI
Drapes	\$1032.00	\$1595.00	\$2869.00	\$1140.00	\$1770.00	\$2933.00	\$108.00	\$175.00	\$64.00	Reflects increase in cost of delivering service which is higher than CPI
<b>Function Room</b>										
Hourly	\$34.00	\$86.00	\$121.00	\$35.00	\$88.00	\$124.00	\$1.00	\$2.00	\$3.00	To align with CPI, plus rounding to nearest unit
Half day (1/2 day)	\$148.00	\$382.00	\$533.00	\$152.00	\$391.00	\$545.00	\$4.00	\$9.00	\$12.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$242.00	\$622.00	\$872.00	\$248.00	\$636.00	\$892.00	\$6.00	\$14.00	\$20.00	To align with CPI, plus rounding to nearest unit
<b>Meeting Room</b>										
Hourly	\$21.00	\$53.00	\$73.00	\$21.50	\$55.00	\$75.00	\$0.50	\$2.00	\$2.00	To align with CPI, plus rounding to nearest unit
Half day (1/2 day)	\$91.00	\$228.00	\$315.00	\$93.50	\$234.00	\$322.00	\$2.50	\$6.00	\$7.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$149.00	\$382.00	\$516.00	\$153.00	\$391.00	\$528.00	\$4.00	\$9.00	\$12.00	To align with CPI, plus rounding to nearest unit
<b>Kitchen</b>										
Per Use	\$35.00	\$90.00	\$135.00	\$36.00	\$92.00	\$138.00	\$1.00	\$2.00	\$3.00	To align with CPI, plus rounding to nearest unit

Queenstown Memorial Centre Pricing	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	
<b>Whole venue</b>										
Hourly	\$77.00	\$197.00	\$493.00	\$79.00	\$202.00	\$504.00	\$2.00	\$5.00	\$11.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$337.00	\$866.00	\$2164.00	\$345.00	\$886.00	\$2212.00	\$8.00	\$20.00	\$48.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$551.00	\$1404.00	\$3540.00	\$564.00	\$1435.00	\$3618.00	\$13.00	\$31.00	\$78.00	To align with CPI, plus rounding to nearest unit
<b>Auditorium</b>										
Hourly	\$61.00	\$158.00	\$393.00	\$62.50	\$162.00	\$402.00	\$1.50	\$4.00	\$9.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$269.00	\$691.00	\$1726.00	\$275.00	\$707.00	\$1764.00	\$6.00	\$16.00	\$38.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$439.00	\$1130.00	\$2822.00	\$449.00	\$1155.00	\$2885.00	\$10.00	\$25.00	\$63.00	To align with CPI, plus rounding to nearest unit
<b>Lounge Room</b>										
Hourly	\$28.00	\$73.00	\$180.00	\$28.50	\$75.00	\$184.00	\$0.50	\$2.00	\$4.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$123.00	\$316.00	\$790.00	\$126.00	\$323.00	\$808.00	\$3.00	\$7.00	\$18.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$201.00	\$516.00	\$1292.00	\$206.00	\$528.00	\$1321.00	\$5.00	\$12.00	\$29.00	To align with CPI, plus rounding to nearest unit
Kitchen	\$35.00	\$90.00	\$135.00	\$36.00	\$92.00	\$138.00	\$1.00	\$2.00	\$3.00	To align with CPI, plus rounding to nearest unit

Arrowtown Athenaeum Hall Pricing	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	
<b>Whole venue</b>										
Hourly	\$42.00	\$107.00	\$159.00	\$43.00	\$110.00	\$163.00	\$1.00	\$3.00	\$4.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$182.00	\$468.00	\$702.00	\$187.00	\$479.00	\$718.00	\$5.00	\$11.00	\$16.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$298.00	\$766.00	\$1148.00	\$305.00	\$783.00	\$1174.00	\$7.00	\$17.00	\$26.00	To align with CPI, plus rounding to nearest unit
<b>Auditorium</b>										
Hourly	\$29.00	\$74.00	\$110.00	\$29.50	\$76.00	\$113.00	\$0.50	\$2.00	\$3.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$125.00	\$322.00	\$483.00	\$128.00	\$330.00	\$494.00	\$3.00	\$8.00	\$11.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$205.00	\$527.00	\$790.00	\$210.00	\$539.00	\$808.00	\$5.00	\$12.00	\$18.00	To align with CPI, plus rounding to nearest unit
<b>Supper Room</b>										
Hourly	\$21.00	\$53.00	\$80.00	\$21.50	\$54.50	\$82.00	\$0.50	\$1.50	\$2.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$91.00	\$235.00	\$351.00	\$93.50	\$241.00	\$359.00	\$2.50	\$6.00	\$8.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$149.00	\$382.00	\$574.00	\$153.00	\$391.00	\$587.00	\$4.00	\$9.00	\$13.00	To align with CPI, plus rounding to nearest unit
<b>Meeting Room</b>										
Hourly	\$14.50	\$37.00	\$54.00	\$15.00	\$38.00	\$56.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$61.00	\$159.00	\$238.00	\$62.50	\$163.00	\$244.00	\$1.50	\$4.00	\$6.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$101.00	\$258.00	\$387.00	\$104.00	\$264.00	\$396.00	\$3.00	\$6.00	\$9.00	To align with CPI, plus rounding to nearest unit
Kitchen	\$35.00	\$90.00	\$135.00	\$36.00	\$92.00	\$138.00	\$1.00	\$2.00	\$3.00	To align with CPI, plus rounding to nearest unit

Arrowtown Community Centre Pricing	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	
<b>Whole venue</b>										
Hourly	\$42.00	\$107.00	\$159.00	\$43.00	\$110.00	\$163.00	\$1.00	\$3.00	\$4.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$182.00	\$468.00	\$702.00	\$187.00	\$479.00	\$718.00	\$5.00	\$11.00	\$16.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$298.00	\$766.00	\$1148.00	\$305.00	\$783.00	\$1174.00	\$7.00	\$17.00	\$26.00	To align with CPI, plus rounding to nearest unit
<b>Double Room (2 rooms)</b>										
Hourly	\$29.00	\$74.00	\$110.00	\$29.50	\$76.00	\$113.00	\$0.50	\$2.00	\$3.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$125.00	\$322.00	\$483.00	\$128.00	\$330.00	\$494.00	\$3.00	\$8.00	\$11.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$205.00	\$527.00	\$790.00	\$210.00	\$539.00	\$808.00	\$5.00	\$12.00	\$18.00	To align with CPI, plus rounding to nearest unit
<b>Meeting Room</b>										
Hourly	\$14.50	\$37.00	\$54.00	\$15.00	\$38.00	\$56.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$61.00	\$159.00	\$238.00	\$62.50	\$163.00	\$244.00	\$1.50	\$4.00	\$6.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$101.00	\$258.00	\$389.00	\$104.00	\$264.00	\$398.00	\$3.00	\$6.00	\$9.00	To align with CPI, plus rounding to nearest unit
Kitchen	\$35.00	\$90.00	\$135.00	\$36.00	\$92.00	\$138.00	\$1.00	\$2.00	\$3.00	To align with CPI, plus rounding to nearest unit
<b>Changing Rooms</b>										
Per use	\$39.00	\$100.00	\$150.00	\$40.00	\$103.00	\$154.00	\$1.00	\$3.00	\$4.00	To align with CPI, plus rounding to nearest unit

Arrowtown Tennis Club Rooms Pricing	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	
<b>Meeting Room</b>										
Hourly	\$15.50	\$41.00	\$60.00	\$16.00	\$42.00	\$62.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$69.00	\$176.00	\$264.00	\$71.00	\$180.00	\$270.00	\$2.00	\$4.00	\$6.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$112.00	\$287.00	\$431.00	\$115.00	\$294.00	\$441.00	\$3.00	\$7.00	\$10.00	To align with CPI, plus rounding to nearest unit

Lake Hayes Pavillion Pricing	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	
<b>Whole venue</b>										
Hourly	\$43.00	\$147.00	\$249.00	\$44.00	\$151.00	\$255.00	\$1.00	\$4.00	\$6.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$188.00	\$643.00	\$1094.00	\$193.00	\$658.00	\$1119.00	\$5.00	\$15.00	\$25.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$307.00	\$1053.00	\$1791.00	\$314.00	\$1077.00	\$1831.00	\$7.00	\$24.00	\$40.00	To align with CPI, plus rounding to nearest unit
Wedding rate – non QLDC ratepayers	NA	\$2560.00	NA		\$2617.00			\$57.00		To align with CPI, plus rounding to nearest unit
<b>Meeting Room</b>										
Hourly	\$14.50	\$37.00	\$54.00	\$15.00	\$38.00	\$56.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$61.00	\$158.00	\$238.00	\$62.50	\$163.00	\$244.00	\$1.50	\$5.00	\$6.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$101.00	\$258.00	\$389.00	\$104.00	\$264.00	\$398.00	\$3.00	\$6.00	\$9.00	To align with CPI, plus rounding to nearest unit
Kitchen	\$35.00	\$90.00	\$135.00	\$36.00	\$92.00	\$138.00	\$1.00	\$2.00	\$3.00	To align with CPI, plus rounding to nearest unit

Wānaka Recreation Centre Pricing	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	
<b>Courts per hour for sport</b>										
Full indoor court*	\$35.50	\$72.50	\$108.50	\$36.50	\$74.50	\$111.00	\$1.00	\$2.00	\$2.50	To align with CPI, plus rounding to nearest unit
Badminton/ Pickleball / Table tennis	\$19.50	\$19.50	\$19.50	\$20.00	\$20.00	\$20.00	\$0.50	\$0.50	\$0.50	To align with CPI, plus rounding to nearest unit
Casual Court Play**	NA	\$5.00	NA	NA	\$5.00	NA				Decision not to increase pricing this year
Freeplay – youth U18**	NA	\$0.00	NA	NA	\$0.00	NA				

\*including Volleyball, Basketball, Netball, Indoor Tennis, Indoor Cricket, Futsal and Floorball.

\*\*includes equipment. Excludes Volleyball as this requires a booking to accommodate set up requirements.

Wānaka Recreation Centre Pricing	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
<b>Casual Shower Usage</b>										
Casual Shower Usage	NA	\$5.00	NA	NA	\$5.00	NA				Decision not to increase pricing this year
<b>Changing Rooms</b>										
Hourly	\$39.00	\$100.00	\$150.00	\$40.00	\$103.00	\$154.00	\$1.00	\$3.00	\$4.00	To align with CPI, plus rounding to nearest unit
<b>Meeting Room</b>										
Hourly	\$21.00	\$54.00	\$73.00	\$21.50	\$55.00	\$75.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$91.00	\$242.00	\$315.00	\$93.50	\$248.00	\$322.00	\$2.50	\$6.00	\$7.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$149.00	\$382.00	\$516.00	\$153.00	\$391.00	\$528.00	\$4.00	\$9.00	\$12.00	To align with CPI, plus rounding to nearest unit
<b>Indoor Stadium for Events</b>										
Hourly	\$135.00	\$344.00	\$599.00	\$138.00	\$352.00	\$613.00	\$3.00	\$8.00	\$14.00	To align with CPI, plus rounding to nearest unit
Half day (1/2 day)	\$585.00	\$1462.00	\$2632.00	\$598.00	\$1495.00	\$2690.00	\$13.00	\$33.00	\$58.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$960.00	\$2390.00	\$4784.00	\$982.00	\$2443.00	\$4890.00	\$22.00	\$53.00	\$106.00	To align with CPI, plus rounding to nearest unit
Carpet tiles	\$1858.00	\$2064.00	\$3664.00	\$2050.00	\$2270.00	\$3745.00	\$192.00	\$206.00	\$81.00	Reflects increase in cost of delivering service which is higher than CPI
Drapes	\$1032.00	\$1548.00	\$2869.00	\$1140.00	\$1770.00	\$2933.00	\$108.00	\$222.00	\$64.00	Reflects increase in cost of delivering service which is higher than CPI

Lake Wānaka Centre Pricing	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	
<b>Whole venue</b>										
Hourly	\$74.00	\$191.00	\$300.00	\$76.00	\$196.00	\$307.00	\$2.00	\$5.00	\$7.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$322.00	\$826.00	\$1249.00	\$330.00	\$845.00	\$1277.00	\$8.00	\$19.00	\$28.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$528.00	\$1363.00	\$2168.00	\$540.00	\$1393.00	\$2216.00	\$12.00	\$30.00	\$48.00	To align with CPI, plus rounding to nearest unit
<b>Auditorium</b>										
Hourly	\$61.00	\$155.00	\$249.00	\$62.50	\$159.00	\$255.00	\$1.50	\$4.00	\$6.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$266.00	\$685.00	\$1026.00	\$272.00	\$701.00	\$1049.00	\$6.00	\$16.00	\$23.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$435.00	\$1120.00	\$1792.00	\$445.00	\$1145.00	\$1832.00	\$10.00	\$25.00	\$40.00	To align with CPI, plus rounding to nearest unit
<b>Armstrong Room</b>										
Hourly	\$28.00	\$71.00	\$114.00	\$28.50	\$73.00	\$117.00	\$0.50	\$2.00	\$3.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$121.00	\$310.00	\$465.00	\$124.00	\$317.00	\$476.00	\$3.00	\$7.00	\$11.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$197.00	\$506.00	\$811.00	\$202.00	\$518.00	\$829.00	\$5.00	\$12.00	\$18.00	To align with CPI, plus rounding to nearest unit
<b>Faulks Room</b>										
Hourly	\$21.00	\$52.00	\$83.00	\$21.50	\$55.00	\$75.00	\$0.50	\$3.00	(\$8.00)	Adjusted to align with pricing for other rooms
Half day (6 hours)	\$91.00	\$233.00	\$351.00	\$93.50	\$248.00	\$322.00	\$2.50	\$15.00	(\$29.00)	Adjusted to align with pricing for other rooms
Full day (12 hours)	\$149.00	\$382.00	\$609.00	\$153.00	\$391.00	\$528.00	\$4.00	\$9.00	(\$81.00)	Adjusted to align with pricing for other rooms
<b>Amphitheatre</b>										
Hourly	\$21.00	\$52.00	\$83.00	\$21.50	\$53.50	\$85.00	\$0.50	\$1.50	\$2.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$91.00	\$233.00	\$351.00	\$93.50	\$239.00	\$359.00	\$2.50	\$6.00	\$8.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$149.00	\$382.00	\$609.00	\$153.00	\$391.00	\$623.00	\$4.00	\$9.00	\$14.00	To align with CPI, plus rounding to nearest unit
Kitchen	\$35.00	\$90.00	\$135.00	\$36.00	\$92.00	\$138.00	\$1.00	\$2.00	\$3.00	To align with CPI, plus rounding to nearest unit

Luggate Memorial Centre Pricing	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	
<b>Whole venue</b>										
Hourly	\$25.00	\$62.00	\$110.00	\$25.50	\$63.50	\$113.00	\$0.50	\$1.50	\$3.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$112.00	\$279.00	\$455.00	\$115.00	\$286.00	\$466.00	\$3.00	\$7.00	\$11.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$191.00	\$496.00	\$785.00	\$196.00	\$507.00	\$803.00	\$5.00	\$11.00	\$18.00	To align with CPI, plus rounding to nearest unit
<b>Meeting Room</b>										
Hourly	\$12.50	NA	\$50.00	\$13.00	\$35.00	\$52.00	\$0.50		\$2.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$56.00	NA	\$217.00	\$57.50	\$153.00	\$222.00	\$1.50		\$5.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$93.00	NA	\$372.00	\$95.50	\$250.00	\$381.00	\$2.50		\$9.00	To align with CPI, plus rounding to nearest unit
<b>Kitchen</b>										
Per use	\$35.00	\$90.00	\$135.00	\$36.00	\$92.00	\$138.00	\$1.00	\$2.00	\$3.00	To align with CPI, plus rounding to nearest unit

Hāwea Flat Hall Pricing	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	
<b>Whole venue</b>										
Hourly	\$25.00	\$62.00	\$110.00	\$25.50	\$63.50	\$113.00	\$0.50	\$1.50	\$3.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$112.00	\$279.00	\$455.00	\$115.00	\$286.00	\$466.00	\$3.00	\$7.00	\$11.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$191.00	\$496.00	\$785.00	\$196.00	\$507.00	\$803.00	\$5.00	\$11.00	\$18.00	To align with CPI, plus rounding to nearest unit
<b>Meeting Room</b>										
Hourly	\$12.50	NA	\$50.00	\$13.00	\$35.00	\$52.00	\$0.50		\$2.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$56.00	NA	\$217.00	\$57.50	\$153.00	\$222.00	\$1.50		\$5.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$93.00	NA	\$372.00	\$95.50	\$250.00	\$381.00	\$2.50		\$9.00	To align with CPI, plus rounding to nearest unit

Queenstown Artificial Turf Pricing	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
<b>Full Turf (without lights)</b>										
Hourly	\$62.00	\$93.00	\$186.00	\$63.50	\$95.50	\$191.00	\$1.50	\$2.50	\$5.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$335.00	\$521.00	\$1041.00	\$343.00	\$533.00	\$1064.00	\$8.00	\$12.00	\$23.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$446.00	\$694.00	\$1388.00	\$456.00	\$710.00	\$1419.00	\$10.00	\$16.00	\$31.00	To align with CPI, plus rounding to nearest unit
<b>Artificial x 1 court</b>										
Hourly	\$44.00	\$81.00	\$161.00	\$45.00	\$83.00	\$165.00	\$1.00	\$2.00	\$4.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$239.00	\$443.00	\$1388.00	\$245.00	\$453.00	\$1419.00	\$6.00	\$10.00	\$31.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$318.00	\$591.00	\$1181.00	\$325.00	\$605.00	\$1207.00	\$7.00	\$14.00	\$26.00	To align with CPI, plus rounding to nearest unit
<b>Full Turf (with lights)</b>										
Hourly	\$81.00	\$134.00	\$246.00	\$83.00	\$137.00	\$252.00	\$2.00	\$3.00	\$6.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$384.00	\$694.00	\$1388.00	\$393.00	\$710.00	\$1419.00	\$9.00	\$16.00	\$31.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$512.00	\$925.00	\$1850.00	\$524.00	\$946.00	\$1891.00	\$12.00	\$21.00	\$41.00	To align with CPI, plus rounding to nearest unit
<b>Artificial x 1 court (with lights)</b>										
Hourly	\$62.00	\$114.00	\$228.00	\$63.50	\$117.00	\$234.00	\$1.50	\$3.00	\$6.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$335.00	\$644.00	\$1288.00	\$343.00	\$659.00	\$1317.00	\$8.00	\$15.00	\$29.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$446.00	\$859.00	\$1718.00	\$456.00	\$878.00	\$1756.00	\$10.00	\$19.00	\$38.00	To align with CPI, plus rounding to nearest unit
<b>Futsal</b>										
Hourly	\$35.00	\$56.00	\$112.00	\$36.00	\$57.50	\$115.00	\$1.00	\$1.50	\$3.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$189.00	\$369.00	\$626.00	\$194.00	\$378.00	\$640.00	\$5.00	\$9.00	\$14.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$252.00	\$417.00	\$834.00	\$258.00	\$427.00	\$853.00	\$6.00	\$10.00	\$19.00	To align with CPI, plus rounding to nearest unit
<b>Mini Training Turf</b>										
Hourly	\$35.00	\$56.00	\$112.00	\$36.00	\$57.50	\$115.00	\$1.00	\$1.50	\$3.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$189.00	\$369.00	\$626.00	\$194.00	\$378.00	\$640.00	\$5.00	\$9.00	\$14.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$252.00	\$417.00	\$834.00	\$258.00	\$427.00	\$853.00	\$6.00	\$10.00	\$19.00	To align with CPI, plus rounding to nearest unit
<b>Season Rate</b>										
With Lights	\$3,000.00	NA	NA	\$3,066.00	NA	NA	\$66.00			To align with CPI, plus rounding to nearest unit
Without Lights	\$2,600.00	NA	NA	\$2,658.00	NA	NA	\$58.00			To align with CPI, plus rounding to nearest unit

Wānaka Artificial Turf Pricing	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
<b>Full Turf (without lights)</b>										
Hourly	\$47.00	\$70.00	\$230.00	\$48.00	\$72.00	\$236.00	\$1.00	\$2.00	\$6.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$251.00	\$391.00	\$781.00	\$257.00	\$400.00	\$799.00	\$6.00	\$9.00	\$18.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$335.00	\$521.00	\$1041.00	\$343.00	\$533.00	\$1064.00	\$8.00	\$12.00	\$23.00	To align with CPI, plus rounding to nearest unit
<b>Artificial x 1 court</b>										
Hourly	\$26.00	\$61.00	\$121.00	\$26.50	\$62.50	\$124.00	\$0.50	\$1.50	\$3.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$179.00	\$333.00	\$665.00	\$183.00	\$341.00	\$680.00	\$4.00	\$8.00	\$15.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$239.00	\$443.00	\$886.00	\$245.00	\$453.00	\$906.00	\$6.00	\$10.00	\$20.00	To align with CPI, plus rounding to nearest unit
<b>Full Turf (with lights)</b>										
Hourly	\$54.00	\$100.00	\$185.00	\$55.50	\$102.50	\$190.00	\$1.50	\$2.50	\$5.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$291.00	\$521.00	\$1041.00	\$298.00	\$533.00	\$1064.00	\$7.00	\$12.00	\$23.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$384.00	\$694.00	\$1388.00	\$393.00	\$710.00	\$1419.00	\$9.00	\$16.00	\$31.00	To align with CPI, plus rounding to nearest unit
<b>Artificial x 1 court (with lights)</b>										
Hourly	\$47.00	\$86.00	\$171.00	\$48.00	\$88.00	\$175.00	\$1.00	\$2.00	\$4.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$251.00	\$483.00	\$966.00	\$257.00	\$494.00	\$988.00	\$6.00	\$11.00	\$22.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$335.00	\$644.00	\$1288.00	\$343.00	\$659.00	\$1317.00	\$8.00	\$15.00	\$29.00	To align with CPI, plus rounding to nearest unit
<b>Season Rate</b>										
With Lights	\$2,580.00	NA	NA	\$2,647.00	NA	NA	\$67.00			To align with CPI, plus rounding to nearest unit
Without Lights	\$2,168.00	NA	NA	\$2,224.00	NA	NA	\$56.00			To align with CPI, plus rounding to nearest unit

Paetara Aspiring Central Pricing	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate	
<b>Courts per hour for sport</b>										
Full indoor court*	\$35.50	\$72.50	\$108.50	\$36.50	\$74.50	\$111.00	\$1.00	\$2.00	\$2.50	To align with CPI, plus rounding to nearest unit
Badminton/ Pickleball / Table tennis	\$19.50	\$19.50	\$19.50	\$20.00	\$20.00	\$20.00	\$0.50	\$0.50	\$0.50	To align with CPI, plus rounding to nearest unit
Casual Court Play **	NA	\$5.00	NA		\$5.00					Decision not to increase pricing this year
Freeplay – youth U18 **	NA	\$0.00	NA							Decision not to increase pricing this year

\*including Volleyball, Basketball, Netball.

\*\*includes equipment. Excludes Volleyball as this requires a booking to accommodate set up requirements.

Paetara Aspiring Central Pricing	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
<b>Studio 170sqm (sprung wood floor + mirrors + TV)</b>										
Hourly	\$34.00	\$86.00	\$121.00	\$35.00	\$88.00	\$124.00	\$1.00	\$2.00	\$3.00	To align with CPI, plus rounding to nearest unit
Half day (1/2 day)	by negotiation									
Full day (12 hours)	by negotiation									
<b>Meeting Room 22sqm (no kitchenette) VC equipment</b>										
Hourly	\$10.50	\$27.00	\$37.00	\$11.00	\$27.50	\$38.00	\$0.50	\$0.50	\$1.00	To align with CPI, plus rounding to nearest unit
Half day (1/2 day)	\$46.00	\$121.00	\$158.00	\$47.00	\$124.00	\$162.00	\$1.00	\$3.00	\$4.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$75.00	\$191.00	\$258.00	\$77.00	\$196.00	\$264.00	\$2.00	\$5.00	\$6.00	To align with CPI, plus rounding to nearest unit
<b>Multi Use Space 130sqm (open space can be used for exhibitions, displays, small-scale events)</b>										
Week (7 days)	\$258.00	\$516.00	\$826.00	\$264.00	\$528.00	\$845.00	\$6.00	\$12.00	\$19.00	To align with CPI, plus rounding to nearest unit
Full Day (12 hours)	\$42.00	\$83.00	\$124.00	\$43.00	\$85.00	\$127.00	\$1.00	\$2.00	\$3.00	To align with CPI, plus rounding to nearest unit
<b>Staff Room (incl. kitchenette &amp; large TV)</b>										
Hourly	\$21.00	\$54.00	\$73.00	\$21.50	\$55.50	\$75.00	\$0.50	\$1.50	\$2.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$91.00	\$242.00	\$315.00	\$93.50	\$248.00	\$322.00	\$2.50	\$6.00	\$7.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$149.00	\$382.00	\$516.00	\$153.00	\$391.00	\$528.00	\$4.00	\$9.00	\$12.00	To align with CPI, plus rounding to nearest unit
<b>Outdoor Areas</b>										
Hourly	\$10.50	\$21.00	\$31.00	\$11.00	\$22.00	\$32.00	\$0.50	\$1.00	\$1.00	To align with CPI, plus rounding to nearest unit

Sports Fields	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
<b>Sports Fields - casual rate</b>										
Game hourly	\$29.00	\$58.00	\$117.00	\$30.00	\$60.00	\$120.00	\$1.00	\$2.00	\$3.00	To align with CPI, plus rounding to nearest unit
Game half day (6 hours)	\$129.00	\$255.00	\$512.00	\$132.00	\$261.00	\$524.00	\$3.00	\$6.00	\$12.00	To align with CPI, plus rounding to nearest unit
Game full day	\$211.00	\$417.00	\$838.00	\$216.00	\$427.00	\$857.00	\$5.00	\$10.00	\$19.00	To align with CPI, plus rounding to nearest unit
Game hourly – lights	\$35.00	\$72.00	\$143.00	\$36.00	\$74.00	\$147.00	\$1.00	\$2.00	\$4.00	To align with CPI, plus rounding to nearest unit
Game lights – half day (6 hours)	\$157.00	\$313.00	\$626.00	\$161.00	\$320.00	\$640.00	\$4.00	\$7.00	\$14.00	To align with CPI, plus rounding to nearest unit
Game lights – full day	\$256.00	\$512.00	\$1,024.00	\$262.00	\$524.00	\$1,047.00	\$6.00	\$12.00	\$23.00	To align with CPI, plus rounding to nearest unit
John Davies Oval hourly	\$73.00	\$122.00	POA	\$75.00	\$125.00	POA	\$2.00	\$3.00	POA	To align with CPI, plus rounding to nearest unit
John Davies – half day (6 hours)	\$321.00	\$538.00	POA	\$329.00	\$550.00	POA	\$8.00	\$12.00	POA	To align with CPI, plus rounding to nearest unit
John Davies Oval – full day	\$525.00	\$880.00	POA	\$537.00	\$900.00	POA	\$12.00	\$20.00	POA	To align with CPI, plus rounding to nearest unit

Cricket Field	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
<b>Sports Fields - casual rate</b>										
Game hourly - turf	\$35.00	\$72.00	\$143.00	\$36.00	\$74.00	\$147.00	\$1.00	\$2.00	\$4.00	To align with CPI, plus rounding to nearest unit
Turf – half day	\$157.00	\$313.00	\$626.00	\$161.00	\$320.00	\$640.00	\$4.00	\$7.00	\$14.00	To align with CPI, plus rounding to nearest unit
Turf – full day	\$256.00	\$512.00	\$1,024.00	\$262.00	\$524.00	\$1,047.00	\$6.00	\$12.00	\$23.00	To align with CPI, plus rounding to nearest unit
Game hourly - artificial	\$29.00	\$58.00	\$117.00	\$30.00	\$60.00	\$120.00	\$1.00	\$2.00	\$3.00	To align with CPI, plus rounding to nearest unit
Artificial – half day	\$129.00	\$255.00	\$512.00	\$132.00	\$261.00	\$524.00	\$3.00	\$6.00	\$12.00	To align with CPI, plus rounding to nearest unit
Artificial – full day	\$211.00	\$417.00	\$838.00	\$216.00	\$427.00	\$857.00	\$5.00	\$10.00	\$19.00	To align with CPI, plus rounding to nearest unit

Season Rates - Sports***	2024 season rate	1-Jul-25	Change	Comments	Price Increase Methodology
Rugby/Football Field	\$1550.00	\$1590.00	\$40.00	per field per season	To align with CPI, plus rounding to nearest unit
Rugby/Football Field under lights	\$2170.00	\$2225.00	\$55.00	per field per season	To align with CPI, plus rounding to nearest unit
Cricket - Grass wicket	\$2170.00	\$2225.00	\$55.00	per field per season	To align with CPI, plus rounding to nearest unit
Cricket - Artificial Wicket	\$930.00	\$955.00	\$25.00	per season	To align with CPI, plus rounding to nearest unit
Frankton Artificial turf	\$770.00	\$790.00	\$20.00	per season	To align with CPI, plus rounding to nearest unit
Artificial turf (3 courts)	\$2170.00	\$2225.00	\$55.00	one day per week, full season	To align with CPI, plus rounding to nearest unit
Artificial turf (3 courts under lights)	\$2580.00	\$2645.00	\$65.00	one day per week, full season	To align with CPI, plus rounding to nearest unit
Netball indoor courts x2 per day, per season (includes use of outdoor courts at Queenston Events Centre)	\$3570.00	\$3660.00	\$90.00	one day per week, full season	To align with CPI, plus rounding to nearest unit
Basketball courts indoor x2 per day per season	\$3570.00	\$3660.00	\$90.00	one day per week, full season	To align with CPI, plus rounding to nearest unit
Badminton Courts (4 courts)	\$3100.00	\$3180.00	\$80.00	one day per week, full season	To align with CPI, plus rounding to nearest unit
Volleyball Courts (3 courts)	\$3570.00	\$3660.00	\$90.00	one day per week, full season	To align with CPI, plus rounding to nearest unit
Athletics track	\$770.00	\$790.00	\$20.00	per field, per day, per season	To align with CPI, plus rounding to nearest unit
Touch Field	\$620.00	\$635.00	\$15.00	per field, per season	To align with CPI, plus rounding to nearest unit

\*\*\*Clubs comprising of only junior club members receive a 50% discount on the season rate. <200 hours used receive 50% discount off full season rate.  
201-499 hours used receive 25% discount off full season rate. 500 or more is full season rate.

Reserves, Tracks and Trail Permits	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
<b>PREMIUM</b>										
McBride Park	\$27.00	\$91.00	\$136.00	\$27.70	\$93.50	\$140.00	\$0.70	\$2.50	\$4.00	To align with CPI, plus rounding to nearest unit
Dinosaur Park	\$27.00	\$91.00	\$136.00	\$27.70	\$93.50	\$140.00	\$0.70	\$2.50	\$4.00	To align with CPI, plus rounding to nearest unit
Pembroke Park	\$27.00	\$91.00	\$136.00	\$27.70	\$93.50	\$140.00	\$0.70	\$2.50	\$4.00	To align with CPI, plus rounding to nearest unit
Lake Hayes Showgrounds	\$27.00	\$91.00	\$136.00	\$27.70	\$93.50	\$140.00	\$0.70	\$2.50	\$4.00	To align with CPI, plus rounding to nearest unit
Earnslaw Park	\$27.00	\$91.00	\$136.00	\$27.70	\$93.50	\$140.00	\$0.70	\$2.50	\$4.00	To align with CPI, plus rounding to nearest unit
Queenstown Gardens	\$27.00	\$91.00	\$136.00	\$27.70	\$93.50	\$140.00	\$0.70	\$2.50	\$4.00	To align with CPI, plus rounding to nearest unit
Marine Parade	\$27.00	\$91.00	\$136.00	\$27.70	\$93.50	\$140.00	\$0.70	\$2.50	\$4.00	To align with CPI, plus rounding to nearest unit
Village Green	\$27.00	\$91.00	\$136.00	\$27.70	\$93.50	\$140.00	\$0.70	\$2.50	\$4.00	To align with CPI, plus rounding to nearest unit
Queenstown Recreation Ground	\$27.00	\$91.00	\$136.00	\$27.70	\$93.50	\$140.00	\$0.70	\$2.50	\$4.00	To align with CPI, plus rounding to nearest unit
Wānaka Lakefront	\$27.00	\$91.00	\$136.00	\$27.70	\$93.50	\$140.00	\$0.70	\$2.50	\$4.00	To align with CPI, plus rounding to nearest unit
Wānaka Station Park	\$27.00	\$91.00	\$136.00	\$27.70	\$93.50	\$140.00	\$0.70	\$2.50	\$4.00	To align with CPI, plus rounding to nearest unit
Jack's Point Oval	\$27.00	\$91.00	\$136.00	\$27.70	\$93.50	\$140.00	\$0.70	\$2.50	\$4.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$120.00	\$398.00	\$597.00	\$123.00	\$408.00	\$612.00	\$3.00	\$10.00	\$15.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$196.00	\$651.00	\$976.00	\$201.00	\$668.00	\$999.00	\$5.00	\$17.00	\$23.00	To align with CPI, plus rounding to nearest unit

Reserves, Tracks and Trail Permits	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
<b>GOLD</b>										
Shotover Recreation Reserve	\$19.50	\$66.00	\$98.00	\$20.00	\$67.50	\$101.00	\$0.50	\$1.50	\$3.00	To align with CPI, plus rounding to nearest unit
Brian Smith Park	\$19.50	\$66.00	\$98.00	\$20.00	\$67.50	\$101.00	\$0.50	\$1.50	\$3.00	To align with CPI, plus rounding to nearest unit
One Mile Reserve	\$19.50	\$66.00	\$98.00	\$20.00	\$67.50	\$101.00	\$0.50	\$1.50	\$3.00	To align with CPI, plus rounding to nearest unit
Queenstown Hill Reserve	\$19.50	\$66.00	\$98.00	\$20.00	\$67.50	\$101.00	\$0.50	\$1.50	\$3.00	To align with CPI, plus rounding to nearest unit
Ben Lomond Reserve	\$19.50	\$66.00	\$98.00	\$20.00	\$67.50	\$101.00	\$0.50	\$1.50	\$3.00	To align with CPI, plus rounding to nearest unit
Buckingham Green	\$19.50	\$66.00	\$98.00	\$20.00	\$67.50	\$101.00	\$0.50	\$1.50	\$3.00	To align with CPI, plus rounding to nearest unit
Jack Reid Park	\$19.50	\$66.00	\$98.00	\$20.00	\$67.50	\$101.00	\$0.50	\$1.50	\$3.00	To align with CPI, plus rounding to nearest unit
Millbrook Corner	\$19.50	\$66.00	\$98.00	\$20.00	\$67.50	\$101.00	\$0.50	\$1.50	\$3.00	To align with CPI, plus rounding to nearest unit
Lake Hayes Reserve	\$19.50	\$66.00	\$98.00	\$20.00	\$67.50	\$101.00	\$0.50	\$1.50	\$3.00	To align with CPI, plus rounding to nearest unit
Arrowtown Library Green	\$19.50	\$66.00	\$98.00	\$20.00	\$67.50	\$101.00	\$0.50	\$1.50	\$3.00	To align with CPI, plus rounding to nearest unit
Wānaka Recreation Reserve	\$19.50	\$66.00	\$98.00	\$20.00	\$67.50	\$101.00	\$0.50	\$1.50	\$3.00	To align with CPI, plus rounding to nearest unit
Kelly's Flat	\$19.50	\$66.00	\$98.00	\$20.00	\$67.50	\$101.00	\$0.50	\$1.50	\$3.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$86.00	\$284.00	\$427.00	\$88.00	\$291.00	\$437.00	\$2.00	\$7.00	\$10.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$140.00	\$465.00	\$697.00	\$143.50	\$477.00	\$713.00	\$3.50	\$12.00	\$16.00	To align with CPI, plus rounding to nearest unit

Reserves, Tracks and Trail Permits	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
<b>SILVER</b>										
Butlers Green	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Wilcox Green	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Allenby Park	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
St Omer Park	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Peter Fraser Park	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Lake Hayes North Reserve	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Lakeview Terrace Esplanade Reserve	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Hāwea Domain	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Lismore Park	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Eely Point Reserve	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Waterfall Creek	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Rotary Park - Glendu Bay	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Hopkins Street Reserve	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Gibston Reserve	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit

Reserves, Tracks and Trail Permits	1-Jul-24	1-Jul-24	1-Jul-24	1-Jul-25	1-Jul-25	1-Jul-25	Change	Change	Change	Price Increase Methodology
	Community	Standard	Commercial	Community	Standard	Commercial	Community	Standard	Commercial	
<b>SILVER</b>										
Frankton Domain	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Johnstone Common	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Whitechapel Reserve	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Hansen Reserve	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Kelvin Grove	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Kelvin Peninsula Rec Reserve	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Matakauri Park	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Albert Town Lagoon	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
McMurdo Park	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Sunshine Bay Reserve	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Queenstown Trails	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Arrowtown River Loop	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Upper Clutha Trails	\$16.50	\$42.00	\$62.00	\$17.00	\$43.00	\$64.00	\$0.50	\$1.00	\$2.00	To align with CPI, plus rounding to nearest unit
Half day (6 hours)	\$73.00	\$182.00	\$273.00	\$75.00	\$187.00	\$280.00	\$2.00	\$5.00	\$7.00	To align with CPI, plus rounding to nearest unit
Full day (12 hours)	\$119.00	\$298.00	\$446.00	\$122.00	\$305.00	\$456.00	\$3.00	\$7.00	\$10.00	To align with CPI, plus rounding to nearest unit

### 3. Libraries

Libraries Fees & Charges	Category	Description	1-Jul-24	1-Jul-25	Change	Price Increase Methodology
Book Covering	v Small books		\$6.30	\$6.50	\$0.20	To align with CPI, plus rounding to nearest unit
	v Large books		\$10.50	\$11.00	\$0.50	To align with CPI, plus rounding to nearest unit
	v Extra Large books		\$15.70	\$16.00	\$0.30	To align with CPI, plus rounding to nearest unit
	v Repair & Bulk Covering Charges by negotiation					
Computer Use		Maintain Queue Management		Free up to 1 hour+		
	Ancestry	Maintain Queue Management		Free up to 1 hour+		
Damaged Item Charge			\$10.50	\$10.50	\$0.00	
DVDs		Children's Educational				
		Documentary				
		All others	\$3.00	\$3.00	\$0.00	
Holds	All borrower categories		\$0.00	\$0.00	\$0.00	
Interloans	Other NZ Libraries		\$10.50	\$10.50	\$0.00	
Lanyards	1000 Books Before School Product		\$6.00	\$5.00	(\$1.00)	Price reduced to encourage sales
Library Bags		F.O.W.L Bags	\$0.00	\$0.00	\$0.00	
		B&W Wānaka Bags	\$0.00	\$0.00	\$0.00	
		Kiki Bags	\$7.50	\$10.00	\$2.50	Cost recovery - new eco friendly bags
		Library Bags - Eco	\$10.00	\$10.00	\$0.00	
Library Card Replacement			\$5.00	\$5.50	\$0.50	To align with CPI, plus rounding to nearest unit
Meeting Rooms	At Ftn & Qtn Libraries	Community & QLDC Staff Use Only	\$0.00	\$0.00	\$0.00	
Overdue Items		Books, Audio Books, Mags	\$0.00	\$0.00	\$0.00	
		DVDs	\$0.00	\$0.00	\$0.00	
	Jnr items issued to Jnr cards	Fine Free 1 April 22	\$0.00	\$0.00	\$0.00	
Photocopying & Printing	B&W	A4	\$0.30	\$0.30	\$0.00	
		A3	\$0.60	\$0.60	\$0.00	
	Colour	A4	\$1.60	\$1.60	\$0.00	
		A3	\$3.20	\$3.20	\$0.00	
	Local School Students	A4 B&W, Colour			1 <sup>st</sup> 5 pages free	
		A3 B&W, Colour			1 <sup>st</sup> 3 pages free	
	Registered Charities	A4 B&W, Colour			1 <sup>st</sup> 5 pages free	
		A3 B&W, Colour			1 <sup>st</sup> 3 pages free	
Scanning			\$2.00	\$2.00	\$0.00	
Scanning to Portable Storage Device			\$2.00	\$2.00	\$0.00	
School Holiday Programmes	Children & Youth	5-11 years	\$0.00	\$0.00	\$0.00	
USB Flash Drive		32 GB	\$9.50	\$9.50	\$0.00	
Wifi		Maintain Queue Management		Free		

## 4. Transfer Station

Unit of measure	From*	To*	Change (\$)	Price Increase Methodology
<b>Cost to dispose of rubbish at the Transfer Station</b>				
Single refuse bags	\$9.00	\$9.50	\$0.50	To align with CPI, plus rounding to nearest unit
Per Tonne	\$440.00	\$450.00	\$10.00	CPI (Makes up 90%+ of the waste Disposal)
Green waste/mulch small load	\$8.00	\$8.00	\$0.00	No change to stop Waste Diversion
Green waste/ mulch trailers/vans/utes (under 200kg)	\$15.00	\$15.00	\$0.00	No change to stop Waste Diversion
Per Tonne of green waste	\$75.00	\$75.00	\$0.00	No change to stop Waste Diversion
Hazardous Waste - up to 20kg or 20 litres, per kg up to a max 100kg or 100 litres	\$10.00	\$10.00	\$0.00	No change to stop Waste Diversion
Tyres - per standard car (limit of 5 per person)	No Charge	No Charge		
Tyres - per stad truck tyre (limit of 5 per person)	No Charge	No Charge		
Car tyre de-rimming (each)	\$8.50	\$9.00	\$0.50	To align with CPI, plus rounding to nearest unit
Truck tyre de-rimming (each)	\$14.50	\$15.00	\$0.50	To align with CPI, plus rounding to nearest unit
Cleanfill per tonne	\$110.00	\$115.00	\$5.00	To align with CPI, plus rounding to nearest unit
Scrap metal per tonne	No Charge	No Charge		
E-Waste - up to 5kg, per kg	\$4.00	\$4.00	\$0.00	No change to stop Waste Diversion
E-Waste - single items greater than 5kg, per kg up to a max 50kg	\$1.50	\$1.50	\$0.00	No change to stop Waste Diversion
Whiteware degassing per item	\$16.50	\$17.00	\$0.50	To align with CPI, plus rounding to nearest unit
Gas bottles per item (greater than 2.5kg)	\$6.50	\$7.00	\$0.50	To align with CPI, plus rounding to nearest unit
Childs car seat per item	\$15.00	\$15.00	\$0.00	No change to stop Waste Diversion
Household and car batteries (incl. lithium batteries and vape pods)	No Charge	No Charge		

\*These charges are inclusive of GST.

Unit of measure	From**	To**	Change (\$)	Price Increase Methodology
<b>Cost to dispose of permitted waste at the Landfill</b>				
At the gate charge per tonne	\$124.50	TBD		Set by Scope Resources
Waste disposal levy	\$60.00	\$65.00	\$5.00	MFE Waste Disposal Levy
Set by Mfe				
Employers levy	\$52.94	\$52.94	\$0.00	
ETS obligation levy	\$74.20	\$74.20	\$0.00	

All other landfill charges are set by Scope Resources after the Certificate of Cost Auditor is released.

\*\*These charges are exclusive of GST.

## 5. Parking

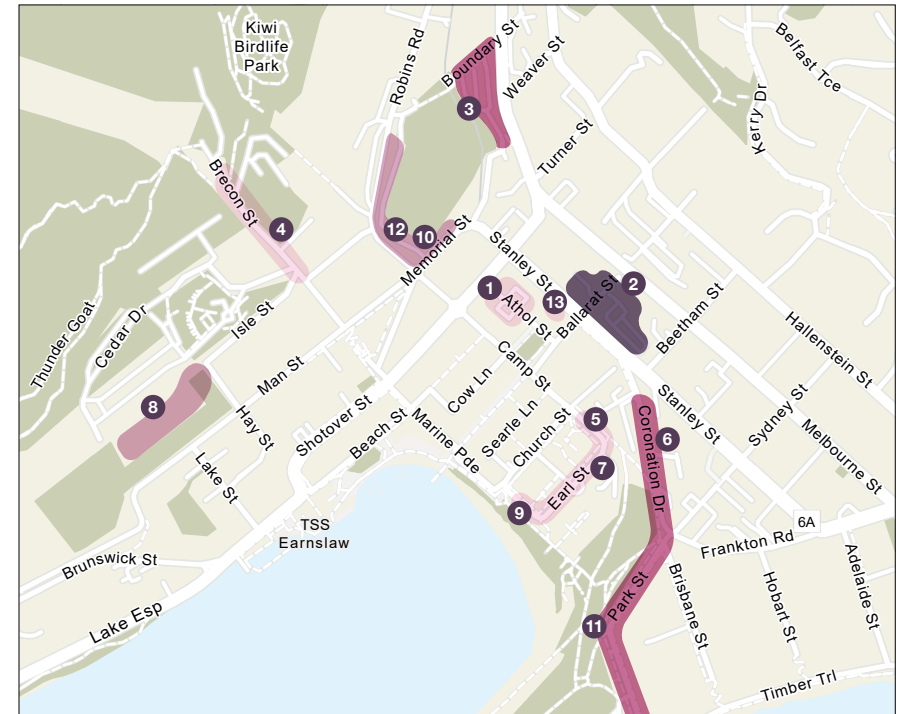
Parking fees currently only apply in the Queenstown Town Centre.

QLDC is increasing parking fees in the Queenstown Town Centre. These increases reflect inflation as well as recovering some of the costs associated with the recently completed town centre street upgrade programme. They will also help to fund future active travel improvements.

Area	From*	To*	Change (\$)	Price Increase Methodology
1 Athol Street	\$6.20	\$6.50	\$0.30	Setting parking rate to maintain 80%+ occupancy, efficient parking pricing can provide numerous benefits including increased turnover and therefore improved user convenience and reduced traffic problems/
2 Ballarat Street Carparks	\$3.10	\$6.50	\$3.40	
3 Boundary St Carpark	\$2.10	\$3.50	\$1.40	
4 Brecon Street	\$6.20	\$6.50	\$0.30	
5 Camp Street	\$6.20	\$6.50	\$0.30	
6 Coronation Drive	\$2.10	\$3.50	\$1.40	
7 Earl Street	\$6.20	\$6.50	\$0.30	
8 Lakeview Carpark	\$2.10	\$2.50	\$0.40	
9 Marine Parade	\$6.20	\$6.50	\$0.30	
10 Memorial Street	\$3.10	\$3.50	\$0.40	
11 Park Street	\$2.10	\$3.50	\$1.40	
12 Recreational Ground Carpark	\$3.10	\$3.50	\$0.40	
13 Stanley Street	\$6.20	\$6.50	\$0.30	

\*Hourly Rates

The increases are on the basis that the more central the parking locations, the more convenient they are and therefore the cost should be higher. Please note, Council-owned carparks will remain free to use after 6.00pm every day to encourage locals into town to enjoy dinner or late-night shopping. The increases are shown on the map below:



## 6. Moorings

Type	From	To	Change (\$)	Price Increase Methodology
Jetty Permits	\$500.00	\$515.00	\$15.00	Pricing increasing to align with CPI, plus rounding
Private Mooring	\$500.00	\$515.00	\$15.00	
Commercial Mooring	\$500.00	\$515.00	\$15.00	
Boat Shed Permit	\$250 - \$500	\$515.00		
Boat Ramp fees (each use)	\$5.00	\$5.00		Voluntary upkeep fee
Boat Ramp fees (Annual)	\$50.00	\$50.00		

## 7. Wānaka Airport landing and parking fees

Wānaka Airport landing and parking fees are charged to those who land or park an aircraft at the facility.

The fee increases at Wānaka Airport are based on an external assessment which found the current charges are lower than comparative airport facilities in Aotearoa New Zealand. As a result, the increases bring fees in line with comparative facilities.

The changes include varied fee increases based on aircraft landing weight, which considers the impact each aircraft has on the degradation of the landing strip/taxi areas. For light aircraft users up to 2,500kg the increase is \$3 per landing. The increase will also provide additional revenue to fund necessary safety improvements required to achieve qualifying status under Part 139 of the Civil Aviation Rules.

Landing Fees	From	To	Change (\$)	Price Increase Methodology
0-1500kg	\$13.00	\$16.00	\$3.00	Pricing changes to better align with comparative airports
1501-2500kg	\$19.00	\$22.00	\$3.00	
2501-3000kg	\$31.00	\$35.00	\$4.00	
3001-4000kg	\$43.00	\$55.00	\$12.00	
4001-5000kg	\$55.00	\$70.00	\$15.00	
5001-8000kg	\$112.00	\$135.00	\$23.00	
8001-12000kg	\$146.00	\$180.00	\$34.00	
12001-18000kg	\$204.00	\$260.00	\$56.00	
18001-20000kg	\$272.00	\$330.00	\$58.00	
20001-25000kg	\$362.00	\$420.00	\$58.00	

Parking Fees	From	To	Change (\$)	Price Increase Methodology
<b>Grass Apron - 24 hours (first hour free)</b>				
0-1500kg	\$-	\$10.00	\$10.00	New
<b>Asphalt Apron</b>				
0-1500kg	\$10.00	\$20.00	\$10.00	Input provided by a specialist aviation consultant firm on the suggested fee structure. They have provided a cross section from comparable airports due to their proximity, similar size and number of air movements. They have assessed that Wānaka Airport sits below the comparative airports and have recommended increases above CPI this year.
1501-2500kg	\$15.00	\$25.00	\$10.00	
2501-3000kg	\$25.00	\$35.00	\$10.00	
3001-4000kg	\$35.00	\$50.00	\$15.00	
4001-5000kg	\$45.00	\$60.00	\$15.00	
5001-8000kg	\$95.00	\$110.00	\$15.00	
8001-12000kg	\$125.00	\$145.00	\$20.00	
12001-18000kg	\$175.00	\$200.00	\$25.00	
18001-20000kg	\$235.00	\$260.00	\$25.00	
20001-25000kg	\$315.00	\$350.00	\$35.00	

## 8. Planning and Development Fees & Charges

Planning and Development fees help cover the processing of building consents, resource consents, and resource management engineering, including administration support.

QLDC is increasing hourly rates for processing applications to ensure Council can recover the actual costs incurred to provide these services.

The revenue and financing policy aims for 80% of costs to be recovered from applicants or users and 20% funded more broadly through general rates, ensuring the costs are predominantly passed on to those directly benefiting from the service. The increased costs reflect the increase in costs within the professional services sector.

Planning & Development. Effective date: 01 July 2025								
Team	Role	Unit of Measure	From*	5% increase	To*	Rounded to	Change	Price Increase Methodology
Resource Consents	Planning Officers	Hourly	\$194.25	\$9.71	\$203.96	\$204.00	\$9.71	To align with increase in operating costs
Resource Consents	Planners	Hourly	\$220.50	\$11.03	\$231.53	\$232.00	\$11.03	To align with increase in operating costs
Resource Consents	Senior Planners	Hourly	\$248.33	\$12.42	\$260.74	\$261.00	\$12.42	To align with increase in operating costs
Resource Consents	Leadership	Hourly	\$248.33	\$12.42	\$260.74	\$261.00	\$12.42	To align with increase in operating costs
Policy [new]	Planners	Hourly				\$232.00	[new]	
Policy [new]	Senior Planners	Hourly				\$261.00	[new]	
Policy [new]	Leadership and Principal Planner	Hourly				\$261.00	[new]	
Strategy & Policy [new]	Strategic Planner	Hourly				\$232.00	[new]	
Strategy & Policy [new]	Strategic Senior Planners	Hourly				\$261.00	[new]	
Strategy & Policy [new]	Leadership	Hourly				\$261.00	[new]	
Strategy & Policy [new]	Strategic Planner / Project Manager	Hourly				\$261.00	[new]	
Engineering	Land Development Engineer Cadet	Hourly	\$185.33	\$9.27	\$194.59	\$195.00	\$9.27	To align with increase in operating costs
Engineering	Land Development Engineer	Hourly	\$244.65	\$12.23	\$256.88	\$257.00	\$12.23	To align with increase in operating costs
Engineering [new]	Team Leaders	Hourly	\$244.65	\$15.90	\$260.55	\$261.00	\$15.90	To align with increase in operating costs
Engineering	Subdivision Officer and Development Contributions Officer	Hourly	\$185.33	\$9.27	\$194.59	\$195.00	\$9.27	To align with increase in operating costs
Engineering [new]	Road Corridor Officer/Engineer	Hourly				\$204.00	[new]	
Building Services	Processing	Hourly	\$220.50	\$11.03	\$231.53	\$232.00	\$11.03	To align with increase in operating costs
Building Services	Building Inspections	Hourly	\$220.50	\$11.03	\$231.53	\$232.00	\$11.03	To align with increase in operating costs
Building Services	Team Leaders	Hourly	\$220.50	\$11.03	\$231.53	\$232.00	\$11.03	To align with increase in operating costs
Adminstration	Administration Support	Hourly	\$128.10	\$6.41	\$134.51	\$135.00	\$6.41	To align with increase in operating costs
Adminstration	Senior Administration Support	Hourly	\$138.08	\$6.90	\$144.98	\$145.00	\$6.90	To align with increase in operating costs

\*Includes GST.

Planning & Infrastructure, Parks, Monitoring & Enforcement. Effective date: 01 July 2025								
Department	Role	Unit of Measure	From*	5% increase	To*	Rounded to	Change	Price Increase Methodology
Monitoring & Enforcement	Monitoring/Compliance Planner	Hourly	\$194.25	\$9.71	\$203.96	\$204.00	\$9.71	To align with increase in operating costs
Monitoring & Enforcement	Senior Monitoring/Compliance Planner	Hourly	\$248.33	\$12.42	\$260.74	\$261.00	\$12.42	To align with increase in operating costs
Monitoring & Enforcement	HarbourMaster	Hourly	\$194.25	\$9.71	\$203.96	\$204.00	\$9.71	To align with increase in operating costs
Monitoring & Enforcement	Environmental Health	Hourly	\$145.00	\$7.25	\$152.25	\$152.00	\$7.25	To align with increase in operating costs
Planning & Infrastructure	Senior Infrastructure Engineer	Hourly	\$244.65	\$12.23	\$256.88	\$257.00	\$12.23	To align with increase in operating costs
Planning & Infrastructure	Infrastructure Engineer	Hourly	\$220.50	\$11.03	\$231.53	\$232.00	\$11.03	To align with increase in operating costs
Planning & Infrastructure	Infrastructure Other	Hourly	\$185.33	\$9.27	\$194.59	\$195.00	\$9.27	To align with increase in operating costs
Parks & Reserve Senior / Manager	Parks & Reserve Senior / Manager	Hourly	\$248.33	\$12.42	\$260.74	\$261.00	\$12.42	To align with increase in operating costs
Parks & Reserves Planner / Officer	Parks & Reserves Planner / Officer	Hourly	\$194.25	\$9.71	\$203.96	\$204.00	\$9.71	To align with increase in operating costs

\*Includes GST.

Building Services Fees. Effective date: 01 July 2025	
PROJECT INFORMATION MEMORANDUM (PIM) ONLY APPLICATION (Cost is later deducted from subsequent full Building Consent deposit)	
	Rate*
Residential	\$346.00
Commercial	\$585.00

\*Includes GST.

Building consent – initial fee (non-refundable)			
** Estimated Value (incl GST)	Building Type	Rate*	
		Without PIM	With PIM (PIM provided at discounted rate)
Any	Heating Appliances	\$473.00	\$473.00
< \$5000	Any	\$473.00	\$555.00
\$5001 - \$20 000	Any	\$1,093.00	\$1,146.00
\$20,001 - \$180,000	Unlined Accessory Building	\$1,753.00	\$1,800.00
\$20,001 - \$180,000	Any (except unlined accessory)	\$2,676.00	\$2,700.00
\$180,001 - \$500,000	Residential	\$4,360.00	\$4,370.00
\$180,001 - \$500,000	Commercial	\$4,733.00	\$4,757.00
\$500,000 - \$1,000,000	Residential	\$6,621.00	\$6,684.00
\$500,000 - \$1,000,000	Commercial	\$7,327.00	\$7,327.00
> \$1,000,000***	Any	\$8,099.00	\$8,099.00

\*Includes GST.

\*\*Estimated value = As defined by the Goods and Services Act 1985 s10; this includes the cost of building materials, labour, design costs, siteworks, but excludes furnishings, carpets and appliances.

\*\*\*For every \$50,000 (or part thereof) an additional fee of \$66.00 will apply.

Building consents lodged include a \$263 admin fee.

<b>Levies</b>	
<b>(Required at time of deposit. See Building Consent Fee Calculator to assess full deposit fee)</b>	
Building Research Levy BRANZ (where estimated value of work >\$20 000)	\$1.00 per \$1,000 of est. value
MBIE Building Levy (where estimated value of work >\$20 444)	\$1.75 per \$1,000 of est. value
BCA LEVY - BCA accreditation levy payable on all building consent applications including amended and stage applications (where estimated value of work >\$20,000)	\$0.21 per \$1,000 of est. value

<b>Building Act – Initial Fee (Non Refundable)</b>	
<b>Application Type</b>	<b>Rate*</b>
Building Act Title Registration e.g.; - Section 71-74 Natural Hazards - Section 75 Building Across two (or more allotments)	BCO hourly rate (plus any legal disbursements)
Certificate of Acceptance (COA)	As per building consent fees
Certificate of Public Use - New (CPU)	\$322.00
Certificate of Public Use - Extension (CPU) [new]	\$322.00
Change of Use (where no building work is required)	\$213.00
Exempt Building Work	\$366.00
Minor Variation	\$ BCO hourly rate
Notice to Fix	\$351.00
Split Building Consent Application (no change in value of work)	\$561.00

BCO - Building Consent Officer

\*Includes GST.

<b>Other Building Services Fees</b>	
	<b>Rate*</b>
<b>Building Warrant of Fitness (BWOFF)</b>	
Compliance Schedule (register and issue)	\$345.00
Amend Compliance Schedule	\$221.00
Annual BWOFF Certificate	\$134.00
Audit (onsite audit approximately every 3 years)	\$ hourly rate (BCO and Admin)
<b>Miscellaneous</b>	
Pre-Application meeting (first hour free)	\$ hourly rate
Residential Swimming Pools (Building [Pools] Amendment Act 2016) Inspections (per inspection charge)	\$221.00
<b>Land Information Memorandum</b>	
Residential (standard 10 working days)	\$298.00
Commercial (standard 10 working days)	\$450.00

BCO - Building Consent Officer

\*Includes GST.

Resource Consents, Resource Management Engineering and Other Fees. Effective date: 01 July 2025	
	Rate
Administration (Fixed Fee)	\$300.00
<b>Lodgement Fee Per Resource Consent</b>	
Monitoring (Initial Fixed Fee)	\$287.00
<b>Monitoring</b>	
Compliance inspections (including for NES-Plantation Forestry)	\$ hourly rate
<b>Land Use Consents (Initial fee unless otherwise stated)</b>	
Deemed Permitted Activities - Boundary Activity Notice *	\$606.00
Deemed Permitted Activities - Marginal & Temporary Non-compliance Notice *	\$606.00
Controlled Activity (overall consent status) Except if fall into one of the specific consent categories below and then that initial fee applies *	\$1,874.00
Restricted Discretionary (overall consent status). Except if fall into one of the specific consent categories below and then that initial fee applies *	\$2,426.00
Discretionary (overall consent status). Includes s127 variations and s221. Except if fall into one of the specific consent categories below and then that initial fee applies *	\$2,668.00
Non-complying Activities (overall consent status). Except if fall into one of the specific consent categories below and then that initial fee applies *	\$3,638.00
Signs *	\$1,698.00
Scheduled Buildings and/or Trees (Fixed Fee) *	\$970.00
Transfer of Water Based Consent	\$ hourly rate
Other applications *	\$1,544.00
<b>Subdivision Consents (Initial fee unless otherwise stated)</b>	
Amalgamation Certificate [changed from Fixed Fee to Initial]	\$185.00
Boundary Adjustment *	\$2,426.00
Restricted Activity (up to two lots) *	\$3,396.00
Restricted Activity (more than two lots) *	\$3,749.00
Engineering Review & Acceptance (if staged application, each stage will be charged separately) [new]	\$2,500.00
Engineering Review & Acceptance Variation [new]	\$606.00
All Other Subdivisions *	\$4,075.00
Registered Bond / Release of Registered Bond (each)	\$185.00
Cancellation of Amalgamation Conditions (s241) *	\$1,444.00
Cancellation of Amalgamation Conditions Certification (s241) [new]	\$185.00
s223 Certificate	\$185.00
s224(c) Certificate	\$371.00
s223& s224(c) Certificate - Combined [new]	\$584.00
Signing and Sealing other plan or certificate	\$185.00
Cancellation of Easement Certificate (s243(e)) [new]	\$185.00
<b>Multiple Activities</b>	
Where an application includes both land use and subdivision activities, or multiple activities, only the higher or highest relevant initial fee charge is payable.	

All fees are Initial Fees unless otherwise stated.

All fees include GST.

\*Lodgement Fee per application.

Resource Consents, Resource Management Engineering and Other Fees. Effective date: 01 July 2025	
	Rate
<b>Other Applications/Processes</b>	
Pre-Application Meeting	\$ hourly rate
Fast Track Approvals Act 2024 Consultation	\$ hourly rate
Notice of Requirement (NoR) for a Designation *	\$7,277.00
Alteration of Designation *	\$4,741.00
Removal of Designation or Heritage Order *	\$585.00
Certificate of Compliance *	\$1,940.00
Existing Use Certificate *	\$3,638.00
Extension of lapse period of a resource consent (s125) *	\$910.00
Outline Plan (s176A) *	\$1,819.00
Outline Plan Waiver s176A(2)(c) *	\$728.00
Responding to requests to Council to confirm that works are within the scope of an approved resource consent or that a resource consent has been given effect to	\$ hourly rate
Surrender of consent (Fixed Fee)	\$303.00
Private Plan Change *	\$14,884.00
<b>Objections (under the RMA and LGA)</b>	
Objection lodgement fee for s357 and s357A (Initial Fee) [new]	\$900.00
Objection s357AB (requests Commissioner) for objection s357A(1)(f) or (g) - applicant meets all costs [new]	\$ hourly rate
<b>Local Government Act Charges (Initial Fees)</b>	
Right of Way (s348) Decision *	\$800.00
Right of Way (s348) Certification [new]	\$194.00
Cancellation of Building Line Restriction	\$381.00
Licence to Occupy	\$739.00
Temporary Road Closure	\$739.00
Assignment of Licence to Occupy	\$185.00
Traffic Management Plans (Applications)	\$288.00
Traffic Management Plans (Revision of Approved Application) [new]	\$300.00
Excavation Corridor Access < 20	\$348.00
Excavation Corridor Access 20-100	\$602.00
Excavation Corridor Access 100-500	\$856.00
Excavation Corridor Access 500-2000	\$1,110.00
Excavation Corridor Access >2000	\$2,554.00
Excavation Corridor Access - Global Permit [new]	\$3,960.00
Non-excavation Corridor Access (excludes events) [new]	\$300.00
Non-excavation Corridor Access - Global permit [new]	\$2,660.00
Road Naming	\$243.00
Engineering Connection to Council Services (one connection)	\$359.00
Engineering Connection to Council Services (each additional connection)	\$150.00

All fees are Initial Fees unless otherwise stated.

All fees include GST.

\*Lodgement Fee per application.

Resource Consents, Resource Management Engineering and Other Fees. Effective date: 01 July 2025	
	Rate
<b>RMA Publicly Notified and Limited Notified Applications (Initial Fees)</b>	
RMA Objections under s357A(1)(f) or (g) requested to be heard by an Independent RMA Commissioner [new]	\$ hourly rate
Limited Notified	\$1,973.00
Public Notified	\$6,780.00
Hearing - half day	\$8,269.00
Hearing - full day	\$15,159.00
Hearing - additional day	\$13,340.00

All fees are Initial Fees unless otherwise stated.

All fees include GST.

\*Lodgement Fee per application.

## 9. Dog Registration Fees

In Aotearoa New Zealand, every dog owner is legally required to register their dog and have it microchipped.

Dog registration fees recover the cost to deliver Council's Animal Control 24/7 response, reuniting lost dogs with their owners, dog pound facilities and equipment, property/fence inspections, education and training opportunities for dog owners, bark collar rentals, dog poo bins and bags in public places and education programmes run in schools.

QLDC rewards positive dog ownership with lower fees because there is lower level of demand on the service. This approach will not change. However, there are increases due to lower than projected growth in dog registrations and because fees have not been reviewed since 2023. The increase ensures Council can maintain the current level of service for dog owners in the district.

Dog Registration Category	From*	To*	Change (\$)	Price Increase Methodology
Dangerous Dog	\$335.00	\$360.00	\$25.00	Price increase to align with revenue & finance policy
Dangerous Dog (Fenced)	\$280.00	\$270.00	(\$10.00)	Price increase to align with revenue & finance policy
Dangerous Dog (Positive)	\$280.00	\$270.00	(\$10.00)	Price increase to align with revenue & finance policy
Dangerous dog (Fenced/Positive)	\$230.00	\$180.00	(\$50.00)	Price increase to align with revenue & finance policy
Guide Dog	\$0.00	\$0.00	\$0.00	Price increase to align with revenue & finance policy
Menacing Dog	\$335.00	\$240.00	(\$95.00)	Price increase to align with revenue & finance policy
Menacing Dog (Fenced)	\$280.00	\$180.00	(\$100.00)	Price increase to align with revenue & finance policy
Menacing Dog (Positive)	\$280.00	\$180.00	(\$100.00)	Price increase to align with revenue & finance policy
Menacing Dog (Fenced/Positive)	\$230.00	\$120.00	(\$110.00)	Price increase to align with revenue & finance policy
Pet Dog	\$215.00	\$240.00	\$25.00	Price increase to align with revenue & finance policy
Pet Dog (Fenced)	\$160.00	\$180.00	\$20.00	Price increase to align with revenue & finance policy
Pet Dog (Positive)	\$160.00	\$180.00	\$20.00	Price increase to align with revenue & finance policy
Pet Dog (Fenced/Positive)	\$110.00	\$120.00	\$10.00	Price increase to align with revenue & finance policy
Pet Dog (De-Sexed)	\$165.00	\$180.00	\$15.00	Price increase to align with revenue & finance policy
Pet Dog (De-Sexed/Fenced)	\$125.00	\$135.00	\$10.00	Price increase to align with revenue & finance policy
Pet Dog (De-Sexed/Positive)	\$125.00	\$135.00	\$10.00	Price increase to align with revenue & finance policy
Pet Dog (De-Sexed/Fenced/Positive)	\$85.00	\$95.00	\$10.00	Price increase to align with revenue & finance policy
Working Dog	\$105.00	\$115.00	\$10.00	Price increase to align with revenue & finance policy
Working Dog (Fenced)	\$80.00	\$85.00	\$5.00	Price increase to align with revenue & finance policy
Working Dog (Positive)	\$80.00	\$85.00	\$5.00	Price increase to align with revenue & finance policy
Working Dog (Fenced/Positive)	\$55.00	\$60.00	\$5.00	Price increase to align with revenue & finance policy
Multiple Dog Licence - Application	\$70.00	\$72.00	\$2.00	To align with CPI, plus rounding to nearest unit
Multiple Dog Licence - Inspection	\$80.00	\$82.50	\$2.50	To align with CPI, plus rounding to nearest unit
First Impound**	\$125.00	\$128.50	\$3.50	To align with CPI, plus rounding to nearest unit
Second Impound**	\$200.00	\$205.00	\$5.00	To align with CPI, plus rounding to nearest unit
Third Impound (or more)*	\$300.00	\$308.00	\$8.00	To align with CPI, plus rounding to nearest unit
Feeding (per day)	\$35.00	\$36.00	\$1.00	To align with CPI, plus rounding to nearest unit
Replacement Tag	Nil	Nil	\$0.00	

\*These charges are inclusive of GST.

\*\*The increase of impound costs relate to offences within a period of 24 months from the first offence.

## 10. Trade Waste

Trade Waste	From*	To*	Change (\$)	Price Increase Methodology
<b>Trade Waste Application and Management Fees for Permitted Trade Wastes</b>				
Administration fee – consists of a flat fee to process the application	\$180.00	\$185.00	\$5.00	To align with CPI, plus rounding to nearest unit
Initial inspection fee - if required to process the application: \$0 (if less than 30 minutes) or \$180 (if greater than 30 minutes)	\$180.00	\$185.00	\$5.00	To align with CPI, plus rounding to nearest unit
Non-compliance inspection fee	\$270.00	\$280.00	\$10.00	To align with CPI, plus rounding to nearest unit
Sampling Event – if required. (As per laboratory charges): At cost	\$0.00	\$0.00	\$0.00	To align with CPI, plus rounding to nearest unit
<b>Trade Waste Application and Management Fees for Controlled Trade Wastes</b>				
Administration fee – consists of a flat fee to process the application	\$360.00	\$370.00	\$10.00	To align with CPI, plus rounding to nearest unit
Initial inspection fee - to process the application	\$180.00	\$185.00	\$5.00	To align with CPI, plus rounding to nearest unit
Scheduled Compliance inspection	\$180.00	\$185.00	\$5.00	To align with CPI, plus rounding to nearest unit
Non-compliance inspection	\$270.00	\$280.00	\$10.00	To align with CPI, plus rounding to nearest unit
Sampling Event – if required. (As per laboratory charges): At cost	\$0.00	\$0.00	\$0.00	To align with CPI, plus rounding to nearest unit
<b>Trade Waste Application and Management Fees for Conditional Trade Wastes</b>				
Administration fee – consists of a flat fee to process the application	\$450.00	\$465.00	\$15.00	To align with CPI, plus rounding to nearest unit
Initial inspection fee - required to process the application	\$180.00	\$185.00	\$5.00	To align with CPI, plus rounding to nearest unit
Compliance inspection	\$180.00	\$185.00	\$5.00	To align with CPI, plus rounding to nearest unit
Non-compliance inspection	\$270.00	\$280.00	\$10.00	To align with CPI, plus rounding to nearest unit
Sampling Event – if required. (As per laboratory charges): At cost	\$0.00	\$0.00	\$0.00	To align with CPI, plus rounding to nearest unit

\*These charges are inclusive of GST.

## 11. Cemetery Fees

BURIAL PLOTS (Exclusive right of burial per Cemetery)	Adult			Children (18 months - 12 years)			Infant (<18 months)			Price Increase Methodology
	1-Jul-24	1-Jul-25	Change	1-Jul-24	1-Jul-25	Change	1-Jul-24	1-Jul-25	Change	
Lower Shotover	\$1,340	\$1,375	\$35	\$150	\$155	\$5	\$90	\$95	\$5	To align with CPI, plus rounding to nearest unit
Queenstown, Frankton and Arrowtown	\$1,500	\$1,540	\$40	\$150	\$155	\$5	\$90	\$95	\$5	To align with CPI, plus rounding to nearest unit
Wānaka and Cardrona	\$1,400	\$1,440	\$40	\$150	\$155	\$5	\$90	\$95	\$5	To align with CPI, plus rounding to nearest unit
Glenorchy, Kingston	\$1,835	\$1,885	\$50	\$150	\$155	\$5	\$90	\$95	\$5	To align with CPI, plus rounding to nearest unit
Skippers, Makarora	\$2,100	\$2,155	\$55	\$150	\$155	\$5	\$90	\$95	\$5	To align with CPI, plus rounding to nearest unit
ASH PLOTS (Exclusive right of burial per Cemetery)	Adult			Children (18 months - 12 years)			Infant (<18 months)			Price Increase Methodology
	1-Jul-24	1-Jul-25	Change	1-Jul-24	1-Jul-25	Change	1-Jul-24	1-Jul-25	Change	
Lower Shotover	\$300	\$310	\$10	\$120	\$125	\$5	\$90	\$95	\$5	To align with CPI, plus rounding to nearest unit
Queenstown, Frankton and Arrowtown	\$330	\$340	\$10	\$120	\$125	\$5	\$90	\$95	\$5	To align with CPI, plus rounding to nearest unit
Wānaka and Cardrona	\$320	\$330	\$10	\$120	\$125	\$5	\$90	\$95	\$5	To align with CPI, plus rounding to nearest unit
Glenorchy, Kingston	\$795	\$820	\$25	\$120	\$125	\$5	\$90	\$95	\$5	To align with CPI, plus rounding to nearest unit
Skippers, Makarora	\$900	\$925	\$25	\$120	\$125	\$5	\$90	\$95	\$5	To align with CPI, plus rounding to nearest unit
Servicemans Section (RSA)	No charge	No charge	\$0	No charge	No charge	\$0	No charge	No charge	\$0	No Change
INTERMENT FEES (includes maintenance fee)	Adult			Children (18 months - 12 years)			Infant (<18 months)			Price Increase Methodology
	1-Jul-24	1-Jul-25	Change	1-Jul-24	1-Jul-25	Change	1-Jul-24	1-Jul-25	Change	
Single Depth Interment	\$1,380	\$1,420	\$40	\$150	\$155	\$5	\$90	\$95	\$5	To align with CPI, plus rounding to nearest unit
Double depth Interment	\$1,500	\$1,540	\$40	\$180	\$185	\$5	\$90	\$95	\$5	To align with CPI, plus rounding to nearest unit
Ashes Interment	\$490	\$505	\$15	\$120	\$125	\$5	\$90	\$95	\$5	To align with CPI, plus rounding to nearest unit

OTHER SERVICES AND FEES	Adult			Children (18 months - 12 years)			Infant (<18 months)			Price Increase Methodology
	1-Jul-24	1-Jul-25	Change	1-Jul-24	1-Jul-25	Change	1-Jul-24	1-Jul-25	Change	
Saturday Burials (additional fee)	\$360	\$370	\$10	No charge	No charge	\$0	No charge	No charge	\$0	To align with CPI, plus rounding to nearest unit
Late start fee after 3h30pm (additional fee)	\$300	\$310	\$10	No charge	No charge	\$0	No charge	No charge	\$0	To align with CPI, plus rounding to nearest unit
Out of District fee	\$600	\$615	\$15	\$600	\$620	\$20	\$600	\$620	\$20	To align with CPI, plus rounding to nearest unit
Out of District ashes fee	\$200	\$205	\$5	\$200	\$205	\$5	\$200	\$205	\$5	To align with CPI, plus rounding to nearest unit
Break concrete	\$200	\$205	\$5	\$105	\$110	\$5	\$105	\$110	\$5	To align with CPI, plus rounding to nearest unit
Large casket	\$200	\$205	\$5	No charge	No charge	\$0	No charge	No charge	\$0	To align with CPI, plus rounding to nearest unit
Disinterment	\$1,800	\$1,850	\$50	\$220	\$230	\$10	\$150	\$155	\$5	To align with CPI, plus rounding to nearest unit
Re-interment	\$1,100	\$1,130	\$30	\$130	\$135	\$5	\$90	\$95	\$5	To align with CPI, plus rounding to nearest unit
Disinterment of ashes	\$350	\$360	\$10	\$50	\$55	\$5	\$30	\$35	\$5	To align with CPI, plus rounding to nearest unit
Re-interment of ashes	\$340	\$350	\$10	\$120	\$125	\$5	\$100	\$105	\$5	To align with CPI, plus rounding to nearest unit

## 12. Other Fees

Other	From*	To*	Change (\$)	Price Increase Methodology
<b>Gambling Information</b>				
QLDC consent application before Gambling Commission will issue an operator's licence and a venue licence.	\$500.00	\$500.00	\$0.00	No Change (One off fee)
Relocate or Increase Machines	\$500.00	\$500.00	\$0.00	No Change
<b>Alcohol Licensing</b>				
Certificate by the Territorial Authority (compliance certificate fee)	\$275.00	\$285.00	\$10.00	To align with CPI, plus rounding to nearest unit
Certificate by the Territorial Authority (variation fee)	\$275.00	\$285.00	\$10.00	To align with CPI, plus rounding to nearest unit

\*These charges are inclusive of GST.



Te Reo Māori translation: Please note, QLDC uses the local Kāi Tahu dialect which replaces 'Ng' with 'K', e.g. tākata (people) instead of tāngata

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[linkedin.com](https://linkedin.com)



**Submission to QLDC Proposed Rates Rise 2026 2027**

**Jennifer Moss** [REDACTED]

We purchased our property [REDACTED] in 2011 and by Easter 2013 we had moved into our house. We have done all our own landscaping and interior finishes to our home. At the time of purchase of this property, contributions to infrastructure for properties in Luggate Park was included in the price. This included water in and water out.

Obviously it was thought both water in and water out infrastructure needed expansion and update. But asking those of us who have already paid for this infrastructure initially and in our rates since is hardly fair or just. Obviously more dwellings were allowed than what QLDC had infrastructure for. Not my fault.

Our property combined with our house cost way less than \$50000 but now this property is valued by QLDC at One Million dollars. This is not my fault.

In August 2025 my husband Steve Moss died so through the process 'Transfer By Survival' I am now the sole owner of this property. I wish to remain living in this wonderful community.

However I am now on reduced income. One NZ Super pension instead of two, when my husband was alive. I have a very small GSF pension and that is all. The cost of running this property remains the same now I am on my own as it did when my husband lived here.

I can not afford to sell this property and remain in the Upper Clutha. We chose to live in Luggate because it was sections were cheaper than in Wānaka. This is my home.

My husband and I arrived here in Upper Clutha in 1975 to teach at the then Wānaka District High School. We brought our sons up here and served this community for many decades through our teaching and actively being involved in The Albert Town Rate Payers Association and Luggate Community Association. We served on many other community committees.

Raising my rates by 29% is outrageous. At age 75 years and still active I wish to remain in my Luggate home and not be forced to sell and move from The Upper Clutha which has been my home since 1975.

Put very simply "I can not afford a 29% Rates increase.

Jennifer Moss

Adv Dip Teach, Dip ECE, Med (Hons) ANZEI

# 2026-27 ANNUAL BUSINESS PLAN

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Destination Queenstown  
Lake Wānaka Tourism

FY26-27 (1 July 2026 – 30 June 2027)



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## VISION

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**Tourism in the Queenstown Lakes is regenerative and resilient, delivering benefits environmentally, socially, culturally and economically, enriching the lives of the people who live here and the people who visit.**

## CORE VALUES

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### **MANAAKITAKA | HOSPITALITY**

We give a warm welcome to visitors (manuhiri), building unity through authentic connections and the act of sharing so that those arriving as manuhiri leave as extended family (whānau whānui). We care for the health and wellbeing of everyone in our community because those who are least visible are an important indicator for the health of the whole.

### **WHANAUKATAKA | FAMILY AND COMMUNITY-FOCUSED**

Reciprocal relationships which are valued, strong and enduring weave us together as whānau. These relationships nourish our community, as well as enabling a productive and thriving visitor economy. We support and celebrate local whenever we can. Knowing what we wish to share with manuhiri, we invite them to share equally in the kinship of our communities through meaningful experiences and connections, rather than through transactions.

### **TAUTIAKITAKA | GUARDIANSHIP**

We experience kinship with the environment, rather than dominance over it, so that nature thrives for the benefit of all species, whilst providing for the wellbeing of our people and our place. Within the tourism industry this is often referred to as the kaupapa of tiaki.

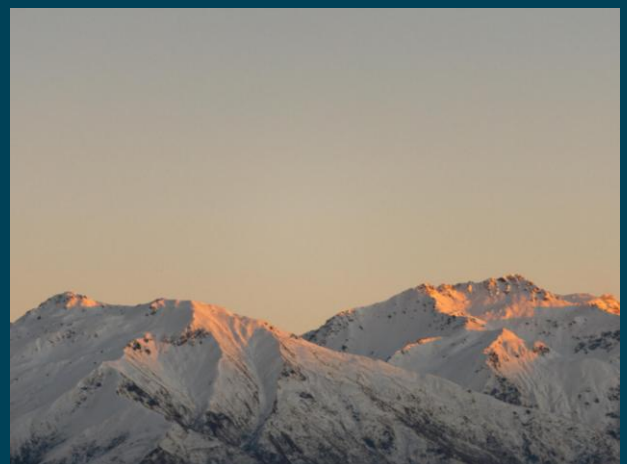
## ABOUT US

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Destination Queenstown (DQ) and Lake Wānaka Tourism (LWT) are the Regional Tourism Organisations (RTOs) responsible for destination marketing, domestically and internationally, as well as a range of destination management initiatives in the wider Queenstown Lakes region.

DQ and LWT operate together under a shared services partnership, enabling the RTOs to achieve greater efficiencies, gain economies of scale, maximise resources and leverage opportunities, while ensuring the destination brands remain unique, authentic and independent.

The RTOs focus on attracting high contributing visitors and creating preference for our destination brands, as well as supporting destination stewardship initiatives from the region's destination management plan, to ensure we have a resilient and future focused industry, within a thriving community and environment.



## SUMMARY

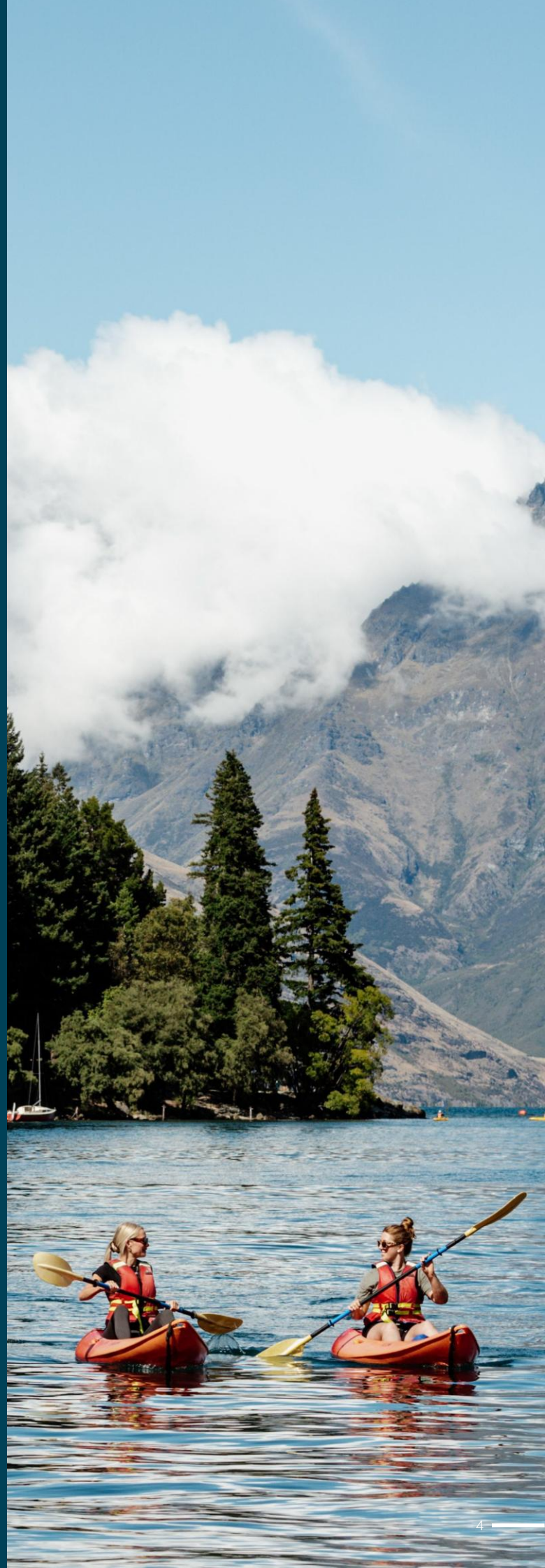
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The Queenstown Lakes visitor economy continues to perform strongly, with sustained global and domestic demand reinforcing the region's position as one of New Zealand's most desirable destinations. This demand presents both opportunity and responsibility for how tourism is shaped and managed across the district.

The FY26–27 Business Plan focuses on shaping demand to attract high-contributing visitors, strengthen local value retention, reduce seasonality and ensure tourism continues to deliver positive outcomes for communities, the environment and the regional economy. Through their shared services partnership, Destination Queenstown and Lake Wānaka Tourism will continue to maximise resources, collaborate closely and leverage opportunities while maintaining the distinct identities of the two destination brands.

Working alongside industry, local government and national tourism organisations, the RTOs will align destination marketing, industry capability and destination management activity. Delivery of *Travel to a Thriving Future*, the Queenstown Lakes Destination Management Plan, remains central to this work and supports the region's transition toward a resilient and sustainable visitor economy. The organisations will also continue to advocate for stronger national coordination of the tourism system, to support productive and sustainable tourism growth across New Zealand.

Alongside core programmes, several organisation-wide initiatives will be delivered during FY26–27, including adapting to AI-driven travel discovery, refreshing the Destination Management Plan, redeveloping the Wānaka website and digital ecosystem, reviewing engagement with the China market and India readiness, and progressing implementation of the region's decarbonisation roadmap.



## TOURISM IN THE QUEENSTOWN LAKES

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Tourism plays a central role in the Queenstown Lakes, supporting employment, business growth and regional prosperity. Queenstown and Wānaka continue to attract strong interest from both domestic and international visitors, reinforcing their position as globally recognised destination. It is against this backdrop that the FY26–27 plan has been developed, setting out how Destination Queenstown and Lake Wānaka Tourism will continue to support a thriving visitor economy while shaping tourism in ways that benefit the region.

The RTOs will continue to shape this demand to strengthen brand preference, attract high contributing visitors, reduce seasonality, encourage local value retention and support destination management initiatives across the district.

The shared services partnership between DQ and LWT continues to deliver collaboration, resource efficiencies, shared opportunities and economies of scale. While the two brands remain distinct and authentic to place, strong and clearly differentiated destination positioning is critical in an increasingly competitive global environment.

DQ and LWT will maintain a leadership role for tourism across the lower South, working in partnership with Tourism New Zealand, Tourism Industry Aotearoa, Queenstown Lakes District Council (QLDC), Queenstown Airport, Southern Way and other partners to align destination marketing, industry capability and destination management activity. Through these partnerships, the RTOs support coordinated regional and national approaches that strengthen destination appeal and contribute to a resilient visitor economy.

Further detail of the Government’s Tourism Growth Roadmap is expected during the year ahead. As national direction evolves, DQ and LWT will align regional activity with broader objectives while ensuring tourism growth is carefully managed to protect visitor experience, infrastructure capacity and community wellbeing.

With 2026 also being an election year, the RTOs will advocate for a bipartisan national approach to tourism, highlighting the importance of the Queenstown Lakes to New Zealand’s visitor economy and the need for greater infrastructure investment, a National Tourism Authority and sustainable tourism funding mechanisms

Together with industry, the RTOs will continue to shape tourism, influencing both the invitation to visitors and the experiences delivered on the ground, to support a thriving industry, destination and community.



## OPERATING CONTEXT

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Over the past 12 months, the tourism sector in the Queenstown Lakes District has strengthened within a global environment characterised by resilient travel demand and evolving consumer behaviour.

### INTERNATIONAL

Global travel demand entered FY26–27 in a strong position. In 2025, the International Air Transport Association (IATA) recorded a 5.3% increase in global passenger demand, while UN Tourism estimates international overnight arrivals reached approximately 1.52 billion, a 4% increase on 2024 levels. Despite higher living costs and economic and geopolitical uncertainty across several key markets, travel continues to be prioritised as discretionary spend.

Travel patterns are shifting toward experience-led itineraries, with visitors seeking deeper connection to place and demonstrating increased awareness of social, cultural and environmental impacts. At the same time, advances in generative artificial intelligence and digital discovery platforms are reshaping how travellers search, compare and select destinations, increasing the importance of high-quality digital presence and trusted information.

These global dynamics present a dual challenge: capturing demand from high-intent travellers while ensuring destinations operate within environmental, infrastructure and community limits.

### NATIONAL

New Zealand's tourism recovery has continued to progress, with international arrivals reaching approximately 3.5 million at year-end 2025 and strong growth in holiday visitation. The government's tourism growth roadmap signals a clear growth agenda, including ambitions to return international visitor numbers to at least 2019 levels by 2026, double tourism export value by 2034 and increase employment across the sector. Tourism New Zealand's FY26 strategic intentions focus on building year-round desire, converting off-peak visitation and accelerating sustainability leadership. With a national election scheduled for 2026, the direction of tourism policy and investment will continue to evolve. Together, these national priorities reinforce the need to balance growth with productivity, seasonality management and coordinated destination management.

### LOCAL

Locally, visitor days increased by 9% year-on-year to December 2025, reflecting sustained demand. The region remains central to international itineraries, with almost half of all international holiday visitors to New Zealand including the Queenstown Lakes in their trip. Domestic appeal remains high, with four in five New Zealanders rating Queenstown and Wānaka as desirable holiday destinations.

Community sentiment toward tourism remains broadly positive, with 96% of residents agreeing tourism is good for the region. However, 75% also agree tourism places too much pressure on the district.

Rapid population growth, averaging 3.1% per year between 2019 and 2025, has compounded these pressures. A growing resident base alongside significant visitor volumes is increasing demand on shared systems including wastewater, electricity networks, transport infrastructure and key visitor sites. These interconnected pressures highlight the importance of proactive demand management and coordinated destination leadership.

## STRATEGIC DIRECTION

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The FY26-27 business plan responds to this operating environment by recognising that continued demand for the Queenstown Lakes must be actively shaped to ensure long-term benefits for communities, industry and the natural environment.

As national policy settings evolve, the region has both opportunity and responsibility. Growth must be aligned with infrastructure capacity, workforce capability and visitor experience quality to maintain global reputation and community support.

In response, DQ and LWT will continue to prioritise demand shaping rather than volume-led growth, strengthening the role of the lower South macro-region in enabling sustainable visitor patterns and supporting longer stays across connected destinations.

The evolving tourism landscape also reinforces the importance of coordinated industry development alongside destination marketing. While Tourism New Zealand plays a central role in generating international demand, DQ and LWT will continue to advocate for strengthened national coordination of destination management, industry capability and tourism development to support productive and sustainable growth.

Delivery of *Travel to a Thriving Future*, the Queenstown Lakes Destination Management Plan, remains central. As implementation progresses, there is an increasing focus on anchoring regenerative tourism initiatives in strong business logic, ensuring environmental and community outcomes are supported by improved productivity, resilience and industry capability.

Together, these considerations reflect a continued evolution from destination promotion toward integrated destination leadership, positioning tourism in the Queenstown Lakes to remain resilient, regenerative and beneficial for generations to come.



## NOTABLE ORGANISATIONAL PROJECTS

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In addition to core business activities, the year ahead includes several organisation-wide projects that sit alongside business-as-usual activity and focus on delivering strategic outcomes that strengthen the visitor economy, support destination marketing and management objectives and position the organisations for the future.



### AI EVOLUTION PROJECT

Rapid advances in artificial intelligence and digital technology are reshaping how travellers discover, evaluate and choose destinations, requiring an evolution in how DQ and LWT approach destination marketing. During FY26-27, the organisations will undertake a focused programme of work to understand and respond to the implications of generative AI for destination visibility, content strategy and digital presence. This includes adapting marketing approaches to ensure Queenstown and Wānaka remain competitive within AI-driven discovery environments, strengthening the quality and accessibility of destination information, and positioning the RTOs as trusted and authoritative sources of destination knowledge. As this landscape evolves, the project will also support members to understand emerging changes and adapt alongside the RTOs, while beginning to evolve how organisational success is measured - moving beyond a primary reliance on website referrals toward broader brand and destination preference indicators that better reflect the RTOs' role in building demand.

Alongside marketing adaptation, the project will explore how artificial intelligence can enhance organisational effectiveness by supporting data-informed decision making, improving operational efficiency and enabling staff to focus on higher-value work. AI will be approached as a capability that complements and strengthens people's roles, rather than simply the implementation of new technology, with a strong emphasis on change management, skills development and responsible adoption. This work will help ensure DQ and LWT remain agile, efficient and future-ready organisations capable of supporting members and the wider visitor economy in a rapidly changing environment.



### DESTINATION MANAGEMENT PLAN REFRESH

During FY26-27, DQ and LWT, alongside our partner QLDC, will undertake a refresh of the Queenstown Lakes Destination Management Plan to ensure it remains current and fit for purpose as implementation progresses. The refresh provides an opportunity to update language and framing so the plan continues to align with both destination management priorities and the evolving direction of tourism in the region. This will broaden how regenerative tourism is expressed within the plan, ensuring it reflects social, cultural, environmental and economic outcomes. A key focus will be improving how progress is tracked, communicated and reported, strengthening the feedback loop with stakeholders and clearly demonstrating the outcomes achieved through delivery of DMP initiatives.

The refresh will build on the strong collaborative foundations established through development of the original plan. Clear expectations will be set early about the scope of the update, reinforcing that this is a focused refinement rather than a full redevelopment. If the process identifies potential changes to the long-term vision, direction or key initiatives, early conversations with partners and stakeholders will help prepare the sector and support smooth implementation over time.

## NOTABLE ORGANISATIONAL PROJECTS (CONT.)

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### WĀNAKA WEBSITE REBUILD

Early in FY26-27, DQ and LWT will undertake the redevelopment of the Wānaka destination website to improve user experience, strengthen performance for members and better support how visitors plan and experience travel to the region. As visitor discovery and trip planning behaviours continue to evolve, the website remains a critical platform for communicating destination stories, providing trusted information and connecting visitors with local tourism businesses. The redevelopment will focus on improving usability, accessibility and content structure, enabling visitors to more easily navigate information and build itineraries that encourage longer stays, seasonal dispersal and deeper engagement with the destination.

The project will also introduce a shared customer relationship management (CRM) system aligned with Queenstown, alongside an integrated eDM platform, creating a more cohesive and efficient digital ecosystem across both destinations. These enhancements will streamline listings and membership processes, improve how members manage and present their content, and strengthen communication and engagement opportunities. Beyond marketing, the platform will support destination management objectives by providing timely, accurate and place-based information that helps shape visitor behaviour and enhance the overall visitor experience, ensuring the Wānaka digital platform remains a future-ready asset for both visitors and industry.



### DECARBONISATION ROADMAP IMPLEMENTATION

DQ and LWT will commence work to translate the region's Decarbonisation Roadmap into a clear, practical programme that supports real progress across the visitor economy. This project will focus on identifying where the RTOs can lead, coordinate, and advocate - ensuring the work is achievable and commercially sustainable for businesses and aligned with wider district initiatives. A key priority will be on practical support, collaboration and clear communication so that decarbonisation is not an added burden, but as a pathway to improved efficiency, lower operating costs, stronger resilience and long-term competitiveness. By aligning partners and industry around shared priorities, this work will help turn the region's decarbonisation ambition into coordinated, measurable action that supports both business success and alignment of the DMP.



### CHINA MARKET STRATEGY AND INDIA READINESS REVIEW

During FY26-27, DQ and LWT will undertake a focused review of the China market to determine how the region should shape and position its future engagement. The project will move beyond a primarily trade-led approach to consider a more holistic strategy that integrates trade, digital presence and destination positioning. This includes strengthening the region's visibility across relevant digital channels, assessing the role and value of potential consumer marketing investment, and building a clearer evidence base to address current knowledge gaps about market behaviour, yield and long-term opportunity. The review will also explore how existing relationships, including the friendship city connection with Hangzhou, China, and shared sustainability interests can provide a constructive and measured pathway for deeper engagement at a destination level.

Alongside this work, the project will consider India as an emerging opportunity market, with a focus on market readiness rather than immediate activation. In anticipation of potential future air connectivity, the RTOs will work through the business development team to assess capability, product readiness and partnership opportunities, ensuring the region is strategically prepared should connectivity materialise. Together, this work will provide a clear and deliberate framework for engagement with both markets, aligned with demand shaping, yield growth and long-term destination management objectives.

## STRATEGIC FOCUS AREAS

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The RTOs' strategic focus reflects the continued evolution of tourism in the Queenstown Lakes, balancing the ambition for regenerative tourism with the need to support a productive and resilient visitor economy. This approach prioritises growth in value and yield, strengthening local value retention, and ensuring tourism delivers economic benefits alongside positive environmental and community outcomes. As destination management work matures, regenerative tourism initiatives are increasingly grounded in strong business logic, recognising that long-term outcomes for place and people rely on a commercially sustainable industry.

Destination marketing and destination management are complementary functions that together shape the success of the visitor economy. Through destination marketing, the RTOs influence why visitors choose Queenstown and Wānaka, while destination management helps shape how, when and in what way they experience the region. The strategic focus areas guide this work and inform RTO activity, drawing on industry insights, emerging trends, the Destination Management Plan and national and international tourism direction.



### BRAND

Build strong destination preference for Queenstown and Wānaka by celebrating the distinct and authentic qualities of each place, attracting high contributing visitors who stay longer, engage more deeply and contribute positively to the region.



### PLACE

Support positive social, cultural and environmental outcomes across the Queenstown Lakes district, contributing to thriving communities, protecting the natural environment and strengthening community support for tourism.



### VALUE

Shape demand to grow value and yield across the visitor economy by supporting longer stays, market mix, strengthening seasonality and increasing local value retention, ensuring tourism delivers sustainable economic benefit for the region.



### MEMBERS

Provide capability building, insights and product development support to tourism businesses, enabling a resilient and competitive industry and supporting the transition toward a regenerative visitor economy.



### VISITOR

Inspire visitors to connect meaningfully with the community and environment, shaping travel behaviours that align with destination values, enhance visitor experience quality, and support advocacy and repeat visitation.



### LEADERSHIP

Provide leadership and advocacy for tourism locally, regionally and nationally, strengthening partnerships across the lower South, supporting sustainable visitor patterns and contributing to the evolution of New Zealand's tourism system.

# MEASURES OF SUCCESS

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The RTOs report destination measures of success for both Queenstown and Wānaka. For some measures performance is demonstrated for Queenstown and Wānaka separately and for other measures a total regional performance metric is used. For further detail and information about these measures please refer to the appendix.

## 01 BRAND PERCEPTION

Queenstown: Grow perception as a 'highly appealing' destination from 54% to 56%  
Wānaka: Grow perception as a 'highly appealing' destination from 39% to 41%

**Business Logic:** Strengthens destination preference, supports premium yield, and reduces reliance on volume-led growth

**Environmental / Social Logic:** Maintaining strong destination appeal supports the region's ability to attract the visitors who value high-quality experiences and enables a shift toward value-led tourism.

## 02 VISITOR SPEND PER VISITOR DAY

Queenstown: 5% growth on Monthly Regional Tourism Estimates ( MRTE) baseline  
Wānaka: 5% growth on Monthly Regional Tourism Estimates ( MRTE) baseline

**Business Logic:** Tracks economic productivity and yield independent of volume growth

**Environmental / Social Logic:** Higher visitor spend per day supports value-led tourism, reducing reliance on volume growth and helping ease pressure on infrastructure, the environment and local communities.

## 03 AVERAGE LENGTH OF STAY (LOS)

Queenstown: Grow commercial guest nights from 2.8 to 3.0  
Wānaka: Grow commercial guest nights from 2.0 to 2.2

**Business Logic:** Drives yield, dispersal and experience depth

**Environmental / Social Logic:** Reduces emissions and congestion per visitor

## 04 SEASONAL VISITOR NUMBERS

Queenstown and Wānaka combined: 3% overall growth in visitor numbers from an estimated 11.6M cumulative visitors at YE June 2026 to 11.9M at YE June 2027.

**Business Logic:** Builds a resilient four-season economy by focusing growth in shoulder seasons.

**Environmental / Social Logic:** Spreads environmental and infrastructure load across the seasons.

## 05 HIGH CONTRIBUTING VISITOR INDEX (HCVI)

Queenstown and Wānaka combined: Grow HCVI score from 45 to 47

**Business Logic:** Focuses growth on high-value audiences

**Environmental / Social Logic:** Encourages visitation from visitors that demonstrate stewardship behaviours.

## MEASURES OF SUCCESS (CONT.)

### 06 VISITOR NET PROMOTER SCORE (NPS)

Queenstown and Wānaka combined: Grow NPS from +71 to +73

**Business Logic:** Indicates visitor satisfaction with the destination experience, supporting repeat visitation, advocacy and performance

**Environmental / Social Logic:** Provides an early indicator of whether visitor experience quality is being maintained alongside environmental stewardship and community wellbeing

### 07 RESIDENT TOURISM APPROVAL RATING (TAR)

Queenstown and Wānaka combined: Grow TAR across region from 22 to 23 for International visitors and 44 to 45 for Domestic visitors.

**Business Logic:** Focuses on improving social license in the community.

**Environmental / Social Logic:** Enables long-term stewardship and a welcoming host community.

### 08 MEMBER SATISFACTION SCORE

Queenstown and Wānaka combined: Maintain members satisfaction at 82% “satisfied” with RTO operations.

**Business Logic:** Demonstrates that RTO activity is delivering value to members and supporting a strong and engaged tourism industry.

**Environmental / Social Logic:** Drives participation in stewardship and sustainability initiatives

### 09 IN-DISTRICT VISITOR ECONOMY EMISSIONS INTENSITY

Queenstown and Wānaka combined: Measure to be established. With the disestablishment of the Cogo tool the RTOs are exploring alternative models to establish an in-district emissions baseline for tourism. This will then be divided by visitor days to establish emissions intensity.

**Business Logic:** Enables growth within environmental limits

**Environmental / Social Logic:** Aligns with decarbonisation goals

### 10 BUSINESS RESILIENCE AND DEVELOPMENT

Queenstown and Wānaka combined: Grow participant numbers in member capability building programme from 400 to 450 people.

**Business Logic:** Builds sector resilience

**Environmental / Social Logic:** System-wide impact

To align with the business plan's required time frames, 'current' has been defined as the period from 1 January 2025 to 31 December 2025, serving as a clear reference point, with the exception of Tourism Approval Rating which is October 2024 – March 2025. For easy understanding, numbers have been rounded to the most appropriate whole numbers or decimals.

# ACTIVITY PLAN

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# CONSUMER MARKETING

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## BRAND, MARKETING AND DIGITAL

Consumer marketing activity ensures Queenstown and Wānaka have a consistent destination presence across channels, focused on driving brand awareness, destination preference and maintaining a sustainable level of visitor demand. The marketing team is responsible for management of the Queenstown and Wānaka brands, QueenstownNZ.nz, Wanaka.co.nz and social channels, digital marketing programmes, production of written and visual storytelling content, and managing a range of partnerships with key third-party stakeholders.

### MARKETS ACTIVE

New Zealand, Australia, China (exploration)

### BRAND

**Objective: Build strong, differentiated destination brands for Queenstown and Wānaka that drive preference, strengthen destination reputation and support long-term resilience.**

#### ACTIVITY

- Maintain strong brand guardianship of the Queenstown and Wānaka brands, building equity and supporting values-aligned positioning.
- Develop place-based brand values for Queenstown and further embed Wānaka's place brand.
- Utilise storytelling to position the two destination brands and shape perception.
- Deliver high-impact brand campaigns that position Queenstown and Wānaka as world-class destinations, attracting high-quality visitors and supporting brand reputation for the region.

### DEMAND GENERATION

**Objective: Shape and grow sustainable year-round demand by increasing preference in shoulder seasons, attracting high contributing visitors and improving overall value.**

#### ACTIVITY

- Maintain a resilient and high-value domestic and Australian visitor mix.
- Review and evolve the marketing model to respond to changes in AI-driven discovery and decision-making.
- Continue to deliver a full-funnel, always-on digital marketing approach and high-impact campaigns to generate sustainable levels of demand year-round.
- Continue to target specific visitor interest segments to support Queenstown and Wānaka members, to generate sustainable levels of demand across all seasons.
- Shape the invitations to visitors to influence their visit in line with high contributing behaviours (higher spend, longer stays and stronger connection to the region).
- Deliver demand-generating campaigns and strategic partnerships that convert interest into bookings for members across the region.
- Continue to promote local and regional events that reinforce community identity and support year-round visitation.

## CONTENT

**Objective: Create compelling content that drives discovery, educates, and influences visitor behaviour and is designed for both human audiences, AI systems, and social platforms.**

### ACTIVITY

- Review the content strategy to best approach the evolving way visitors plan and book travel.
- Adapt paid content and channel mix to reflect changing audience behaviours.
- Adapt owned content and channel mix to reflect changing audience behaviours and ensure efficient, high-performing content.
- Influence and amplify earned content to strengthen destination reputation and extend reach.
- Continue to create Travel Trade and Business Events marketing content to better equip DQ and LWT team, and external partners to sell the region and secure high-value business.

## CHANNELS AND PLATFORMS

**Objective: Develop and optimise digital platforms as high-performing destination marketing and management assets, strengthening first-party data capability and adapting to AI-driven discovery environments.**

### ACTIVITY

- Redevelop measurement framework to reflect AI-driven discovery and planning.
- Maintain and optimise QueenstownNZ.nz and launch the new Wanaka.co.nz website to ensure they remain relevant and the official source of information on each region.
- Launch AI chatbot on QueenstownNZ.co.nz and Wanaka.co.nz to enhance visitor experience, capture first-party data, and drive conversion.
- Grow eDM as a key owned channel and first-party data asset.
- Test and learn how destination content performs in AI environments.

## COLLABORATIONS & PARTNERSHIPS

**Objective: Support and invest in regional collaboration initiatives that benefit Queenstown and Wānaka as well as the wider lower South region.**

### ACTIVITY

- Continue to work closely with Tourism New Zealand to ensure Queenstown and Wānaka are effectively represented.
- Continue to be an engaged partner in the Otago Cycle Trails group, supporting the growth and awareness of the biking proposition amongst the lower South regions.
- Continue to be an engaged partner in the Southern Way collective, supporting longer length of stay and regional dispersal amongst the lower South regions.
- Maintain a strong, collaborative relationship with Queenstown International Airport and regional airports, exploring opportunities to partner on activity that supports our regional goals.

## SECONDARY BRANDS / ASSETS

**Objective: Strengthen awareness, engagement and participation in DQ & LWT's secondary brands by leveraging our marketing capability to grow community pride, visitor giveback and event impact.**

### ACTIVITY

- Deliver marketing for Love Queenstown and Love Wānaka Community Funds.
- Promotional and digital marketing support for the Electrify Queenstown event, including the maintenance of digital channels and [electrifyqueenstown.co.nz](http://electrifyqueenstown.co.nz) website.
- Support updates to the [regenerativetourism.co.nz](http://regenerativetourism.co.nz) website.

### KPIS

- Grow the percentage of New Zealanders and Australians who consider Queenstown highly appealing from 54% to 56% for NZ and 41% to 43% for Australia.
- Grow the percentage of New Zealanders and Australians who consider Wānaka highly appealing from 39% to 41% for NZ and 19% to 22% for Australia.
- Grow the percentage of New Zealanders and Australians who intend to travel to Queenstown from 27% to 29% for NZ and 22% to 24% for Australia.
- Grow the percentage of New Zealanders and Australians who intend to travel to Wānaka from 17% to 19% for NZ and 10% to 12% for Australia.
- Benchmark Queenstown and Wanaka's share of voice on LLMs and track growth.
- Maintain engagement rate above 67% for Queenstown and 68% for Wānaka.
- Achieve an average conversion rate of 25% on the Queenstown website.
- Grow active users of the Queenstown website by 5–8% (1.70M–1.75M users).
- Grow active users of the Wānaka website by 5–8% (to 493k–507k annually).
- Maintain referral conversion rate for Wānaka between 9–12%.
- Grow reach across core brand channels (YouTube, Facebook, Instagram, TikTok) by 5% for both Queenstown and Wānaka.

## MEDIA AND PR

The Media function is responsible for earned story telling and content through hosted media programmes, PR activity and content opportunities, positioning Queenstown and Wānaka as world-class four-season destinations.

### MARKETS ACTIVE

Focus: New Zealand, Australia, USA, China and rest of world when opportunities align via TNZ.

**Objective: Foster positive destination reputation and grow appeal for Queenstown and Wānaka in international, domestic and Australian markets.**

#### ACTIVITY

- Showcase Queenstown and Wānaka tourism experiences through the DQ & LWT media programme to generate positive earned coverage.
- Uncover and share the unique, innovative, sustainable and regenerative stories of our operators via the DQ and LWT media programme.
- Work with consumer marketing team to assess and leverage third-party partnership opportunities to showcase Queenstown and Wānaka.
- Inspire visitors to stay longer and do more in Queenstown and Wānaka through earned content.

**Objective: Leverage major events and new developments in the region to grow positive destination appeal.**

#### ACTIVITY

- Utilise the DQ media programme to generate positive coverage of Queenstown and Wānaka through leveraging events and new developments.
- Build media famils and story angles around DQ/LWT's strategic pillars and new travel trends and products.

**Objective: Support efforts to grow destination appeal in autumn, winter and spring across Queenstown and Wānaka.**

#### ACTIVITY

- Work with TNZ's media programme to host media to support the four season story in Queenstown and Wānaka.
- Utilise the RTO media programme to generate positive coverage of the shoulder seasons in New Zealand and Australia.
- Explore drive zone media opportunities in New Zealand.

### KPIS

- Produce a minimum of 75 pieces of RTO-generated earned media across the Queenstown Lakes District.
- Produce a minimum of 10 pieces of RTO generated earned media that support major events and new developments.
- Increase travel intent to Queenstown among New Zealanders from 27% to 29% and Australians from 22% to 24%.
- Increase travel intent to Wānaka among New Zealanders from 17% to 19% and Australians from 10% to 12%.

# BUSINESS DEVELOPMENT

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## TRAVEL TRADE

The trade team is responsible for relationship management, training and education of key travel trade, representing Queenstown and Wānaka at tradeshows and industry events; delivering RTO and TNZ supported trade famils and building trade-ready capability of the RTO membership.

### MARKETS ACTIVE

Focus: Australia, USA, China, secondary focus South East Asia, India, Singapore, UK, Europe and rest of world where opportunities arise.

**Objective: Work with the travel trade to cultivate visitor preference for the region by raising awareness in key markets and shape demand from high contributing visitors.**

#### ACTIVITY

- Drive preference for Queenstown and Wānaka in international markets through travel trade, ensuring the region maintains strong visitation levels from high contributing visitors.
- Drive length of stay with tailored messaging for each international market.
- Deepen and continuously refine our knowledge and understanding of Queenstown and Wānaka operators, celebrating the unique differences, whilst continuing to share with DQ & LWT members how the trade team operate in the trade channels.
- Host famils in the Queenstown Lakes District, connecting trade with DQ/LWT membership and showcasing our region's world class operators, our regenerative tourism ambitions and benefits of Love Queenstown & Love Wānaka.
- Continue to foster positive relationships with key travel trade partners and provide training to understand the unique advantages of the region.
- Work with travel trade partners to proactively shape demand into high contributing visitors for the Queenstown Lakes District.

**Objective: Support balanced seasonality from our international markets through a diverse market mix.**

#### ACTIVITY

- Support spring, autumn and winter visitation through key trade channels.
- Work with TNZ in-market activity to reduce seasonality and increase off peak international visitor arrivals.
- Support a diverse geographic market mix.
- Ensure a consistent and high-profile presence with trade partners in Australia.

**Objective: Leverage key industry partnerships and ensure Queenstown Lakes is present at key industry events.**

#### ACTIVITY

- Foster and maintain key strategic relationships to ensure Queenstown Lakes positioned as a desirable visitor destination and regenerative tourism ambition is shared.

**Objective: Share the region's sustainable tourism progress with key travel trade partners, inviting them to celebrate our ambition with their clients.**

**ACTIVITY**

- Develop consistent messaging, tools and resources to effectively communicate the region's regenerative tourism ambition.
- Maintain relevant and timely communication channels with travel trade industry.

**Objective: Support membership presence and development in travel trade channels.**

**ACTIVITY**

- Engage, support and facilitate opportunity for new and existing members in the travel trade channels.
- Support DQ and LWT members through the RTO member capability programme to explore the value of the travel trade to their businesses and where appropriate supporting them to be trade ready.

**KPIS**

- Host two famils each for NAM, Asia, Australia. Host one famil for India. Host one famil rest of world - eight total.
- Engage and facilitate tradeshow appointment and trainings for 1200 people
- Train over 600 agents via webinar training in FY26/27
- Facilitate reportable networking engagements with minimum 150 pax
- Conduct a minimum of 60 sales calls
- Host at least two member capability events on 'Trade 101' in Queenstown and Wanaka
- Deliver DQ/LWT Trade & Business Events Australian Roadshow to Melbourne, Sydney, Brisbane & Gold Coast

## BUSINESS EVENTS

Queenstown Convention Bureau's (QCB) role is to position the Queenstown Lakes district as a leading business events destination for planners across focus markets and industries. QCB does this through supporting members with the business events offering and acts a neutral connection between those considering/planning a business events (clients) in the region and our membership.

### MARKETS ACTIVE

Focus: New Zealand and Australia for conference, USA, South East Asia and China for incentives and rest of world where opportunities arise.

**Objective: Generate awareness and demand for Queenstown and Wānaka as leading business events destinations, attracting high contributing events that best align to the region's offering.**

#### ACTIVITY

- Identify the key characteristics of high contributing business events visitors from key geographic markets.
- Attend and facilitate Queenstown Lakes presence at key industry events.
- Host famils and site inspections in the Queenstown Lakes district, connecting business event organisers with membership offerings and showcasing our region's regenerative tourism ambitions.
- Generate and facilitate business events leads – driving more direct business opportunities to members from high value business events (leads).
- Support business events that align with high contributing visitor behaviours.

**Objective: Mitigate seasonality through influencing and supporting a diverse market mix and business event types.**

#### ACTIVITY

- Focus on attracting business event activity from DQ/LWT priority markets.
- Support a diverse market mix.
- Support TNZ in market activity to reduce seasonality and increase off peak international visitor arrivals

**Objective: Build and leverage key partnerships to positively grow the reputation of Queenstown and Wānaka as the ultimate business events destination.**

#### ACTIVITY

- Build key partnerships to showcase innovation and unlock new business event opportunities that attract high contributing business events.
- Tools & resources are aligned and evolved to tell a district story and enable QCB to better service clients.

**Objective: Support the DQ and LWT membership to further develop their capability in business events channels.**

**ACTIVITY**

- Engage with and support existing members to have a strong presence in key business events channels, supporting family coordination, site inspections and tradeshows.
- Support and educate members to explore the business events opportunity for their business and if appropriate support them to be business events ready.

**KPIS**

- Target a 35% conversion rate (wins) of QCB generated leads.
- Drive increased engagement on the business events microsite.
- Target 55% success rate of driving business events leads to deliver their event in shoulder season (Late April – June and September – November) across the region.
- Undertake 20 sales engagement with NZ inbound operators, representing Queenstown and Wānaka.
- Maintain a QCB EDM click to open rate of 11%, which is higher than the industry average of 4.5%.
- Host a minimum of four client webinars to increase knowledge and engagement with Queenstown and Wānaka as business event destinations.

# STEWARDSHIP & SUSTAINABILITY

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## SUSTAINABILITY

The sustainability function leads the support and integration of destination management plan objectives in environmental sustainability and regenerative tourism across the local visitor economy.

**Objective: Help businesses reduce waste and costs by addressing system barriers, supplier practices, visitor behaviour, and procurement decisions across the visitor economy.**

### ACTIVITY

- Work with key stakeholders to create a waste reduction plan for the visitor economy.
- Further develop the practical procurement framework that supports tourism businesses prioritise low-waste, circular and locally sourced products.
- Partner with the Food & Beverage sector to reduce food waste through prevention, redistribution, local composting solutions, and supplier collaboration - strengthening commercial resilience while supporting district-wide waste reduction initiatives.

**Objective: Support a coordinated transition of the Queenstown Lakes visitor economy toward decarbonisation by commencing the delivery of the ten priority workstreams from the decarbonisation plan.**

### ACTIVITY

- Coordinate and align key partners - including the Climate Reference Group, Queenstown Electrification Accelerator, and Wao, to establish clear industry clusters and accountable delivery leads across the ten decarbonisation workstreams, reducing duplication, accelerating implementation, and maintaining momentum toward the decarbonisation plan.
- Provide practical tools, capability support and peer learning to help businesses reduce emissions intensity and in commercially viable ways.
- Deliver Electrify Queenstown as a leading event for accelerating electrification uptake, inform policy, investment and implementation.
- Ensure the Queenstown Electrification Accelerator programme continues to deliver outcomes that support the decarbonisation of the visitor economy.

**Objective: Develop and scope clear, credible pathways that enable tourism businesses to actively contribute to biodiversity restoration outcomes, advancing sector capability, increasing participation and funding through key industry touchpoints.**

### ACTIVITY

- Explore the feasibility of local carbon and biodiversity credit models, with a focus on integrity, local impact, and alignment with district conservation priorities.
- Support business capability with the knowledge and operational frameworks to integrate environmental restoration into business decision-making and day to day operations.

**Objective: Develop and scope clear, credible pathways that enable tourism businesses to actively contribute to biodiversity restoration outcomes, advancing sector capability, increasing participation and funding through key industry touchpoints.**

**ACTIVITY**

- Position the tourism sector as a solutions-focused partner in district-wide environmental, infrastructure, and community planning, facilitating collaboration across businesses and advocating for coordinated, industry-wide contributions to practical outcomes.

**Objective: Accelerate funding for high-impact environmental initiatives through Love Queenstown and Love Wānaka, supporting both immediate climate, conservation and biodiversity outcomes and strengthening long-term local ecological resilience**

**ACTIVITY**

- Explore high-impact project-based restoration initiatives to increase engagement and support priority environmental outcomes.
- Provide simple and effective pathways for businesses to engage with valuable environmental efforts.
- Develop a clear 'return on contribution' narrative to support donor engagement and increase the value-add for businesses and the wider industry.
- Increase regional brand presence to improve visibility, credibility and conversion across audience profiles.

**Objective: Strengthen the tourism industry's ability to anticipate, manage and respond to climate-related risks by building practical adaptation capability and embedding climate risk into business and destination decision-making.**

**ACTIVITY**

- Increase awareness of climate risks across the local visitor economy.
- Leverage the Optimal Vision Project to identify emerging climate, infrastructure and demand risks, and translate scenario insights into practical guidance that strengthens business adaptation and destination resilience.

**KPIS**

- Show a reduction in visitor economy waste intensity to landfill (kg per visitor day or per \$ revenue).
- 3% increase in the number of businesses reporting on emissions reduction activity over the FY25-26 baseline.
- 10 businesses commence electrification transition through the Queenstown Electrification Accelerator Programme.
- Demonstrate a reduction in visitor economy carbon emissions intensity in the district.
- Electrify Queenstown 2027 event is sold out across the three days.
- A 15% growth in net donor revenue from Love Queenstown and Love Wānaka.
- A 15% growth in business partners participating in the Community Funds.

## STEWARDSHIP

The stewardship function supports destination management through visitor experience, community engagement, cultural integrity and product evolution, ensuring that tourism contributes positively to the Queenstown Lakes district. This work focuses on building and strengthening relationships between visitors, businesses, iwi and the local community to deliver a thriving, regenerative visitor economy.

**Objective: Strengthen the long-term resilience, productivity and social licence of the visitor economy by improving customer experience, leadership capability and inclusive employment practices across the district.**

### ACTIVITY

- Equip businesses with practical tools and guidance to build healthy, inclusive workplaces that attract and retain great people via the member capability programme.
- Utilise the Member Capability programme to provide support and opportunities to tourism leaders and managers to lead in a rapidly changing environment.

**Objective: Strengthen tourism's competitive advantage and social license by leveraging strategic partnerships to grow industry and visitor contribution to conservation, community wellbeing, and local economic value.**

### ACTIVITY

- Leverage the Community Funds platforms as a visible, practical and credible mechanism for industry and visitor participation in place-based stewardship.
- Facilitate authentic partnerships and capability-building opportunities that enable businesses to respectfully integrate iwi values, te ao Māori perspectives, into operations.

## KPIS

- Deliver a video induction training series for frontline and new workers to the district.
- 10 tourism operators adopt Adapting Aotearoa into their business.
- 200 visitor volunteer opportunities shared via Love Queenstown and Love Wānaka.
- 10% growth in visitor engagement via the Community Funds platforms (measured per donor volume).
- 2% increase in accredited operators across accreditation that DQ offer on website listing.

# INDUSTRY ENGAGEMENT AND SUPPORT

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## MEMBER CAPABILITY

The member capability programme is dedicated to equipping tourism businesses across the district with the skills, insights, and tools needed to succeed in a rapidly evolving industry, across both marketing and destination management. By providing training, data, and support, operators can enhance business resilience, adopt sustainable practices, and optimise visitor experiences to align with Queenstown Lakes' long-term tourism goals.

**Objective: Enable more businesses across the district to actively participate in and benefit from the Member Capability Programme.**

### ACTIVITY

- Evolve the Member Capability Programme through implementing structured systems that increase engagement and audience reach, and clearer progression opportunities.
- Develop clear learning pathways for front-line staff, supervisors, managers, and owners - with beginner to advanced options across customer service, marketing, sustainability, leadership, and business resilience.

**Objective: Continue to evolve the Member Capability Programme as the engine that strengthens commercial performance, workforce resilience, and environmental leadership across the visitor economy.**

### ACTIVITY

- Combine digital toolkits, case studies, workshops, and peer roundtables to reinforce learning and drive action.
- Partner with industry and local subject matter experts to provide high-quality, district-specific knowledge and capability across a range of topics.

### KPIS

- 85% business satisfaction on member capability events, and a 25% response rate to post-event surveys.
- 45 Member Capability events across the district.
- 15 new resources for members created and loaded on member hub, across destination marketing and management.

## COMMUNICATIONS

Strategic communications play a key role in protecting and enhancing the reputations of Queenstown and Wānaka, reinforcing their appeal as the Southern Hemisphere’s premier four-season destinations. Through strong media relationships, proactive storytelling and effective issues management, the destinations are positioned as well-managed, safe and sustainable places to visit. Locally, timely and relevant communications keep members informed and engage the wider community, building understanding, trust and positive sentiment toward tourism.

### Objective: Inform and support members through clear, consistent and high-quality communications.

#### ACTIVITY

- Deliver member communications that clearly report on DQ & LWT’s work programme, advocacy and performance, while keeping members informed about the data, developments and policy context shaping the visitor economy.
- Create opportunities for two-way engagement so member insight directly informs DQ & LWT strategy, advocacy and industry priorities.

### Objective: Strengthen and protect the reputation of Queenstown and Wānaka through proactive media leadership and clear, coordinated destination communications.

#### ACTIVITY

- Lead proactive, strategic media engagement that positions the region as premium, regenerative and well-managed. Take ownership of the public narrative by responding quickly and professionally to media enquiries, pitching aligned stories, and ensuring leadership voices are heard in national and international conversations.
- Actively monitor and manage the destination’s reputation. Track local and national media narratives, identify risks early, bring agencies together through quarterly Destination Reputation Management meetings, and ensure major projects are supported by clear, coordinated communications plans.
- Tell compelling regenerative and industry stories that reflect real progress on the ground. Showcase practical examples of businesses, community partners and projects contributing to a thriving visitor economy, using a mix of channels to amplify reach and credibility.

### Objective: Ensure the region communicates clearly, calmly and consistently during emergencies or major disruptions, providing trusted information to the visitor economy.

#### ACTIVITY

- Maintain strong crisis readiness and clear communications plans. Keep plans current, practical and easy to activate so the organisation can respond quickly and confidently when disruption occurs.
- Strengthen coordination and capability across agencies and industry. Work closely with partner agencies and members through CDEM, TORQUE and other groups so roles are understood, messaging is aligned and responses are coordinated.

**Objective: Support strong, credible representation of tourism’s interests in local and national policy discussions. Ensure tourism industry’s contribution, challenges and long-term needs are clearly understood by decision-makers and stakeholders.**

**ACTIVITY**

- Provide clear, evidence-based communications to support advocacy and policy engagement. Ensure submissions, public commentary and stakeholder discussions are grounded in data, aligned with strategic priorities and easy to understand.
- Maintain strong relationships and consistent engagement with key stakeholders. Build trust and alignment with local and central government partners through regular communication and transparent information sharing.

**Objective: Strengthen community understanding and trust in tourism’s role in the region’s future. Long-term success depends on local people understanding how tourism contributes to the economy, infrastructure and quality of life - and being confident it is being well-managed.**

**ACTIVITY**

- Communicate clearly and consistently about tourism’s contribution to the community. Explain how tourism supports jobs, local businesses, infrastructure and community assets, while showcasing operators who contribute positively to the environment and wider community.
- Use research and data to understand and respond to community sentiment. Monitor community views and respond with clear, transparent information where needed.

**KPIS**

- Maintain an average 50% open rate for member communications, and a click-to-open rate of 14.3%.
- Facilitate eight Quarterly Member Update meetings (Queenstown & Wānaka) and four Destination Reputation Management meetings each year.
- Increase the average score of visitors who feel welcome in Queenstown and Wānaka to 8.5/10 in Visitor Experience survey results.
- Grow the percentage of New Zealanders and Australians who consider Queenstown highly appealing from 54% to 56% for NZ and 41% to 43% for Australia
- Grow the percentage of New Zealanders and Australians who consider Wānaka highly appealing from 39% to 41% for NZ and 19% to 22% for Australia.
- Improve local community sentiment towards tourism by achieving a TAR score of 23 for international visitors and a TAR score of 45 for domestic visitors.

## DATA AND INSIGHTS

The Data and Insights function transforms raw data into strategic insights that drive destination performance and regenerative tourism outcomes. It equips businesses and the RTOs with the insights needed to attract visitors, measure progress toward management goals, and make evidence-based decisions that balance economic benefits with environmental, social and cultural wellbeing.

**Objective: Equip members and stakeholders with accessible performance intelligence tools and forward-looking insights.**

### ACTIVITY

- Maintain and evolve the Visitor Insights Dashboard as the tourism performance insights tool for the region.
- Provide forward-looking insights through the Forward Outlook resource to guide members, stakeholder and RTO activity.
- Deliver regular data and insights related communications and updates through eDMs and member updates presentations and member capability.

**Objective: Strengthen destination competitive advantage through visitor, market, and segment understanding and insights.**

### ACTIVITY

- Manage, improve and optimise the research and data contracts and free to access data sets.
- Evolve and communicate insights from the High Contributing Visitor Index research.
- Maintain Segment and Market Insight Guides, the Visitor Economic Insights Resource, Visitor Experience and Destination Perception summaries and curate and share external research and industry intelligence and author research specific to the Queenstown Lakes context.

**Objective: Establish a robust, holistic measurement framework that captures tourism's full economic, social, environmental and cultural value, enabling evidence-based decision making and tracking progress toward destination and DMP goals.**

### ACTIVITY

- Track visitor experience and destination perceptions, manage Destination Perceptions and Experience research and leverage findings.
- Lead Foundation Project 3: building a comprehensive DMP measurement framework that tracks economic success alongside environmental, social, and cultural health.
- Monitor community perspectives and social license through resident sentiment research (Views on Tourism).

### KPIS

- Maintain and evolve Visitor Insights Dashboard (DQ and LWT) with new data sources and maintain the Forward Outlook.
- Refresh RTO generated resources and evolve with the latest data sources.
- Member communications achieve minimum 17% open rate and 8.7% click rate.

# ORGANISATION AND MEMBER SERVICES

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## ORGANISATION AND MEMBER SERVICES

Supporting the DQ and LWT membership is a core part of RTO operations. The Organisation team brings together member services, health and safety, internal sustainability, human resources, governance, technology and finance to deliver efficient systems, processes and support, including membership management, listings, capability support, carbon measurement and member events.

**Objective: Ensure the RTOs are well-resourced, structured, and motivated, while elevating workplace health and safety and standards to effectively deliver on the strategic focus and requirements of the business plan.**

### ACTIVITY

- Embed best practice health and safety systems, training and wellbeing support across both RTOs to protect people, ensure compliance and support organisational resilience.
- Build a well-resourced, capable and engaged team through effective structure, people practices, leadership support and a positive workplace culture that enables delivery of business plan strategies.
- Provide robust, secure and future focused technology and financial management that supports efficient operations, sound governance, fiscal sustainability and informed decision making.

**Objective: Provide member support by facilitating access, fostering connections, and enhancing engagement with RTO members.**

### ACTIVITY

- Deliver consistent, efficient and high-quality RTO administration that supports members through clear processes, accurate information and responsive service.
- Enable the successful delivery of member events through coordinated planning, administration and operational support that enhances member engagement and value.

**Objective: Progress the RTOs' organisational decarbonisation efforts through measurable emissions reduction by supporting lower emissions practices.**

### ACTIVITY

- Drive accurate emissions measurement and projections across the organisations, tracking progress and delivering reliable data to support end-of-year reporting.
- Encourage behaviour changes, implement lower carbon processes and systems and support low carbon opportunities in an effort to mitigate organisational emissions.

### KPIS

- Financial management and reporting is accurate and timely.
- Strong staff engagement and wellbeing reflected in Culture Survey results, with an NPS above 80.
- Core systems and tools, are embedded and used effectively to support organisational performance and consistency.
- Annual organisational emissions profile is tracked.

# TRAVEL TRADE ACTIVITY CALENDAR

Market	Activity	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Western  Australia, USA, Canada, UK, Europe	Events			Queenstown Lakes Australia Roadshow						DQ LWT US Roadshow (TBC)			
	Sales calls		Pure Pacific South America (TBC)	ANZCRO USA – Best of NZ Sales Mission (TBC)				AU Ski Sales Calls					
	Famils					Mega Famil				IBO Famil		Western TRENZ Famil	
Ongoing collaboration with TNZ to support the delivery of famils													
Eastern  China, SEA (Singapore, Malaysia, Indonesia), India, Japan, South Korea	Events	Kiwi Link SEA Kiwi Link India		Kiwi Link Japan + Korea Kia Ora South (TBC)	China Roadshow (TBC)								
	Sales calls	General Travel Pre-Kiwi Link India Roadshow								IBO dinner			
	Famils		RealNZ IBO Famil (TBC)									Eastern TRENZ Famils	
Ongoing collaboration with TNZ to support the delivery of famils													
Industry events			TECNZ Conference (TBC)			TIA Tourism Summit	TEC Xmas Symposium IBO Hosted Breakfast Event		RTNZ-TNZ Connect		TECNZ IBO Event	TRENZ	
EDMs		Spotlight on Queenstown		Quarterly Newsletter	Spotlight on Queenstown		Quarterly Newsletter	Spotlight on Queenstown		Quarterly Newsletter	Spotlight on Queenstown		Quarterly Newsletter

# BUSINESS EVENTS ACTIVITY CALENDAR

Activity	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
<b>Events</b>			Queenstown Lakes Australian Roadshow		BE Expo Auckland	PCOA Christchurch		AIME Melbourne				MEETINGS 2027 Auckland
<b>Sales calls</b>	Sales calls will be added once finalised											
<b>Famils and site inspections</b>					Mega Famil			Post AIME Famil		Domestic Famil		Pre + Post MEETINGS Famils
	Year round facilitation of Site Inspections for prospective business events organisers											
	Collaboration with TNZ through out the year to support the delivery of famils											
<b>Industry events</b>		SITE ANZ Conference		BEIA Conference Business Events Awards								
<b>Industry comms</b>	Sales Webinar		Quarterly Newsletter	Sales Webinar		Quarterly Newsletter	Sales Webinar		Quarterly Newsletter	Sales Webinar		Quarterly Newsletter

# CONSUMER MARKETING ACTIVITY CALENDAR

Market	Activity	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
Domestic	Brand Activity	DREAM - Winter Brand			DREAM - Brand						DREAM - Winter Brand			
										High Impact Storytelling/Case Studies				
	Always-on Digital & Social	EDUCATE	EDUCATE			EDUCATE			EDUCATE		EDUCATE		EDUCATE	
		Ski, Winter Lovers, F&B	Spring Ski, Golf, Bike, Hike, Adventure, F&B, Family			Hike, Bike, Golf, Adventure, F&B, Arts/Culture			F&B, Active Relaxation, Wellness,		Ski & Winter Lovers, Stargazing, F&B			
		Seasonal Event Marketing												
		ALWAYS ON – BOOK Product-led ads driving conversion in the form of member referrals, search												
	Partnerships <i>*Example calendar</i>	Ski & Winter		Outdoor Explorers & Adventure			Biking / Arts & Culture			Active Relaxation / Wellness / F&B		Ski & Winter		
EDMs	Seasonal EDMs sent to RTO databases													
RTO Media Programme	RTO hosted media famils, supporting segments and regenerative tourism storytelling													
Australia	Brand Activity	DREAM - Winter Brand			DREAM - Brand						DREAM - Winter Brand			
	Always-on Digital & Social	EDUCATE	EDUCATE			EDUCATE		EDUCATE		EDUCATE				
		Ski & Winter Lovers	Spring Ski, Golf, Bike, Adventure, F&B, Family			Hike, Bike, Golf, Adventure, F&B		F&B, Active Relaxation, Wellness		Ski & Winter Lovers				
		Seasonal Event Marketing												
		ALWAYS ON – BOOK Product-led ads driving conversion in the form of member referrals												
	Partnerships <i>*Example calendar</i>	Ski & Winter	Outdoor Explorers & Adventure			Biking/ Hiking / F&B			Active Relaxation / Wellness		Ski & Winter			
RTO Media Programme	RTO hosted media famils, supporting segments and regenerative tourism storytelling													
EDMs	Seasonal EDMs sent to RTO databases													
International	RTO Media Programme	RTO hosted media famils, supporting segments and regenerative tourism storytelling												
	TNZ IMP	Collaboration with TNZ to support and host media famils												

# APPENDICES

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## APPENDIX ONE:

# GLOSSARY

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AGM	Annual General Meeting
AIME	Asia-Pacific Incentives & Meetings Event
BEIA	Business Events Industry Aotearoa
CDEM	Civil Defence and Emergency Management
CSR	Corporate Social Responsibility
CTOR	Click-to-Open Rate (email marketing metric)
DMP	Destination Management Plan
DQ	Destination Queenstown
EDM	Electronic Direct Mail
HCVI	High Contributing Visitor Index
IBO	International Business Opportunities
IMEX	Exhibitions for incentive travel, meetings & events
LWT	Lake Wānaka Tourism
MBIE	Ministry of Business, Innovation and Employment
PCOA	Professional Conference Organisers Association
QCB	Queenstown Convention Bureau
QLDC	Queenstown Lakes District Council
RTNZ	Regional Tourism New Zealand
RTO	Regional Tourism Organisation
SITE ANZ	Society for Incentive Travel Excellence Australia & New Zealand
TAR	Tourism Approval Rating (resident sentiment score from Views on Tourism Research)
TECNZ	Tourism Export Council of New Zealand
TNZ	Tourism New Zealand
TORQUE	Tourism Operator Responders of Queenstown
TRENZ	Tourism Rendezvous New Zealand (annual trade show)

APPENDIX TWO:

MEASURES OF SUCCESS – FURTHER DETAIL

<b>BRAND PERCEPTION</b>				
Queenstown: Grow from 54% to 56% as highly appealing destination Wānaka: Grow from 39% to 41% as highly appealing destination				
<b>Business Logic:</b> Strengthens destination preference, supports premium yield, and reduces reliance on volume-led growth	<b>Environmental / Social Logic:</b> Maintaining strong destination appeal supports the region’s ability to attract the visitors who value high-quality experiences and enables a shift toward value-led tourism.	<b>What it Measures:</b> Brand perception is what customers believe a product or service represents and how it makes them feel.	<b>How This KPI Is Used:</b> Inform brand strategy, campaign focus and market prioritisation to align demand with destination values and long-term resilience.	<b>Source &amp; Notes:</b> Destination Perceptions YE December 2025, New Zealand audience. Note: Wānaka started research in July 2025, sample size isn’t reflecting a full year.

<b>VISITOR SPEND PER VISITOR DAY</b>				
Queenstown: 5% growth on MRTE baseline Wānaka: 5% growth on MRTE baseline				
<b>Business Logic:</b> Tracks economic productivity and yield independent of volume growth	<b>Environmental / Social Logic:</b> Higher visitor spend per day supports quality tourism, reducing reliance on volume growth and helping ease pressure on infrastructure & community	<b>What it Measures:</b> Average expenditure generated per visitor day	<b>How This KPI Is Used:</b> Assess value growth without increasing system pressure	<b>Source &amp; Notes:</b> Monthly Regional Tourism Estimates (to be released April 2026), Tourism Flows and Volumes YE Dec 2025.

<b>AVERAGE LENGTH OF STAY (LOS)</b>				
Queenstown: Grow commercial nights from 2.8 to 3.0 Wānaka: Grow commercial nights from 2.0 to 2.2				
<b>Business Logic:</b> Drives yield, dispersal and experience depth	<b>Environmental / Social Logic:</b> Reduces emissions and congestion per visitor	<b>What it Measures:</b> Average nights stayed by visitors	<b>How This KPI Is Used:</b> Shape market and product strategy	<b>Source &amp; Notes:</b> Guest Nights, Accommodation Data Programme, YE Dec 2025.

<b>SEASONAL VISITOR NUMBERS</b>				
Queenstown and Wānaka combined: 3% overall growth in visitor numbers from estimate 11.6M at YE June 2026 to 11.9M at YE June 2027.				
<b>Business Logic:</b> Builds a resilient four-season economy by focusing growth in shoulder seasons.	<b>Environmental / Social Logic:</b> Spreads environmental and infrastructure load across the seasons.	<b>What it Measures:</b> Annual visitor days, weighted toward times of year when the region has greater capacity to absorb additional visitors.	<b>How This KPI Is Used:</b> Guide seasonal investment	<b>Source &amp; Notes:</b> Tourism Flows and Volumes YE Dec 2025. Note: For a growth target to be established for FY26-27 11.6m is a projection of what cumulative visitor numbers are expected to be at YE June 2026.

<b>HIGH CONTRIBUTING VISITOR INDEX (HCVI)</b>				
Queenstown and Wānaka combined: Grow HCVI from 45 to 47				
<b>Business Logic:</b> Focuses growth on high-value audiences	<b>Environmental / Social Logic:</b> Encourages stewardship behaviours	<b>What it Measures:</b> Visitor behaviours aligned with destination values	<b>How This KPI Is Used:</b> Targeting and messaging	<b>Source &amp; Notes:</b> Queenstown Wānaka Visitor Experience Survey YE Dec 2025.

APPENDIX TWO:

MEASURES OF SUCCESS – FURTHER DETAIL CONT.

<p><b>VISITOR NET PROMOTER SCORE (NPS)</b></p> <p><b>Business Logic:</b> Indicates visitor satisfaction with the destination experience, supporting repeat visitation, advocacy and performance</p>	<p><b>Environmental / Social Logic:</b> Provides an early indicator of whether visitor experience quality is being maintained alongside environmental stewardship and community wellbeing.</p>	<p><b>What it Measures:</b> Visitor advocacy and experience quality</p>	<p><b>How This KPI Is Used:</b> Monitor experience quality</p>	<p><b>Source &amp; Notes:</b> Queenstown Wānaka Visitor Experience Survey YE Dec 2025.</p>
<p>Queenstown and Wānaka combined: Grow NPS from +71 to +73</p>				
<p><b>RESIDENT TOURISM APPROVAL RATING (TAR)</b></p> <p><b>Business Logic:</b> Focuses on improving social licence in the community.</p>	<p><b>Environmental / Social Logic:</b> Enables long-term stewardship</p>	<p><b>What it Measures:</b> Community support for tourism</p>	<p><b>How This KPI Is Used:</b> Inform community engagement</p>	<p><b>Source &amp; Notes:</b> Views on Tourism Survey YE March 2025. <a href="#">Further information.</a></p>
<p>Queenstown and Wānaka combined: Grow TAR across region from 22 to 23 for International visitors and 44 to 45 for Domestic visitors.</p>				
<p><b>MEMBER SATISFACTION SCORE</b></p> <p><b>Business Logic:</b> Demonstrates that RTO activity is delivering value to members &amp; supporting a strong tourism industry.</p>	<p><b>Environmental / Social Logic:</b> Drives participation in stewardship and sustainability initiatives</p>	<p><b>What it Measures:</b> Member confidence in RTO value and direction</p>	<p><b>How This KPI Is Used:</b> Accountability and continuous improvement</p>	<p><b>Source &amp; Notes:</b> Annual RTO Member Survey YE July 2025.</p>
<p>Queenstown and Wānaka combined: Maintain members satisfaction at 82% satisfied with RTO operations.</p>				
<p><b>IN-DISTRICT VISITOR ECONOMY EMISSIONS INTENSITY</b></p> <p><b>Business Logic:</b> Enables growth within environmental limits</p>	<p><b>Environmental / Social Logic:</b> Aligns with decarbonisation goals</p>	<p><b>What it Measures:</b> In-district emissions per visitor day</p>	<p><b>How This KPI Is Used:</b> Track progress toward decarbonisation goal</p>	<p><b>Source &amp; Notes:</b> TBC, potentially leveraging QLDC sources or methodology from Optimal Visitation Project.</p>
<p>Queenstown and Wānaka combined: to be established. Cogo disestablished – exploring alternative models for establishing an in-district emissions baseline, then will be divided by visitor days to establish intensity.</p>				
<p><b>BUSINESS RESILIENCE AND DEVELOPMENT</b></p> <p><b>Business Logic:</b> Builds sector resilience</p>	<p><b>Environmental / Social Logic:</b> System-wide impact</p>	<p><b>What it Measures:</b> Uptake of capability building practices</p>	<p><b>How This KPI Is Used:</b> Monitor capability uptake</p>	<p><b>Source &amp; Notes:</b> RTO Member Capability Programme participation</p>
<p>Queenstown and Wānaka combined: Grow participant numbers in member capability building programme from 400 to 450 people</p>				

**APPENDIX THREE:**

**THE LIVING STACK: BUSINESS AS PART OF AN ECOSYSTEM**

The Living Stack reframes environmental and community health as critical infrastructure. Businesses run on an ecological and social foundation; much like a technology stack, each layer depends on the layers beneath it. While revenue and guest experience (Layer 1) are the most visible, they are underpinned by community (Layer 2), natural capital (Layer 3), and foundational climate patterns (Layer 4).

Investing in the lower layers mitigates risk and protects long-term success. Strengthening the stack builds operational resilience, ensuring we can continue to deliver premium experiences in a changing world. Protecting these systems is the key to securing the region’s future performance.



**PRINCIPLES FOR MANAGING THE STACK**

**1. NATURE IS INFRASTRUCTURE, NOT A BACKDROP.**

**2. RESILIENCE BEATS SHORT TERM EFFICIENCY**

**3. PREVENT “STACK FAILURES” FROM THE BOTTOM UP**

**APPENDIX FOUR:**

## **WHAT IS REGENERATIVE TOURISM?**

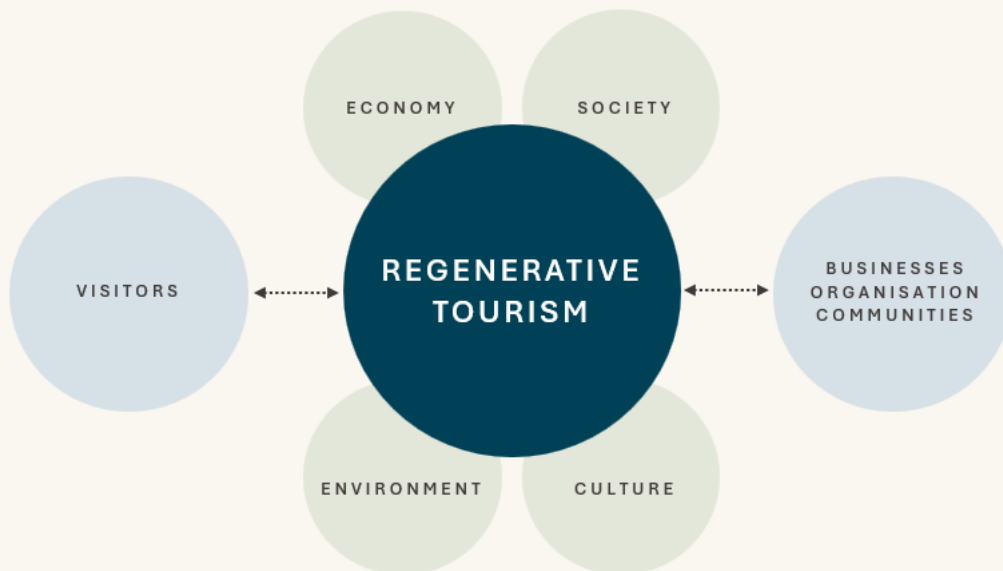
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Regenerative tourism goes beyond typical sustainability projects that minimise environmental harm. Instead, it contributes holistic value that benefits communities, the environment, and the economy.

Regenerative tourism has a net-positive impact on the environment, society, culture and the economy, aiming to create a more just, vibrant, and sustainable world. While sustainable tourism seeks to reduce travel’s potential harms, regenerative tourism takes a wider view, avoiding extractive economic models. It recognises that the visitor economy is part of an interconnected system. Simply put, regenerative tourism gives back more than it takes. It improves wellbeing and is the best path towards a tourism industry the Queenstown Lakes district can continue to be proud of.

For the Queenstown Lakes, we believe regenerative tourism looks like:

- Enriched communities and enhanced visitor experience.
- Restoration of the environment and decarbonisation of the visitor economy.
- Economic resilience, capability and productivity.



**APPENDIX FIVE:**

# HIGH CONTRIBUTING VISITOR INSIGHTS

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**“Visitors that take the time to become a temporary local, getting to know and appreciate our people and place, forging connections and giving back to the region.”**

Destination Queenstown and Lake Wānaka Tourism focus on attracting high contributing visitors to the region.

High contributing visitors, by their definition, tend to stay longer, do more, are interested in connecting with locals and have propensity to give back. In turn they are the type of visitor more likely to have a positive impact on the region during their stay and be met with approval from the local community.

The high contributing visitor definition represents a mindset of potential visitors, and establishes the attitudes, beliefs and thought patterns that shape how an individual approaches and reacts to different situations or challenges, relative to travel. It reflects the underlying psychology and worldview that guide decision-making and behaviour.

DQ and LWT marketing activity works to convert our audiences, primarily Queenstown and Wānaka fans, to become high contributing visitors, who make conscious and mindful decisions when travelling and visiting our region.

## HIGH CONTRIBUTING VISITOR INDEX

To better understand and quantify High Contributing Visitors, DQ and LWT have developed the High Contributing Visitor Index (HCVI) in partnership with leading tourism researchers, Angus & Associates. The HCVI is a composite index based on data from the Visitor Experience Survey Programme, designed to provide deeper insights into visitor characteristics and preferences. This index will support more effective targeting strategies within key geographic markets and serve as a valuable metric to track changes and trends over time. As this is a new methodology, the sample is still building. To strengthen robustness, analysis has been undertaken across an extended period from July 2024 to December 2025 to increase the sample size.

## HIGH CONTRIBUTING VISITOR INDEX SCORE

**45**

*(This is a score that ranges from 0-100. Queenstown and Wānaka Visitor Experience Survey, total respondents N = 1634, Insights drawn from visitors that have a High Contributing Visitor Index Score higher than 60. Sample = 221.*

## HIGH CONTRIBUTING VISITOR INSIGHTS

<b>90</b> Net Promoter Score	<b>9.5</b> Overall Satisfaction
<b>6.6</b> Average Number of Activities Undertaken	<b>6.4</b> Locations Visited

## AVERAGE VISITOR INSIGHTS

<b>72</b> Net Promoter Score	<b>8.8</b> Overall Satisfaction
<b>5.0</b> Average Number of Activities Undertaken	<b>4.5</b> Locations Visited

## APPENDIX SIX:

# EMERGING TRAVEL TRENDS AND INDUSTRY SHIFTS

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## TRAVEL TRENDS

### GROWTH OF SUSTAINABLE AND REGENERATIVE TRAVEL DEMAND

Travellers are increasingly seeking sustainable and regenerative tourism options. This trend is driven by heightened awareness of the environmental and social impact of travel. Regenerative tourism goes beyond sustainability, aiming to actively restore and enhance destinations. This trend impacts consumer expectations, business models, and the need for collaboration across the industry.

### SEEKING CONNECTION AND AUTHENTIC EXPERIENCES

Travellers are prioritising authentic and immersive experiences that foster deeper connections with local cultures and communities. This trend is reflected in the demand for slow travel and engagement with local traditions. The impact is seen in the reshaping of tourism offerings, greater community involvement, and the preservation of cultural heritage.

### CHANGING DEMOGRAPHIC DYNAMICS AND ATTITUDES

Younger generation and a shift in attitudes and values across all age groups post covid are influencing travel trends with their desire for unique, transformative experiences and digitalised solutions. This trend is leading to increased demand for personalised offerings, the emergence of new travel niches, and a shift towards experiential travel. The industry is responding by embracing technology and developing more immersive and impactful experiences.

### TRAVELLING CLOSER TO HOME

Environmental concerns, financial considerations, and the impact of the pandemic are driving a trend towards domestic and regional travel. This shift is leading to a more resilient tourism industry, greater appreciation for local cultures, and the diversification of visitor markets.

## INDUSTRY SHIFTS

### ESCALATING EFFECTS OF CLIMATE CHANGE

Climate change is a significant challenge for the industry, causing disruptions, economic implications, and changes in destination attractiveness. Extreme weather events, rising temperatures, and consumer scepticism are adding to the pressures. The industry must adapt by embracing sustainable practices, investing in climate-resilient infrastructure, and complying with regulations.

### RESIDENT COMMUNITY SUPPORT OF TOURISM

Maintaining a social licence to operate is crucial for the industry. This involves addressing economic inequality, protecting cultural heritage, and involving communities in tourism management. The industry needs to mitigate negative impacts on communities and ensure that tourism benefits are distributed equitably.

### GROWING FOCUS ON DESTINATION MANAGEMENT

Destination Management Plans (DMPs) are becoming increasingly important to balance economic benefits with environmental and social sustainability. DMPs involve managing resources, minimising negative impacts, and ensuring community engagement. Effective DMPs can enhance visitor experiences, create competitive advantages, and promote a strong sense of place.

### TECHNOLOGICAL ADVANCEMENTS

Technological advancements, such as generative AI, chatbots, and digital payment methods, are transforming the tourism industry. These advancements are enhancing customer experiences, improving efficiency, and enabling new business models. The industry needs to embrace these technologies to remain competitive and meet the evolving expectations of travellers.

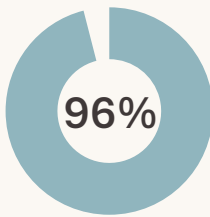
Access the full [Emerging Travel Trends and Industry Shifts research](#).

**APPENDIX SEVEN:**

## **RESIDENT SENTIMENT INSIGHTS**

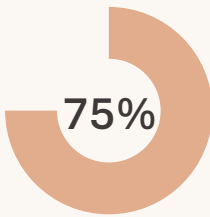
In recent years, community sentiment towards tourism in the Queenstown Lakes district has stabilised to limited acceptance, only marginally above threatened and is at a level well below the NZ average. Residents have felt impact of the return of visitor numbers which compounds strain from rapid residential population growth. Three out of four Queenstown residents (73%) agree that the region needs a destination management plan. Two out of five residents knew about Queenstown Lakes' Destination Management Plan, Travel to a Thriving Future.

Residents continue to recognise that tourism plays a positive role in their district



Tourism is good for my region

But equally residents are concerned about the pressure visitors are placing.



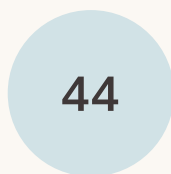
Visitors are putting too much pressure on my region

### **TOURISM APPROVAL RATING SCORE (TAR SCORE)**

The TAR score highlights residents' overall perceptions of tourism; it's an index ranging from -100 to +100.



**INTERNATIONAL TAR**



**DOMESTIC TAR**

For further information about the resident sentiment please visit the [Resident Insights page on the Member Hub](#). DQ and LWT Views on Tourism Research (Angus & Associates). Wave 2024/2025 October 2024 – March 2025. N = 519 Queenstown Lakes



APPENDIX EIGHT:

# DESTINATION MANAGEMENT PLAN

SUMMARY

TRAVEL TO A THRIVING FUTURE			
<b>Goal</b>	Regenerative tourism by 2030		
<b>Keystone project</b>	The visitor economy of Queenstown Lakes reaches carbon zero by 2030		
<b>Strategic pillar</b>	<b>PILLAR 1:</b> Enrich communities and enhance the visitor experience.	<b>PILLAR 2:</b> Restore the environment and decarbonise the visitor economy.	<b>PILLAR 3:</b> Build economic resilience, capability and productivity.
<b>Objectives</b>	<ul style="list-style-type: none"> <li>Align actions with the core values and guiding principles.</li> <li>Positive community sentiment.</li> <li>Strong visitor satisfaction.</li> </ul>	<ul style="list-style-type: none"> <li>Reach carbon zero by 2030.</li> <li>Zero waste and pollution.</li> <li>Biodiversity health.</li> </ul>	<ul style="list-style-type: none"> <li>Increase the total value of the visitor economy, net of all costs and economic leakage.</li> <li>Ensure workforce availability and improve workforce retention.</li> <li>Maintain tourism business satisfaction.</li> </ul>
<b>Projects</b>	<ul style="list-style-type: none"> <li>Project 1: Community engagement.</li> <li>Project 2: Tiaki Promise: Lead by example.</li> <li>Project 3: Preserve and celebrate Kāi Tahu and mātauraka.</li> <li>Project 4: Place-based destination planning.</li> <li>Project 5: Welcome programme.</li> <li>Project 6: Arts, culture &amp; heritage development.</li> </ul>	<ul style="list-style-type: none"> <li>Project 7: Measure environmental footprint.</li> <li>Project 8: Measure greenhouse gas emissions.</li> <li>Project 9 (Keystone): Carbon zero by 2030.</li> <li>Project 10: Zero environmental footprint.</li> <li>Project 11: Restoring ecosystems.</li> </ul>	<ul style="list-style-type: none"> <li>Project 12: Economic leakage assessment and cost-benefit analysis.</li> <li>Project 13: Direct funding for infrastructure.</li> <li>Project 14: Love Wānaka / Love Queenstown.</li> <li>Project 15: Product evolution programme.</li> <li>Project 16: Tourism business excellence programme.</li> <li>Project 17: Thriving workforce programme.</li> <li>Project 18: Emergency and Climate Adaptation Preparedness.</li> <li>Project 19: Innovation and economic development.</li> </ul>
<b>Foundations for success</b>			
	<b>Objectives</b> <ul style="list-style-type: none"> <li>Develop a robust governance model that includes a reporting and review cadence.</li> <li>Establish an implementation plan and communications structure.</li> <li>Establish data collection and reporting systems.</li> <li>Align brand and marketing activities with regenerative tourism goals.</li> </ul>	<b>Projects</b> <ul style="list-style-type: none"> <li>Foundational project 1: Framework for governance and review.</li> <li>Foundational project 2: Operationalise projects.</li> <li>Foundational project 3: Data and measurement framework.</li> <li>Foundational project 4: Update Queenstown Lakes brand and marketing strategies.</li> </ul>	

 **Wānaka**

  
**Queenstown**  
NEW ZEALAND

# O'Donnell, Sarah (Wakatipu Pony Club)

## Submission on QLDC Annual Plan 2026–2027

From: Wakatipu Pony Club

22/4/26

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### Introduction

Wakatipu Pony Club appreciates the opportunity to provide feedback on the Queenstown Lakes District Council Annual Plan FY2026-27.

We represent a large and active group of young riders and families in the district. Pony Club plays an important role in supporting youth development, community connection, and outdoor recreation. It is also one of the few sports with strong female participation, particularly among young people.

Our submission focuses on one key issue: the need for greater recognition, protection and investment in equestrian access across the Queenstown Lakes District.

### **Key Issue: Equestrian access is being lost in the district**

Equestrian activity is increasingly being squeezed out of the district due to a combination of factors:

- **Loss of access to trails** - Riders are no longer permitted on many local trails, despite equestrians' historical access and contributing knowledge when trail networks were first established. The argument about the safety of dual-use trails between horses and bikes has been disproved internationally.
- **Difficulty of accessing paper roads** - Increasing restrictions from private landowners are limiting access to traditional riding routes.
- **Unsafe road environments** - Traffic speeds and volumes make roads unsuitable and unsafe for horse riding.
- **Reliance on private landowners** – Pony Club is now heavily dependent on the goodwill of a local landowner to host rallies and training, creating significant vulnerability.
- **Loss of historic access** – Areas such as Jardine Park were originally intended to accommodate equestrian use, yet this has been eroded over time.
- **Rapid urban development in the Wakatipu Basin** – Ongoing subdivision and land-use change are progressively removing open land and informal access routes, further reducing the already limited space available for equestrian activity. The cumulative effect is that there are fewer safe, legal places to ride, despite equestrian activity being a longstanding part of the district's identity.

## **Why This Matters**

### **1. Inequity in Access to Recreation**

Significant investment has been made in cycling and walking infrastructure. While this is positive, it has occurred alongside a decline in access for equestrians, creating an imbalance in how different recreation groups are supported.

### **2. Impact on Young People - Particularly Girls**

Equestrian sport is one of the few activities where girls and young women are the dominant participants. Loss of access therefore has a disproportionate impact on female participation in sport and recreation, which is inconsistent with broader equity goals.

### **3. Community and Wellbeing Impacts**

Pony Club provides structured opportunities for young people to:

- Build confidence and responsibility
- Develop outdoor skills
- Connect with nature and community

Without access to suitable land, these opportunities are at risk.

### **4. Loss of a Traditional and Valuable Land Use**

Horses have played a foundational role in the history and development of the Queenstown Lakes District. Equestrian activity remains a natural fit with the landscape and rural character of the basin.

## **What We Are Asking For**

We are asking for recognition and fair inclusion in planning for recreation access.

Specifically, we request that QLDC:

### **1. Recognise Equestrian Access in Planning**

- Explicitly include equestrian activity in recreation, trails, and open space planning and inclusion of bridleways in developments.
- Ensure horses are considered alongside walking and biking when designing and managing networks. Revisit access for horses on parts of the Queenstown Trail – an asset maintained by QLDC and therefore funded by ratepayers.

### **2. Protect and Restore Access**

- Identify and protect existing equestrian access routes, including paper roads where appropriate and other trails that are commonly used by equestrians.

- Work with landowners and user groups to maintain or reinstate access where it has been lost

### **3. Invest in Equestrian Infrastructure**

- Allocate funding toward:
  - Mapped equestrian trail networks
  - Clear signage for shared-use areas
  - Safe, designated riding routes where feasible

### **4. Enable Shared Use Where Possible**

- Review trail policies to enable safe shared use between riders, walkers and cyclists where appropriate
- Avoid default exclusion of horses from new or existing trail developments

### **5. Engage with the Equestrian Community**

- Work directly with Pony Clubs and equestrian groups to understand needs and co-design solutions

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## **Conclusion**

Equestrians are not asking for special treatment, we are asking not to be left behind.

At present, access for horse riders is steadily diminishing. Without intervention, equestrian activity risks being pushed out of the district altogether.

We believe this can be addressed through relatively modest but targeted investment and better inclusion in planning processes.

Queenstown Lakes has the opportunity to support a diverse range of outdoor recreation that reflects its heritage, landscape and community and supports our young sports people, particularly the large community of young woman.

Ensuring space for horses to continue to exist within that mix is an important part of that future.

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## **Submitted on behalf of Wakatipu Pony Club**

Sarah O'Donnell, President Wakatipu Pony Club [wakatipupresident@gmail.com](mailto:wakatipupresident@gmail.com)

Gemma Smith, Vice President Wakatipu Pony Club [REDACTED]

27 March 2026

Queenstown Lakes District Council

By email: [letstalk@qldc.govt.nz](mailto:letstalk@qldc.govt.nz)

E te Koromatua, ngā Kaikaunihera mā, tēnā koutou katoa

**Submission to:** Queenstown Lakes District Council  
**Subject:** **Draft Annual Plan 2026/27**  
**From:** Arts Council of New Zealand Toi Aotearoa (Creative New Zealand)

1. Creative New Zealand welcomes the opportunity to provide feedback on Queenstown Lakes District Council's (QLDC) draft Annual Plan for 2026/27.
2. Arts, culture, ngā toi Māori and creativity build strong, connected communities in Queenstown Lakes, building a vibrant and prosperous district where people want to live, work and visit.
3. QLDC plays an essential role in supporting arts and culture across the district. **The Annual Plan is an important opportunity for Council to build its investment in the arts and unlock their economic and social benefits**, especially as you prepare for your next Long-Term Plan.
4. We thank Council for its ongoing support of arts, ngā toi, culture and creativity in Queenstown Lakes, especially with your *Te Muka Toi, Te Muka Tākata | The Creativity, Culture and Heritage Strategy*, the partnership between council and the arts community is meaningful and visible, driving connection, community and economic impact. We look forward to continuing to work with you to realise the sector's enormous potential in the district.

**Arts, culture, creativity and ngā toi Māori are foundational community services that shape how people live, connect and feel about where they belong**

5. Queenstown Lakes has its own creative heartbeat. From music and murals to festivals, galleries, libraries, and performance centres, creativity shapes how the district looks, sounds and feels. It creates vibrant communities that people are proud to call home.
6. We know that New Zealanders' personal connection with the arts continues to grow. Our most recent *New Zealanders and the Arts—Ko Aotearoa me ōna Toi* research shows that New Zealanders are increasingly recognising the economic benefits of the arts, and support for public funding of the arts, including funding from councils, is higher than ever.



7. In the Otago region, our research shows that Otago residents are strong advocates of the arts, with the majority believing the arts play a key role in creating a better society and agreeing the arts in their area should reflect the diversity of its communities.<sup>1</sup> Seventy-three percent of Otago residents also see the value of generating employment in the creative industries.
8. Young people, Māori, Pacific peoples and Asian New Zealanders are more likely to agree that the arts are an important way of connecting with their culture and building a sense of identity. Rainbow communities and people who are Deaf and disabled participate highly in the arts, and need more accessible and inclusive environments to support their engagement.

### **Supporting arts and culture in Queenstown Lakes delivers social, cultural, environmental and economic benefits**

9. We know that councils around the country are facing significant pressures and uncertainties. Tight budgets and growing community expectations mean Annual Plans are being carefully designed to deliver value. It is very encouraging to see QLDC's commitment to continue investing in services and infrastructure that support a thriving district.
10. Arts, culture, ngā toi and creativity make significant social, cultural, environmental and economic contributions that advance QLDC's priorities. These include:
  - supporting community connection at local festivals and events
  - growing local economies by creating jobs, supporting local businesses and driving tourism
  - boosting environmental awareness through storytelling, education and building understanding of complex issues like climate change
  - building social resilience by revitalising city centres and transforming public spaces into safe, vibrant and socially cohesive hubs
  - sparking innovation and learning with creative practice, building skills including imagination, problem solving and learning.
11. Arts, ngā toi and creativity are important to the district's **local economy**. The 2024 *Infometrics Creativity Index* found the Queenstown-Lakes District's creative sector is second only to Wellington, with 5.6 percent of its workforce employed in creative work.<sup>2</sup> It has held this spot for the past five years, as the creative sectors productivity continues to rise. In 2025, the creative sector contributed \$18.5 billion to New Zealand's economy, 4.2% of our GDP.<sup>3</sup> In the Otago region the sector employs over 6,000 people and contributed \$741 million in GDP. The

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<sup>1</sup> *New Zealanders and the Arts – Ko Aotearoa me ōna Toi*, Otago regional report (2023).

<sup>2</sup> *Infometrics Creativity Index 2024*.

<sup>3</sup> *Infometrics Arts and Creative Sector Profile 2025*. Manatū Taonga Ministry for Culture & Heritage.



majority of the arts and creative sector workforce are employed in highly skilled occupations (69.3%), higher than for all occupations in New Zealand.

12. These contributions rely on a strong arts ecosystem, and the sector is facing challenges. Economic conditions are putting sustained pressure on the arts community – creators, presenters and supporters alike. Arts organisations operate on thin margins and are highly vulnerable to any changes in relationships with funders. Making a living from the arts is hard for artists and practitioners,<sup>4</sup> and the wider arts ecosystem is fragile. While public engagement with the arts is strong compared with other countries, arts are often on the margins of public investment and support.
13. Despite these uncertainties and constraints, QLDC’s artists, ringatoi, creatives and arts organisations are creating and presenting transformative arts and ngā toi, uplifting and showcasing the district around the country and to the world.
14. Last year’s month-long *Creative Spaces Project* is testament to the great work of the Three Lakes Arts Trust – working with 25 artists to develop creative activations, showcasing their work in unique spaces across the district. Cafes, libraries, retail and green spaces coming alive with local art, accessible to all, building new audiences while creating vibrancy and celebrating creativity as part of everyday life.
15. QLDC has a very strong foundation for supporting arts and culture in the Annual Plan with *Te Muka Toi, Te Muka Tākata*, and we encourage QLDC to ensure the Annual Plan and upcoming Long-Term Plan continue to embed its vision and direction. Council’s investment is crucial to build a resilient arts and cultural sector in the district. This not only involves vital funding for activities and programmes, but providing venues, relationships, and development opportunities to stimulate civic engagement, growth and sense of place.
16. In your Annual Plan for 2026/27, we encourage Council to prioritise investment in:
  - Cultural programmes, public art and venues that **enhance the city centre and activate public spaces**, for example by adopting a ‘percentage for art’ policy or involving artists in developing infrastructure projects. It is fantastic to see a commitment to updating your Art in Public Places Policy in *Te Muka Toi, Te Muka Tākata*.
  - Developing viable creative pathways for artists and arts organisations to **grow QLDC’s local economy** through better financial support, economic sustainability and accessible creative spaces. We strongly encourage Council to prioritise interventions that support

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<sup>4</sup> Creative New Zealand A Profile of Creative Professionals 2023. New Zealanders employed in creative professions continue to experience low pay compared to New Zealanders earning a salary or wage. The median income for creative professionals is just \$37,000, substantially less than the median income of \$61,000 for New Zealanders earning a wage or salary.



these pathways, including making council-owned venues available to arts communities to use free of charge, or at reduced rates, for rehearsing, developing and presenting work. Dedicated spaces for Māori and Pacific peoples in local areas are also crucial cultural centres for whānau, hapū, iwi and the wider community.

- Supporting events and festivals that **boost economic development through support for local businesses and tourism**, throughout the district's local communities. Smaller festivals and events are essential to build the skills, knowledge and expertise that support bigger events like the highly successful and popular Rhythm and Alps. The World's Edge Festival, International Violin Competition, Queenstown Writers Festival, The Wānaka Festival of Colour all drawing record crowds across the district.
- Ensure investment reaches across the wider arts ecosystem with new **major creative infrastructure in the city**, including Te Atamira, working closely with creative communities on their operation and delivery. This includes ensuring these facilities are resourced to support staff who have the skills, knowledge and experience to successfully deliver services and activities, in ways that are fit-for-purpose, high quality and responsive to the needs of residents and visitors. Te Atamira has been extending opportunities to the district's smaller communities through regional outreach with expanded programmes planned for 2026. To do the work they do they need resourced.

### **Ngā toi Māori and mātauranga Māori are distinctive to Aotearoa New Zealand and central to our unique national identity**

17. Te reo, mātauranga Māori and ngā toi Māori are central to the unique identity of Queenstown Lakes, and Te Tiriti-centred practices that uplift ngā toi Māori are important enablers for Council's delivery of outcomes. Success in protecting, revitalising and promoting Māori artforms supports many artists, practitioners and tourism operators in the region, and positively enhances Queenstown Lakes national and international reputation.
18. **We strongly encourage Council to invest in ngā toi Māori in the Annual Plan, as Council's support is a crucial part of ensuring ngā toi is being produced, enjoyed and celebrated.** This includes dedicated funding and leadership of ngā toi Māori in Council to build cultural capability. Decision-makers should also consider prioritising partnerships with iwi and hapū to build well-resourced, thriving and visible ngā toi Māori practice and Māori cultural institutions.

### **Together we can create healthy, sustainable and thriving arts ecosystems in local communities**

19. We highly value QLDC as a partner in the arts, alongside mana whenua, iwi and hapū, community trusts, businesses and private givers. Demand for Creative New Zealand's services is high, and we are supporting a much lower proportion of proposals than we have historically. Private investments, including corporate sponsorship and private donations, are also down in the current economic climate.



20. Our collective approach will ensure the creative sector and ngā toi can deliver value to the districts residents, businesses and visitors alike.
21. Over the coming year we will be implementing our **tuku rauemi approach**. This means empowering communities as decision-makers, entrusting them to support arts and ngā toi Māori development that best meets their communities' needs. To do this, we will partner with organisations across the regions who hold relationships with mana whenua, local artists and arts organisations, with partner organisations leading local arts development and capability building, setting their own local priorities and making funding decisions.
22. We believe a regional partnership approach will strengthen co-operation on longer-term planning and investment between regional stakeholders, including iwi, hapū, local government, local trusts and Creative New Zealand. This approach will also create opportunities to grow investment regionally by leveraging Creative New Zealand funds, incentivising new investment, and helping arts organisations partner to secure philanthropic funds.
23. Queenstown Lake's communities are vital for the arts and ngā toi Māori to develop and grow. We want to see an arts ecosystem in the district where artists, ringatoi and creatives are supported to thrive, with viable creative careers and strong arts infrastructure. Together we can create a healthy and strong environment to help them achieve their potential, and share the benefits of arts and ngā toi with all residents and visitors alike.

#### **Creative New Zealand's interest and investment in the arts in Queenstown Lakes**

24. Creative New Zealand is the national arts development agency of Aotearoa New Zealand, responsible for delivering government support for the arts. We're an autonomous Crown entity under the Arts Council of New Zealand Toi Aotearoa Act 2014.
25. Our legislative purpose is to encourage, promote, and support the arts in New Zealand for the benefit of all New Zealanders. We do this by *Investing in the arts*, *Developing the arts*, and providing *Leadership in the arts*.
26. Creative New Zealand receives funding through Vote: Arts, Culture and Heritage and the New Zealand Lottery Grants Board Te Puna Tahua. In 2024/25, Creative New Zealand **invested nearly \$61 million in the arts**.
27. We recognise the importance of Queenstown Lakes to arts, culture, creativity and ngā toi in Aotearoa. For arts delivered in the Otago region, Creative New Zealand provided **\$2.2 million** of direct financial support in 2024/25. Of this, over **\$450,000** in funding



went directly to Queenstown Lakes District, supporting individual arts projects and arts and cultural organisations.

28. Under the Creative Communities Scheme, we also fund territorial authorities directly to support local arts activities. In 2024/25, funding of **\$221,759** was provided to the wider Otago region, which included **\$43,684** to QLDC and your creative communities.

### **Final thoughts**

29. Thank you again for the opportunity to respond to your draft Annual Plan 2026/27. We are heartened to see the ways that Council's support for arts, culture, creativity and ngā toi is enabling Queenstown Lakes District to thrive. By working together, and in partnership with creative communities and mana whenua, we can continue to build strong, healthy, prosperous and vibrant communities.
30. While we do not wish to address Council in person in support of our submission, please feel free to contact us if you have any questions or if you wish to discuss this submission further. The key contact person is:

**Name:** Cara Paterson

**Position:** Senior Advisor, Advocacy (Local Government)  
Kaiwhakamahere Matua Taunaki, Kāwanatanga ā Kainga

**Contact:** [cara.paterson@creativenz.govt.nz](mailto:cara.paterson@creativenz.govt.nz)

Ngā mihi nui ki a koutou katoa, nā



Elizabeth Beale

**Co-Manager, Policy and Performance Pou Whakahaere Paparua, Kaupapa Here, Arotake Hoki  
Creative New Zealand, Toi Aotearoa**



## Raynes, Chris

I oppose the 22.3% planned increase on Lake Hawea rates as well as the even higher increase planned for Luggate.

This would be the 3<sup>rd</sup> year in a row of double digit increases for Lake Hawea after 17.3% in 2024 and 13.5% in 2025. The cumulative impact is a shocking 62% during a period when inflation has been below 4%. Figures are calculated from my rates bills.

Not only is the planned increase untenable but it must be about the highest across the motu. After careful searching I could not find any Council proposing such an increase.

It really seems that QLDC has insufficient regard for the **mental well-being** of Hawea residents. Hawea is predominantly an interesting and good combination of first home owners and retirees. Fixed incomes are the order of the day. Such high rates increases will undoubtedly cause further financial stress in a community where many families are already financially stretched.

I now quote from the Spinoff (April 24, 2024).

*The Helen Clark Foundation yesterday released [its latest Social Cohesion in New Zealand report](#). Its central finding is unambiguous: **"Financial stress is the dominant driver of low cohesion, and no amount of community programming can compensate for economic policy that leaves people behind."***

The last thing QLDC needs to be doing is sacrificing residents' mental well-being and social value as a way of balancing the books.

Council needs to rethink their 2026/27 plan and find an alternative and equitable way to fund the things that are blowing the budget. And I mean now - not sometime in the future.

I ask for the Hawea and Luggate planned increases to be fairly aligned with the rest of the district.



**Due 24 April 2026**  
**Whakatipu Wilding Control Group (WCG) Submission**  
**QLDC Draft Annual Plan 2026-2027**

## Background

1. The Whakatipu Wilding Conifer Control Group Incorporated (WCG) was established by QLDC in 2009 as a community-led initiative to address the escalating wilding conifer problem in the Whakatipu region. Over time, this model has proven highly effective—attracting dedicated and influential volunteer executive members, securing ongoing funding from both the National Programme and other agencies for a large commercial work programme while mobilizing volunteer labour, and gaining broad community support.
2. WCG has 469,512 hectares under surveillance in six management units, of which 241,699 hectares of wilding infestations require persistent management in the form of either initial control to remove seed sources or maintenance to contain and reduce the spread.
3. To date, over \$30 million has been invested in Whakatipu wilding control with several landscape-scale success stories e.g. [Shotover Management Unit/Skippers](#)

## The Damage from wilding conifer spread is now well-documented

4. The Parliamentary Commissioner for the Environment Report [“Space Invaders”](#)  
*“Farmers are losing grazing land to wilding conifers, homeowners are losing houses (following conifer-fuelled wildfires), conservators are losing habitat, and water yield in some catchments is being reduced”.*
5. Queenstown Lakes District Council (QLDC) is nationally unique in its forward-thinking, in that it recognised the impacts early on and has had [rules](#) in place since 2006, prohibiting the planting of wilding species, (unless the NES-CF prevails), due to the negative effects on the environment.



### **Wilding Control Cost Benefit Analysis Reports:**

6. The [National](#) benefit-to-cost ratio is extremely high at 34-1 (Prepared in 2022 for the Ministry of Primary Industries – Biosecurity NZ, on behalf of the [National Wilding Conifer Control Programme](#) NWCCP).
7. Further to this, the [Otago](#) benefit-to-cost ratio shows a massive 96-1 for the “minimum – protect the investment” scenario, leaving no room for doubt about the seriousness of the wilding issue. (Prepared in 2023 for the Otago Regional Council ORC).

### **Feedback on QLDC Draft Annual Plan 2026 – 2027**

8. WCG’s early foundation positioned it well to be included in Biosecurity New Zealand’s National Wilding Programme when it launched in 2016. Thanks to its established reputation and community roots, WCG has been well placed to leverage QLDC funding and significantly amplify its impact by attracting additional National Programme funding and resources and bringing in other funders and agencies.

This has meant the group has achieved significant and consistent success over the years. Continued investment is critical to ensure these hard-won gains are protected and the momentum sustained.

9. There is a hefty maintenance bill for Whakatipu wilding work this coming year. Nearly 3.9 Million is currently sitting in deferred maintenance, and the WCG Executive team have some tough decisions to make when balancing and prioritizing seed source removal against ongoing maintenance.
10. Research has shown costs can compound at a rate of up to 30% per annum if infestations are left untreated – the sooner we deal with this problem, the more cost effective it is, not only for ongoing work, but for the next generation.
11. When considering the Long Term Plan 2027–2037, there is an opportunity for Council to continue to safeguard the value of prior public investment in wilding control and the commitments made by previous councils, while also recognising

[www.whakatipuwilding.co.nz](http://www.whakatipuwilding.co.nz) Find us on [Facebook](#) or [Instagram](#)



increasing community environmental values. Any retreat from these commitments would undermine both community trust and the effectiveness of generational landscape-scale environmental protection. Ongoing funding will strengthen the protection of landscapes, biodiversity, productive land, and water catchments from wilding spread, delivering long-term environmental, community and visitor benefits.

12. The Long Term Plan must also provide for sustained, adequately resourced action to reduce wildfire risk. Failure to do so would expose communities, ecosystems, and productive land to increasing and unacceptable risk. It is no coincidence that the Queenstown red zone almost exactly matches where our most extreme wilding infestations are.

### **To summarise:**

On behalf of the wider community, WCG are grateful to QLDC for having had the foresight and early commitment to recognise the vital work of wilding conifer control so that we can continue to protect outstanding natural landscapes, native biodiversity, water catchments, productive land, heritage sites, recreation spaces, visitor experience and decrease wildfire risks.

Although QLDC's proportion of funding to WCG has substantially reduced over time as inflation has not been built into the grant and QLDC funding was reduced in the 24-25 financial year from \$500,000 to \$450,000, we acknowledge the three years of funding through the Ten Year Long Term Plan has been integral to the success of the Whakatipu conifer control work plan. This allows us to forward plan to access the National Wilding Conifer Control Programme funding and continue to multiply the QLDC investment. However, increased Council funding would significantly achieve greater leverage of precious funds

**As the WCG chairman, Grant Hensman, puts it**

**"Smart early investment or unavoidable, larger costs later"**



Photo shows wilding spread on Crown Range 2026

**Note:** Wilding Control work was carried out on the left in 2022/23 and in the forefront in 2024, (likely with some grazing).

If the background wilding spread on the hillside is left untreated, within 5 years the canopy will be closing into forest cover, and the trees will be coning to spread wind-blown seed back into treated areas.

This control work is high priority.



**Rutherford, Susan**

**Subject: Submission on the proposed Lake Hāwea rates rise for 2026–27**

To the Mayor and Councillors,

I am writing to **oppose** the proposed 22.3% rates increase for Lake Hāwea in the 2026–27 year.

- **Timing is unfair.** People are being asked to pay now for infrastructure that is still under construction and won't be fully delivering benefits immediately. The fact that the government has pledged \$22 million toward the wastewater upgrade raises a serious question about why Hāwea residents are still being asked to bear such a large increase immediately. Even if that funding is not accessible until completion, Council should be looking at every possible way to reduce the pressure on existing ratepayers now, including phasing the increase, using borrowing more strategically, or offsetting costs through other funding sources. Existing residents should not be expected to carry the full burden upfront when substantial outside funding has already been secured.
- **The burden falls on people already living here.** QLDC's own documents show that the wastewater project is being shared 50/50 between Hāwea and Wānaka ratepayers, even though 47% of the cost is said to be attributable to growth. From my perspective, that feels unfair because it means people like me, who already live here and are already paying our way, are still being asked to carry a big share of the cost for infrastructure that is partly needed because of future development. Existing residents should not be left to shoulder so much of the financial burden when the demand is not coming from us.
- **It hits lower-income households harder.** A large increase is much more difficult for residents on modest wages, fixed incomes, or part-time work than for higher-income households. This is my reality, and I suspect, for many more Hāwea residents. In my own case, I currently earn \$27.70 an hour in a clinic reception role. I have worked in Wānaka for 27 years in a range of roles that have all supported the local community and visiting tourists, and at 64 years old I am still earning below the living wage. I am not in a position to increase my wages to meet this sort of increase which is simply more than I can reasonably absorb.
- **It is a bigger share of value for cheaper homes.** Lake Hāwea and Luggate generally sit below the highest-value parts of the district, so a big rates rise lands more heavily on households that are already working with less financial room. Even where a home is worth a lot on paper, which does not mean the owner has spare income, especially if they are paying a mortgage, insurance, rates, and everyday living costs. For many residents, this increase is not just a percentage — it is another pressure on an already stretched household budget.
- **The district-wide fairness question remains.** If other communities are facing lower increases for similar kinds of infrastructure spending, Hāwea residents can reasonably ask why their community is carrying more than its fair share. Kingston is receiving a new water and wastewater scheme that is reportedly larger in capital terms, yet its proposed median rates increase is 11.1%, about half of Lake Hāwea's. Council's own material appears to acknowledge that full cost recovery is not yet appropriate in

Kingston because the scheme is not yet operational, and the same logic should be applied consistently in Lake Hāwea while the project is still incomplete or not yet delivering full benefit.

I therefore ask Council to reconsider this proposal and reduce the Lake Hāwea increase so it is brought into line with the district average, or otherwise reflect a fairer and more equitable allocation of the costs. I also ask Council to ensure that any growth-related costs are recovered from the appropriate developers or future beneficiaries rather than being imposed primarily on existing ratepayers.

I **do not** wish to speak at a Hearing

Yours faithfully,

Susan Rutherford

A solid black rectangular redaction box covering the signature area.

**Subject: Formal Objection to Proposed 29.3% Rates Increase – Luggate**

To Queenstown Lakes District Council,

I write to formally object, in the strongest possible terms, to the proposed **29.3% increase in rates for households in Luggate**.

This level of increase is not only excessive—it is **fundamentally unjustified, insufficiently explained, and financially unsustainable for ratepayers**.

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**1. Lack of Transparency and Supporting Information**

As a starting point, the level of information provided to ratepayers is wholly inadequate. If supporting detail exists, it has not been communicated in any meaningful or accessible way.

A proposal of this magnitude demands **full transparency and detailed financial justification**. At present, this standard has clearly not been met.

I therefore request that Council urgently provide clear and detailed responses to the following:

- The **principal amounts and interest rates** used to calculate the stated \$130,000 loan servicing costs for water and wastewater
- A full breakdown of the **\$89,000 increase in water supply operating costs**, including year-on-year comparison
- The methodology behind the **\$100,000 wastewater deferred recovery amount**
- Detailed cost schedules supporting:
  - The **\$6.1 million wastewater reticulation project**
  - The **\$11.2 million water supply upgrade programme**
- Evidence of the **robustness and validation processes** used in costing these projects
- The **expected useful lives** of these assets
- The **depreciation periods applied**
- The **timeframe over which costs will be recovered from ratepayers**

Without this level of detail, it is impossible for ratepayers to have confidence in either the numbers presented or the decisions being made.

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## 2. Accountability for Cost Escalation

A 29.3% increase requires clear justification. Council must explicitly identify:

- The **specific cost drivers** behind this increase
- The proportion attributable to:
  - **External pressures** (inflation, regulatory requirements, etc.)
  - **Internal decisions and prioritisation**

Further, Council must demonstrate:

- What **cost-saving measures** have been implemented internally
- Whether **alternative delivery models or efficiencies** have been properly explored
- When the last **value-for-money review** was conducted, and what actions resulted

Ratepayers should not be asked to absorb significant increases **without clear evidence that Council has first exhausted all internal efficiencies.**

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## 3. Scenario Transparency and Financial Discipline

Council must provide a transparent comparison of:

- **Low, mid-range, and high** rates increase scenarios
- The corresponding impacts on:
  - Service levels
  - Capital programmes
  - Long-term financial sustainability

This is standard financial governance practice and is essential for informed public consultation.

It is also important to understand what experience Council has in operating under **tight financial constraints**. Many households, including my own, have adapted to minimal income growth and have been required to prioritise essential spending accordingly.

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## 4. Real-World Impact on Households

The proposed increase must be considered in the context of real financial pressures:

- Rising **cost of living**
- Increased **fuel prices**
- Minimal wage growth

My own salary increases since 2019 have averaged approximately **1% per annum**.

A 29.3% rates increase is therefore **wildly disproportionate**. While mathematically correct that 29.3% is 29.3 times a 1% increase, the more important point is this:

**Council is proposing cost increases at a scale completely disconnected from the financial reality of the community it serves.**

This raises a fundamental question:

**How does Council reasonably expect households to absorb such an increase?**

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## **5. Community Wellbeing and Local Impact**

There appears to be no recognition of the **deterioration in local wellbeing** arising from:

- Environmental degradation (e.g. poor vegetation replacement outcomes such as at Mt Iron)
- Increased light pollution and noise
- Proposed gold mining activities near Luggate

These factors have real and measurable impacts on residents' quality of life.

I therefore ask:

- How are **negative community impacts** reflected in rates decisions?
- What steps is Council taking to **protect and improve wellbeing outcomes** for Luggate residents?

It is difficult to reconcile a significant rates increase with a perceived **decline in environmental and community quality**.

---

## **6. Governance, Consistency, and Fairness**

Council must also demonstrate consistency in its expectations.

Ratepayers are expected to absorb a 29.3% increase, yet there is no clear evidence that:

- Comparable discipline is applied internally

- Salary growth and operational spending are aligned with community conditions

Fairness requires that **the burden placed on ratepayers reflects the same level of financial restraint expected of households.**

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## 7. Conclusion and Required Action

In its current form, the proposed 29.3% increase is:

- **Excessive**
- **Insufficiently justified**
- **Financially untenable**

It should not proceed.

At a minimum, any increase should be **significantly reduced and more closely aligned with CPI-level movements**, unless and until Council can provide:

- Full financial transparency
- Robust supporting evidence
- Demonstrable internal cost discipline

Until this occurs, I strongly request that Council **withdraw or materially revise this proposal.**

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Yours sincerely,  
**Chris Saunders**




Joint Submission on QLDCs Annual Plan 2026-2027

From Mana Tāhuna Charitable Trust and the Queenstown Lakes Community Housing Trust (QLCHT)

24 April 2026

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## SUBMISSION ON QLDC'S ANNUAL PLAN 2026-2027

### Background

Mana Tāhuna Charitable Trust and the Queenstown Lakes Community Housing Trust jointly submit on QLDC's Draft Annual Plan to seek Council's support for the transfer of Council-owned land at Robertson Street to these two community organisations for the purpose of a joint development comprising residential housing and a community whare.

***Mana Tāhuna's vision is to build a lasting connection between Papatūānuku and future generations, weaving Te Ao Māori and Mātauranga Māori into the fabric of our society, enhancing the unity and wellbeing of all.***

***QLCHT's vision is for a region where those in greatest housing need can stay, belong and thrive.***

### Context

Both Mana Tāhuna and QLCHT are kaupapa- and community-led organisations embedded within the Queenstown Lakes district, delivering long-term wellbeing, housing, and social support outcomes for whānau and the wider community.

Our organisations bring complementary strengths - QLCHT as an established community housing provider delivering long-term affordable, community housing solutions, and Mana Tāhuna as a kaupapa Māori organisation supporting hauora, cultural connection, and wraparound community services.

We have a Heads of Agreement which acknowledges our shared values and kaupapa around housing, outlining our desire to collaborate with the mutual objective of facilitating Māori, and other people and families with housing need and housing vulnerability, into affordable and secure housing.

The Robertson Street site represents a rare opportunity to leverage Council-owned land to deliver integrated housing and community wellbeing outcomes, responding directly to the district's acute housing pressures and growing demand for culturally grounded, accessible community infrastructure.

## **Proposal**

We propose that QLDC formally engage with Mana Tāhuna and QLCHT to progress the transfer of the Robertson Street site to enable a joint development that would:

- Deliver long-term residential housing that meets identified local need.
- Provide a community whare to support kaupapa Māori, wellbeing, and community services.
- Enable shared, non-exclusive community use that delivers broad public benefit.
- Be developed using low-impact, context-sensitive design principles that integrate with the surrounding neighbourhood.

***Please find attached our draft concept plan for this site.***

## **Alignment with Council Objectives**

This proposal aligns with:

- Council's stated commitment to improving housing affordability and supply.
- The use of Council land to enable community-led delivery where market solutions fall short.
- Partnership-based approaches with trusted community organisations.
- Broader wellbeing, social, and cultural outcomes sought across Council strategies.

## **Submission**

**Mana Tāhuna Charitable Trust and QLCHT jointly submit that QLDC's Annual Plan 2026-2027 should:**

- 1. Formally provide for engagement on the transfer of the Robertson Street site to Mana Tāhuna and QLCHT for the joint delivery of residential housing and a community whare.**

## Contact

Michael Rewi, Tumu Whakarae – Chief Executive Officer  
Mana Tāhuna Charitable Trust  
[michael.rewi@manatahuna.co.nz](mailto:michael.rewi@manatahuna.co.nz)  
027 778 3935

Julie Scott, Chief Executive  
Queenstown Lakes Community Housing Trust  
[Julie@qlcht.org.nz](mailto:Julie@qlcht.org.nz)  
027 645 2447



Drawing Plotted:  
24/04/2026  
1:15 pm

**Robertson Street**  
#Site Address1 #Site Address2  
#Site City  
#Site Country

# Site Plan

Original Scale	A1	1:500
Reduced Scale	A3 REDUCED	(200%)
Status	CONCEPT	
Drawn	AL	
Checked	QLCHT	

Drawing No.  
**2.1**  
Revision

Revision History			
RevID	CHD	Revision	Date





## Site background info

- Suburban Residential Zone
- Permitted density: 1 unit per 450m<sup>2</sup> of net area (access ways are excluded). This translates to about 15 units +/- even if the site is used solely for residential
- Discretionary activity: Community activities
- Permitted height: 8m

## Site potential

- Mana Tahuna community facility
- Up to 25 residential units
- North facing living for almost all units
- 1 carpark per unit + visitor parking
- Plenty of open green space

## Key design and technical challenges

- Site access and traffic capacity
- Relocation of a (presurised) waste water main



Original Scale	A1
Reduced Scale	A3 REDUCED (200%)
Status	CONCEPT
Drawn	AL
Checked	QLCHT

Revision History			
RevID	ChD	Revision	Date



Submission on QLDCs Annual Plan 2026-2027

From the Queenstown Lakes Community Housing Trust (QLCHT)

24 April 2026

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## **SUBMISSION ON QLDCs ANNUAL PLAN 2026-2027**

### **Background**

QLCHT wishes to make a submission on QLDC's Draft Annual Plan in relation to the Lynch Block site, which formerly formed part of the broader Lakeview precinct.

In 2007, Council formally acknowledged the growing lack of affordable housing within the district and responded by initiating the establishment of the Queenstown Lakes Community Housing Trust (QLCHT). Over the subsequent 19 years, Council has demonstrated consistent support for QLCHT through an annual operating grant, in-kind assistance (including IT services), acting as loan guarantor, and the transfer of two parcels of land for affordable housing development.

QLCHT is an independent, not-for-profit, registered Community Housing Provider (CHP). Our capital funding is primarily derived through the inclusionary housing process facilitated by QLDC, alongside direct support from central government. See Appendix 1 for a summary of key QLCHT.

**QLCHT's vision is for a region where those in greatest housing need can stay, belong and thrive.**

Discussions with QLDC regarding the potential development of the Lynch Block site commenced in 2012. For more than a decade, these discussions have progressed intermittently, reflecting changing economic conditions and political priorities. Throughout this period, QLCHT has remained consistent in its commitment to developing the site for long-term rental housing.

To support this objective, QLCHT has engaged two architectural practices and planning consultants to prepare indicative master plans for the site (attached to this submission). These investigations demonstrate the potential to deliver up to approximately 150 apartments. In parallel, QLCHT has worked constructively with Council officers to assess and prioritise existing Lakeview tenants when reductions in tenancy numbers have been required.

The district is currently experiencing an unprecedented rental housing crisis, with a growing number of workers and residents experiencing homelessness or living in unsuitable and insecure accommodation. With 1680 households currently on QLCHT's waiting list, the need for decisive action has never been greater.

QLCHT considers that now is the appropriate time to formally re-engage with Council on the redevelopment of the Lynch Block site. Enabling the redevelopment of this key site by QLCHT would have minimal impact on the 2026–27 Annual Plan budget, while clearly demonstrating Council's leadership and commitment to addressing the housing challenges facing our District.

## Rationale for Lynch Block land transfer to QLCHT

1. In October 2017, Council adopted all recommendations from the [Mayoral Housing Affordability Taskforce report](#) (HAT) which was set up to investigate new ways of addressing housing availability and affordability in the district. The HAT report included the following recommendations which all provide rationale for QLDC allowing QLCHT to develop the Lynch Block:

- Recommendation 1: *Build a range of Community Affordable market offerings.*
- Recommendation 3: *Provide more land, intensification and inclusionary zoning.*
- Recommendation 4: *Invest in scaling up the QLCHT so that it is able to contribute strongly to the goal of delivering 1,000 Community Affordable homes with secure tenure by 2028.*
- Recommendation 6: *Build a strategy for long-term community support.*

Furthermore, the HAT report noted that “*While Council has limited land available for residential development, the Taskforce supports the view that Council should deliver on the same basis as what it is asking other landowners to do. In that regard, the Taskforce encouraged Council to review its landholdings and identify specific opportunities that can be used for Affordable Rental or the Secure Home Programme. There was also discussion of Council’s Lakeview site and that it be specifically included in the review.*”

2. In December 2021, QLDC adopted the [Queenstown Lakes Homes Strategy](#) which superseded the previous HOPE strategy as Council’s long-term housing plan. This strategy has four outcomes, designed to address the four key challenges of affordability, choice, quality and government assistance, with each outcome supported by a range of actions. A number of outcomes and actions could be incorporated into the Lynch Block redevelopment, with key ones as follows:

- Outcome 1: *Affordable housing options for the community are increased.*
  - **Action: *Identify ways that Central Government and QLDC can contribute more land for perpetually affordable housing.***
- Outcome 2: *A range of housing choice exists for everyone.*
  - **Action: *Explore and promote opportunities for innovative housing solutions for median income earners in the district.***
  - **Action: *Work with QLCHT to consider best ways to support existing QLDC residential housing.***
- Outcome 4: *Partnerships accelerate housing outcomes in the district.*
  - **Action: *Continue to support QLCHT in scaling up their service and ensuring it is meeting the diverse needs of the community as it grows.***

3. In August 2023, QLDC adopted the Queenstown Lakes Joint Housing Action Plan (JHAP), developed in partnership with central government agencies, Kāi Tahu, and QLCHT, to guide coordinated action on the district’s housing challenges. The JHAP identifies the use of publicly owned land, delivery through established CHPs, and the expansion of long-term affordable rental housing as critical mechanisms for improving housing outcomes where market delivery has proved insufficient. The proposed redevelopment of the Lynch Block by QLCHT aligns directly with key JHAP objectives and solutions, including:

- Objective: ***Our community can easily access quality, stable, affordable housing now and into the future.***

- Solution: ***Realise opportunities to purchase and develop land for the provision of affordable housing in the Queenstown Lakes District.***
- Solution: ***Continue to support and amplify the work of the Queenstown Lakes Community Housing Trust and other providers through various means.***

The JHAP places clear emphasis on moving from strategy into measurable delivery, with success indicators including increased affordable housing supply, improved housing stability, and a reduction in the QLCHT waiting list. Enabling QLCHT to progress the redevelopment of the Lynch Block (likely under partnership with a private developer) would give practical effect to the JHAP, demonstrating Council's commitment to implementing its adopted housing framework through partnership led delivery.

4. In April 2026, QLDC held a full Council workshop on the future use of the Lynch Block to provide context, identify desired outcomes, and seek Councillor feedback prior to the development of options for the site. Workshop materials identified the Lynch Block as part of the planned extension of Queenstown's town centre, with future use options to be assessed against agreed objectives, including addressing identified community needs. Long-term worker and affordable housing has consistently been identified as an appropriate potential outcome for the site, reflecting both historic Council decisions and current housing pressures in the district. It was noted the Lynch Block presents an opportunity for QLDC to partner with the QLCHT to increase the supply of perpetual affordable housing in the Queenstown Town Centre.

Submission:

**QLCHT submits the following to QLDCs Annual Plan 2026-2027:**

1. **That QLDC formally engage with QLCHT on the redevelopment of the Lynch Block site.**

Contact:

Julie Scott, Chief Executive

[Julie@qlcht.org.nz](mailto:Julie@qlcht.org.nz)

027 645 2447

## Appendix 1

### QLCHT's strategic leadership roles:

- Recognised leader and innovator in NZs community housing sector.
- Registered Community Housing Provider with the Community Housing Regulatory Authority.
- Active member of peak body, Community Housing Aotearoa.
- Key member of KiwiBuy – a campaign to promote alternative pathways to home ownership for New Zealanders.
- Partners with local social services agencies to provide wraparound services for clients.
- Contracted to the Ministry of Social Development to deliver Social (Public) Housing where appropriate.
- Recipient of Progressive Home Ownership (PHO) fund from the Ministry of Housing and Urban Development for multiple projects.
- Recipient of Affordable Housing Fund (AHF) from the Ministry of Housing and Urban Development for multiple projects.

### QLCHT key facts:

- Net Assets: \$84m
- Total households assisted = 393
  - Secure Home Households = 119
  - Rent Saver Households = 27
  - Affordable Rental Households = 41
  - Social (Public) Housing Households = 52
  - Senior Housing Households = 30
  - Shared Ownership Households = 124
- **Eligible households on QLCHT waiting list = 1680**

## **Submission: Annual Plan 2026-2027**

### **Opposition to Proposed Rates Increase – Hāwea**

*Submitted by a Hāwea ratepayer*

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I am writing to formally oppose the proposed rates increase for Hāwea under the Annual Plan 2026-2027.

While Council is marketing this Annual Plan as an average 11.6% increase across the district, residents of Hāwea are facing an increase of 22.3% – or approximately \$952 extra per year on a median home. That figure deserves to be named clearly, because it is being obscured by district-wide averages that do not reflect the reality for our community. Every other community in the district sits between 9.9% and 13.0%. Hāwea and Luggate are the only two outside that band, and we have the lowest median property values in the district. It is working families, tradespeople, and retirees bearing this burden, not wealthy holiday-home owners.

Over the past three years, rates in the Queenstown Lakes District have compounded year upon year to a point that is simply not sustainable. According to the Taxpayers' Union 2025 Rates Dashboard, QLDC has the fourth highest cumulative rates increase of any council in the country over this electoral term – at over 50% – while national inflation over the same period has been a fraction of that. For Hāwea ratepayers, the compounding effect is even more pronounced. My own household is absorbing this directly, and it is no longer manageable.

Like many in our community, we are already carrying the full weight of the current cost of living; mortgages, food, insurance, fuel, and day-to-day expenses. Rates are not optional. They are a fixed cost. And when they continue to rise at this pace, they place real and ongoing pressure on our ability to manage as a household.

While I understand Council is facing genuine cost pressures – particularly around infrastructure and growth – the current approach is shifting too much of that burden onto existing ratepayers. The question is no longer whether increases can be justified. It is whether they are actually affordable in reality. At present, they are not.

I also want to name something that feels important. There is a growing sense among residents that, with a potential central government rates cap on the horizon, Council may be moving to push rates as high as possible before that mechanism comes into play. I am not suggesting that is the intent. But the pattern of increases, and the fact that Council itself has expressed concern about a rates cap, does little to reassure the community that affordability is being treated as a genuine constraint.

### **The UCCS: Charging for Infrastructure That Isn't Yet Operational**

The majority of Hāwea's increase is driven by the Upper Clutha Wastewater Conveyance Scheme (UCCS) – a \$49.8M wastewater project being built between Hāwea and Wānaka. Approximately 80% of this year's wastewater cost increase is interest on borrowings: this is the financial fingerprint of growth cost that has been debt-financed, not developer-funded.

What makes this particularly difficult to accept is that the UCCS is not yet operational. Council's own September 2025 practice note confirms completion is not expected until early 2027. Yet Hāwea ratepayers are being asked to absorb the full 22.3% increase now.

Compare this to Kingston. Kingston is receiving a new water and wastewater scheme roughly 75% larger in capital terms than the UCCS. Kingston's median rates rise for 2026-27 is 11.1% – half of Hāwea's. In Council's own Kingston Rates Fact Sheet (March 2026), Council states it would be "unfair to begin full cost recovery now" because the Kingston scheme is "not yet operational," and has deferred \$130,000 of cost recovery on that basis. The UCCS is also not yet operational. The same principle must apply to Hāwea.

### **Growth Costs Must Not Fall on Existing Ratepayers**

On Council's own figures, 47% of the UCCS cost is attributable to growth. Under the Local Government Act, that portion – approximately \$23M – should have been recovered from developers, not existing ratepayers. This has not happened, and the shortfall is being passed directly to households like mine.

There is a broader point here that is not being acknowledged clearly enough. As the district grows, Council will have a significantly larger rating base contributing to the system. Infrastructure costs will be recouped across more ratepayers over time. It is not fair for the full weight of growth-driven investment to fall on those who are already here. The people carrying these rates' increases are the locals – the tradies, the builders, the teachers, the small business owners – and Council is making it increasingly untenable for them to remain in this community.

### **Areas Where Council Must Reassess**

- 1. Affordability must be treated as a hard limit.**

It is not enough to acknowledge that increases are difficult. There needs to be a clear ceiling on what ratepayers can reasonably sustain, regardless of future plans or ambitions.

- 2. Stronger control of operational spending.**

The community needs confidence that all possible efficiencies have been identified and implemented before further costs are passed on. That level of discipline is not currently visible.

- 3. Prioritisation of essential infrastructure only.**

In the current environment, there must be a clear distinction between critical infrastructure and projects that can be delayed. Not everything can or should be delivered at once.

- 4. Apply the same deferral principle to Hāwea as has been applied to Kingston.**

Council has already acknowledged that charging full cost recovery on infrastructure that is not yet operational is unfair. That reasoning must be applied consistently.

**5. Recover growth costs from developers, not ratepayers.**

The approximately \$23M of UCCS cost attributable to growth should be recovered through development contributions as intended under the Local Government Act, not loaded onto existing households.

**6. Clearer communication of trade-offs.**

Consultation should show not just what is proposed, but what has been reduced, delayed, or removed to keep increases manageable. Without that transparency, it feels as though the outcome is already decided.

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## **Closing Position**

The current pattern of rates increases is not sustainable for locals like us, and it risks pushing long-term residents out of the district for good. I am not opposed to investment or progress, but it must be balanced with what people can actually afford to pay.

Council's own documents show that the same logic used to protect Kingston ratepayers applies directly to Hāwea. I am asking Council to act on that logic consistently, and to bring Hāwea's increase into the district-average range while the UCCS remains unfinished.

I strongly encourage Council to reduce the proposed increase, defer non-essential spending, pursue growth cost recovery from developers as required by law, and take a more disciplined approach to costs before finalising this plan. Affordability needs to be treated as a real constraint, not just an unavoidable consequence.

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*All figures cited are drawn from QLDC's own published material: the Draft Annual Plan 2026-27 supporting document, the Lake Hāwea Rates FAQ, and the Kingston Rates Fact Sheet (March 2026).*

**Submission – QLDC Annual Plan 2026-2027**

**April 2026**

My name is Gemma Smith. I am a long-term resident of over 20 years in the Wakatipu Basin, a rural landowner and farmer, founder of Gems Educational Childcare (established and operated three childcare centres for over a decade in Lake Hayes Estate and Shotover Country) and a business owner operating an Angus cattle stud and an emerging equine-based business within the district. I also have a professional background in environmental planning, giving me both lived and technical insight into land use change, development pressures, and recreational access.

Equestrian activity is a central part of both my family life and business. My two teenage daughters are active riders who train and compete, and as a family we ride regularly. I am currently Vice President of the Wakatipu Pony Club and a long-standing member of the Wakatipu Riding Club, having been involved on and off for more than 20 years. I was also part of the original group that negotiated rider access to the Coronet Forestry block — an invaluable resource that provided a safe, quiet environment for young or inexperienced riders and horses.

Over the past two decades, I have witnessed significant change in the Wakatipu Basin. Historically, riders had access to a network of informal but highly functional routes — including the Triangle, road corridors, and numerous paper roads — which enabled safe movement between properties, training areas, and Pony Club grounds. Many of these routes have now been lost through subdivision, intensification, and the development of the cycleway network.

I want to be clear that we value and actively use the cycleway network. As a family, we recognise and enjoy the significant benefits it brings to the community. However, this investment has coincided with a steady and very real decline in safe, legal access for equestrians. Access to public spaces for horse riding has diminished to the point where it is approaching non-existence.

This is not due to a lack of willingness from the equestrian community to share space. International evidence demonstrates that shared-use trails between horse riders, cyclists, and walkers can function safely and successfully when supported by appropriate design and, critically, user education. Education around shared trail use would be a simple and effective starting point in improving outcomes locally. There are many areas within the Basin where dual-purpose trails could be achieved, if equestrian access is considered at the planning and design stage.

It is also important to note the steady decline in meaningful consultation with the equestrian community over time. When the original trail networks were established,

riders were actively consulted and their knowledge contributed to route planning and design. However, over time, equestrian representation within both QLDC processes and associated organisations such as the Trails Trust has become negligible. This lack of engagement has directly contributed to the progressive loss of access and missed opportunities for shared-use outcomes. We would like to see a renewed commitment to genuine consultation and representation, ensuring that equestrian voices are included early and consistently in future planning and decision-making.

I also want to acknowledge the small group of dedicated equestrians who have worked tirelessly over the past decade with Council and other organisations to retain and regain access. Without their efforts, the situation would be significantly worse.

As our population grows, there may be points perceived areas of conflict between user groups. However, this should not be used as a reason to exclude equestrians altogether. With good planning, thoughtful design, and education, access can be achieved safely and harmoniously within the community.

I note that the community consultation material identifies Queenstown Lakes District as having the highest rate of fast-track development applications in the country. While this may assist in enabling growth, I am concerned that the removal of community input will result in poorer long-term outcomes for our district. In particular, opportunities to secure and integrate equestrian access within new developments may be lost permanently if they are not considered at the outset. Without consultation, our community risks being worse off, with increasingly limited access to shared recreational space.

More broadly, I acknowledge the early engagement themes for the QLDC Long Term Plan 2027–2037, including prioritising communities and the environment, supporting economic diversification, and ensuring that growth contributes fairly to infrastructure. I strongly support these directions. Equestrian activity contributes directly to these outcomes — through youth development, particularly for young women, community wellbeing, and the creation of small-scale rural and regenerative tourism-based business opportunities. Ensuring that developers contribute to infrastructure should include provision for recreational access, including equestrian networks. Without this, growth risks continuing to erode community amenity rather than enhancing it.

We are now at a critical point. If land and access for equestrian activity are not actively secured, there is a real risk that community-based organisations such as the Wakatipu Riding Club, Wakatipu Pony Club, and potential future groups — including Riding for the Disabled and other equestrian disciplines — will not be able to establish or sustain themselves in the Basin. The combined pressures of land value, development, and loss of access are simply too great.

This is not just about recreation — it is about maintaining a longstanding part of the district’s identity, supporting inclusive participation in sport, and enabling rural and semi-rural land use to continue to coexist alongside urban growth.

Equestrian activity adds a unique layer of diversity and character to the Basin’s recreational landscape; over more than a decade of riding local trails, my experience has consistently been that interactions with both locals and visitors are positive, engaging, and memorable — with many locals and tourists stopping for photos and conversations — creating opportunities for genuine community connection that risk being lost as our recreational spaces become increasingly homogenised.

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### **Key Points and Requests**

I strongly support the submission made by the Wakatipu Pony Club and in particular the need for greater recognition, protection, and investment in equestrian access.

In addition, I emphasise the following:

- Equestrian access must be actively considered in all future trail design, network planning, and subdivision development
- Shared-use trails should be enabled wherever feasible, supported by appropriate design and user education
- Education programmes should be developed to support safe shared use between riders, cyclists, and walkers
- Existing and historic access routes, including paper roads, should be identified, protected, and where possible reinstated
- The impacts of fast-track development on recreational access should be carefully considered – and pushed back on at a local government level where possible.
- Developers should contribute to the provision of recreational infrastructure, including equestrian access
- Strategic land allocation or protection for equestrian use should be considered to ensure long-term viability
- **Formalise Equestrian Consultation and Representation** -QLDC, in partnership with the Trails Trust and other relevant organisations, to establish a formal and ongoing consultation framework with the equestrian community for all recreational planning and development. This should include early-stage engagement, designated representation, and active collaboration to ensure

equestrian access is consistently considered and integrated into trail networks and open space planning.

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### **Closing Statement**

Equestrians are not seeking preferential treatment — but we are at real risk of being excluded entirely and our trail and recreational environment increasingly becoming homogenised.

The Wakatipu Basin has an opportunity to support a genuinely diverse and inclusive recreational network that reflects its rural heritage, landscape, and diverse community.

Ensuring that equestrian activity remains part of that future will require deliberate and immediate action.

Gemma Smith and Family

Kincardine Angus Ltd

Willow & Mane Equestrian



Spackman, Angela

# Submission on the QLDC Annual Plan

**Submitter:** Lakes Sports Trust

**Project:** Proposed Multi-Sport Indoor Facility (Queenstown)

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## 1. Do you support the proposed Annual Plan? Why / why not?

We generally support the direction of the Annual Plan, particularly the focus on community wellbeing and infrastructure.

However, we believe there is an opportunity to strengthen the Plan by recognising the need for additional indoor sporting infrastructure in the Queenstown Lakes District. Existing facilities are already under pressure and will not be sufficient to meet ongoing population growth.

In particular, the planned upgrade to the Events Centre does not cater for several of the sports included in our proposal and, on its own, will not address the level of demand across the community.

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## 2. What would you like to see changed or included?

We would like to see recognition of a proposed **multi-sport indoor facility** as a priority community infrastructure project.

Over the past 12–18 months we have undertaken significant work to assess feasibility and demand. This has included engagement with local and national sporting organisations (including cricket, squash, and padel), consultation with those who have delivered similar projects, and investigation of multiple site options.

Private land options were explored but proved unviable due to cost and limited community benefit. As a result, we have been working with Council staff for approximately 14 months on a suitable Council-owned site within the Events Centre area.

Importantly, we are **not seeking capital funding from the Council**. Our request is for access to appropriate land to enable the project to proceed.

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### 3. What are the reasons for your views?

The district continues to experience strong population growth, placing increasing pressure on existing sports infrastructure and increasing demand for further key facilities. There is a shortage of indoor facilities, limiting participation opportunities and future development.

This project is designed to complement, not duplicate, existing and planned facilities. It specifically provides for sports that are not accommodated within the current Events Centre upgrade plans. We believe this will have a multiplying effect on the planned development.

The facility would be delivered and operated by a **Community Trust**, with profits reinvested back into local sports clubs and community outcomes. This ensures long-term value for the community, extending beyond the provision of the facility itself.

The project would:

- Increase participation opportunities across multiple sports
- Provide needed year-round access to facilities
- Support community health and wellbeing
- Allow Council to do more with less
- Create a sustainable local trust that supports local sports, where benefits are reinvested locally well into the future.

We are currently gathering participation data and formal letters of support, including from national sporting bodies.

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### 4. What action would you like Council to take?

We request that Council:

- Recognise this project as a priority community infrastructure opportunity
- Support, in principle, access to suitable Council-owned land (under a peppercorn lease)
- Continue to work collaboratively with us to progress the project

At this stage, we acknowledge that there is a formal process required to secure access to Council land. Over the last 18 months, we have had multiple meetings with Council staff and Councillors regarding this project. It is now at a stage where an undertaking needs to be made so we can apply for funding with confidence. This will also allow us to complete a feasibility study and full business case. We are therefore seeking **in-principle support only**.



This includes undertaking a detailed needs assessment, feasibility study, and full business case. These steps require a significant investment of time and resources, and in-principle support from Council is critical before progressing further.

We reiterate that **we are not requesting funding**, but rather Council support through access to the identified land, enabling a community-led solution.

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## 5. Any additional comments

We have appreciated the constructive engagement with Council to date and believe this project aligns strongly with Council's strategic objectives.

Subject to securing in-principle support and ultimately land access, we are ready to progress into detailed planning and, following that, a fundraising phase involving local trusts, philanthropy, and community partnerships.

This is a well-developed, community-driven initiative that delivers long-term value through a trust-based model, reinvesting back into local sport. We remain committed to progressing the project and would welcome the opportunity to continue working alongside Council to achieve this outcome.

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### Attachments

- Preliminary Business Case
- Proposed floorplan
- Site map of our proposed location



# Preliminary Business Case

Requested information from QLDC

## Organisational Structure / Governance

**a. Trustees/capability** *who are we dealing with, i.e. trustees/background/expertise to undertake a project like this*

We currently have four confirmed Trustees, each bringing relevant governance, commercial, and community expertise:

- **Phil Brosnan** – Founder of Brosnan Construction and current Chair of the New Zealand Master Builders Association. Phil brings extensive construction, governance, and project delivery experience.
- **Jono Browne** – General Manager of Wolf Hospitality, with strong operational experience in large-scale businesses within Queenstown and established connections across local sports organisations.
- **Angela Spackman** – Independent Director and business owner, contributing governance expertise across both commercial and sporting organisations, along with strong regional networks.
- **Craig Ferguson** – Former four-term local councillor, community advocate, and active participant in local sport.

We are seeking to appoint a fifth Trustee with strong links to local sports clubs and complementary commercial expertise.

Collectively, the Trustees bring the governance, delivery experience, and local knowledge required to successfully deliver and operate a project of this scale.

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**b. Organisational structure** *What type of structure is the organisation, i.e. Incorporated/charitable/company etc*

The project will be delivered and operated through a **Charitable Trust**.

All profits generated will be reinvested into local sports clubs and community initiatives via an annual grants process. This ensures the facility delivers **ongoing, long-term value to the community**, beyond the provision of infrastructure alone.

The Trust has not yet been formally established, as we consider it prudent to first secure in-principle land access and confirm project viability before committing resources to legal formation.

## Strategic Need / Justification

**a. Evidence of need** *Need to provide data on growth of sports/clubs/population/socio-economic data/ethnic etc including potential penetration rates/uptake of the proposed activities*

There is currently no indoor facility in Queenstown capable of supporting several key sports on a consistent, year-round basis, be it for training, playing or social purposes.

- Cricket lacks any indoor provision, limiting development and participation outside the summer season for local, domestic and international use
- Squash facilities have declined to be noted as the worst squash courts in New Zealand, due to long-term uncertainty, poor location, constraining growth in an established and future Olympic sport
- Netball continues to face pressure and constraints on available space for both training and social competitions
- Futsal has no dedicated facility and regularly competes with other sports for limited indoor space, restricting its ability to grow.
- In addition, there is currently no indoor provision for padel, a sport experiencing significant global growth, including increasing local interest.

Collectively, these gaps highlight a broader shortfall in fit-for-purpose indoor facilities to meet both current demand and future growth, growth currently not a part of QLDC's LTP

This shortfall will increase as the district continues to experience rapid population growth and increasing diversity in recreational needs. Having engaged with national sporting bodies who have built similar facilities, we are able to provide data demonstrating membership and engagement growth.

Our engagement with local clubs reinforces this evidence, with multiple sports currently constrained across membership numbers and revenues due to not having any access to suitable indoor facilities.

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**b. Alignment with strategies** *How does this fit into Council's strategies and plans, the Otago Region/South Island/Sport NZ/National picture*

This project aligns strongly with:

- QLDC's strategic direction for **community wellbeing and recreational infrastructure**
- The **Events Centre upgrade programme**, by complementing rather than duplicating provision
- **Sport NZ priorities**, including increasing participation, accessibility, and community wellbeing



Importantly, the proposed facility provides for sports and activities **not currently accommodated** within existing or planned Council facilities. It complements Council's broader strategic direction to improve access to recreational infrastructure and addresses regional and national priorities identified by Sport NZ, particularly around increasing participation, inclusion, and wellbeing through sport and active recreation.

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**c. Community support and engagement** *Have you got support from the local community? How do you intend to engage with them to find out?*

Over the last 18 months we have engaged with a wide range of local sports and community organisations. Sports clubs engaged with have included **cricket, squash, football, netball, and padel - with cricket and squash engagement also at a national body level**. All have expressed strong support.

The facility is intentionally designed as a **multi-use community asset**, and we intend to continue engagement with:

- Schools and youth providers
- Holiday programme operators
- Cultural groups (including kapa haka)
- Senior and wellbeing organisations

The proposed space is designed to be highly versatile, and we welcome conversations with any individuals or groups who may benefit from its use. We also hope to support the growth of local small businesses—both existing and emerging—by offering them a place to thrive within the facility.

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**d. Market position/point of difference.** *Who are your competitors/partners or organisations doing similar things – what's your point of difference?*

There are no direct competitors providing this type of multi-sport indoor facility in the district.

This project is designed to **complement existing Council infrastructure**, not compete with it. It specifically addresses well-documented community needs and provides a flexible, community-led solution.

There are currently no provisions in the QLDC LTP to expand the offerings to a wider group of sports participants.

This facility is designed to scale with population growth and evolving community needs.



## Site Options

**a–b. Site assessment** *Need to complete a site options report based on criteria such as transport/pedestrian linkages/other similar activities or commercial connections/buildings, geotechnical, infrastructure requirements, i.e. data/power/sewage/water etc/carparking*

A range of private and public sites have been considered. Private land options were deemed financially unviable due to high land costs, which would significantly reduce the ability to reinvest profits into the community.

Council-owned land presents the most sustainable option, enabling a **community-focused, not-for-profit model**.

Site assessment has considered access, infrastructure, proximity to complementary activities, and environmental factors (refer to attached documentation for site-specific information).

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**c. Planning and consenting** *Planning, consenting and zoning requirements need to be identified, i.e. can you build in the area you prefer – what is the consenting pathway*

Preliminary discussions with Queenstown Airport Corporation indicate no objections to the proposed development.

The site complies with height and clearance requirements, and noise impacts are expected to be minimal given the internal nature of activities. The proposed site is approximately 212 metres from the cross runway and 265 metres from the main runway—well beyond the 150-metre clearance zone. The building height also complies with airport requirements at that distance.

We will work with QLDC to confirm the appropriate consenting pathway.

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**d. Land tenure** *Need to consider whether you buy land/building, ground lease only and others build, ground and building lease, licence to occupy a building or land, developer/management agreements etc*

Our preferred arrangement is a **licence to occupy**, allowing the Trust to fund and own the building.

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**e. Preferred approach** *The report should look at all private and public site options and essentially land on a preferred location*



Public land is essential to achieving a financially sustainable, community-focused outcome. It enables the Trust to maximise reinvestment into local sport rather than servicing land acquisition costs.

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## Concept Design

**a. Facility overview** *What are you building – size, shape, footprint of land required, infrastructure and utility services identified, sustainability, i.e. environmentally/socially and economically*

**See attached initial floorplan suggestion.**

The proposed facility is a **functional, multi-use indoor sports venue**, designed to maximise participation by providing social sports spaces and high-performance facilities within a compact footprint.

Key features include:

- Dedicated Cricket, Squash & Padel facilities
- Multi-sport courts and adaptable spaces
- Supporting amenities (changing rooms, meeting spaces, spectator areas)
- Durable, high-quality finishes suitable for intensive use

We will engage specialist architects once land access is confirmed.

Sustainability opportunities, including solar power generation, will be explored further as part of the detailed design.

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**b. Functional design** *Really need to think “how” people will use the facility, i.e. customers/groups/staff/events etc in relation to the design, i.e. function over architectural design*

The design prioritises **function, flexibility, and utilisation**.

It is intended to support a wide range of users, including clubs, casual users, programmes, and events, ensuring high utilisation and strong community value.

**See attached initial floorplan suggestion.**

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**c. Capital cost and funding** *what is the capital cost to build (and how are you funding it) including design/consents/construction/infrastructure etc – What sustainability elements have you looked at?*

Estimated total capital cost: **\$15 million**.

Funding will be sourced from:

- Charitable trusts (e.g. Lotteries, Central Lakes Trust)
- Philanthropic contributions
- Local business support

Importantly, **no capital funding is being sought from Council**.

Council's in-principle support will significantly strengthen funding applications.

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**d. Capital renewals** *what is the renewals plan over the life of the building, i.e. replacement floors/windows/walls/heating/equipment etc*

A portion of annual surpluses will be retained to fund:

- Planned renewals (e.g. flooring, plant, equipment)
- Unplanned maintenance

This ensures long-term sustainability without reliance on external funding.

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## **Management / Financial Model**

**a. Operating model** *How are you going to manage the facility? What is its operating model? Dry hire?/staffed/access arrangements. How many staff/customers do you want in the building to make up the model, i.e. throughput of activities/people etc*

The facility will operate under a **professionally managed model**, led by a General Manager and supported by staff.

Operations will be supported by booking and access systems to maximise utilisation and efficiency.

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**b. Operating costs** *What are the expected operational costs – i.e. power/cleaning/data etc*

Estimated Year 1 operating costs: **\$900,000**, including staffing, utilities, maintenance, insurance, Council Rates and other overheads.

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**c–d. Revenue and assumptions** *What is the expected income revenue for the facility and how is this broken down, i.e. fees and charges/grants/private funding/philanthropy etc – use a sensitivity analysis to provide options*

Estimated Year 1 revenue: **\$1.5 million**.

Revenue sources include:

- Court and facility hire
- Social leagues and programmes
- Limited retail

Assumptions include:

- 75% peak utilisation
- 30% off-peak utilisation
- Additional revenue from non-local users and leagues

This represents a conservative and sustainable model.

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## Staging and Risks

**a. Staging** *Have you considered staging the project – pros and cons*

The facility is intended to be delivered as a **single-stage project** to ensure operational efficiency and full functionality.

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**b. Key risks** *What are the other impacts that may influence your project, i.e. NZTA/funders/economic recession/community consultation etc*

Key external dependencies include:

- Council decision-making timelines
- Infrastructure servicing of the site
- Access and transport considerations



These risks are manageable with early alignment and collaboration.

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## Recommendations and Next Steps

*What are you recommending to Council and what do you want Council to do, i.e. give land, build building/partner or provide funding/expertise*

We respectfully request that Council:

- Provide **in-principle support for access to suitable Council-owned land**
- Confirm a pathway for progressing the proposal through the required processes

We acknowledge that a formal process is required to secure land. At this stage, we are seeking **in-principle agreement only**, to provide the confidence needed to proceed with:

- A detailed needs assessment
- Feasibility study
- Full business case

These steps require significant investment of time and resources, and it is not prudent to proceed without Council's initial support.

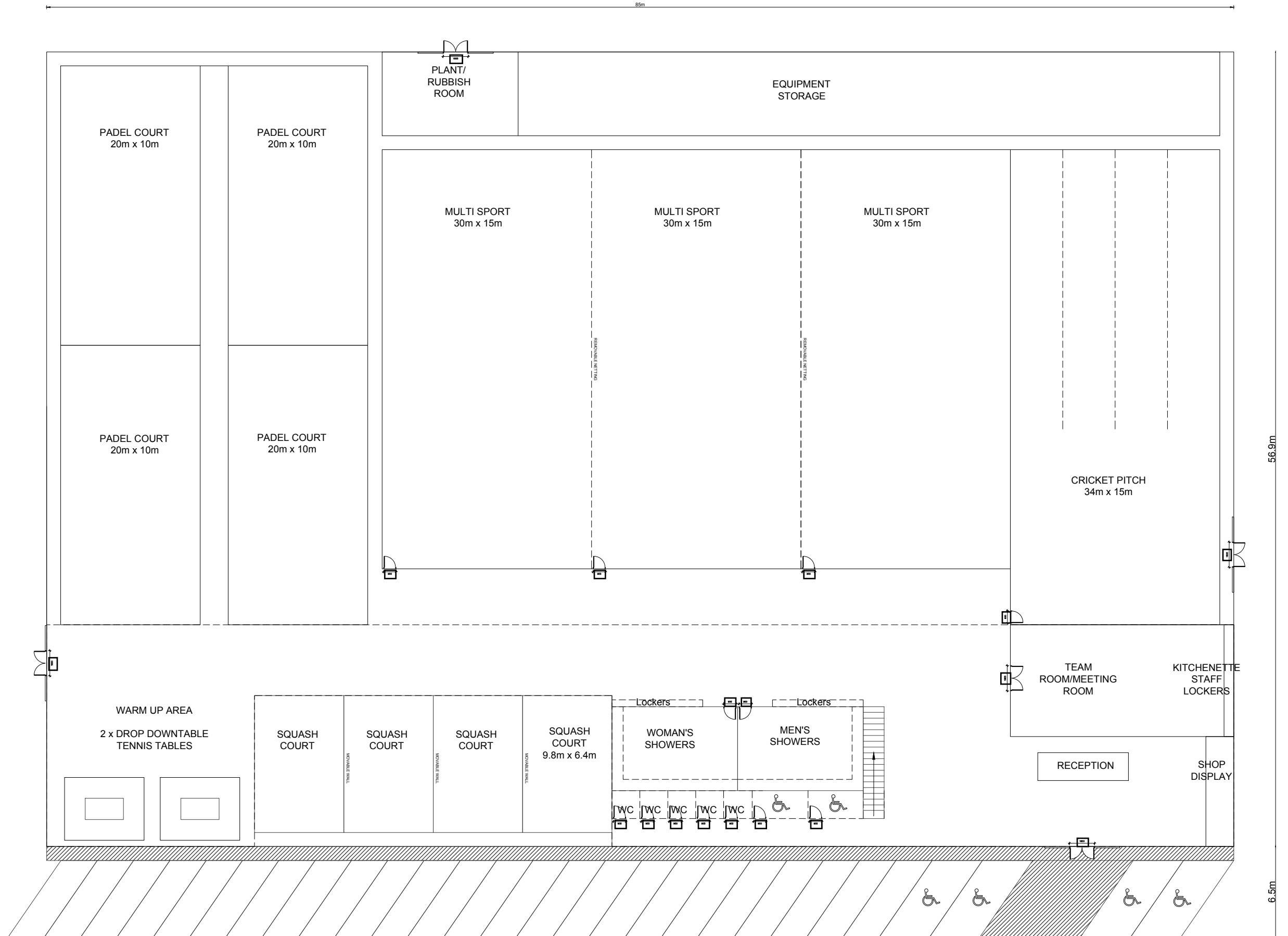
We reiterate that:

- **We are not seeking funding from Council**
- This is a **community-led, trust-based model** delivering long-term reinvestment into local sport
- This represents a **low-risk, high-impact opportunity for Council** to enable community infrastructure without capital investment

We welcome continued engagement with Council and are committed to working collaboratively to deliver this outcome.

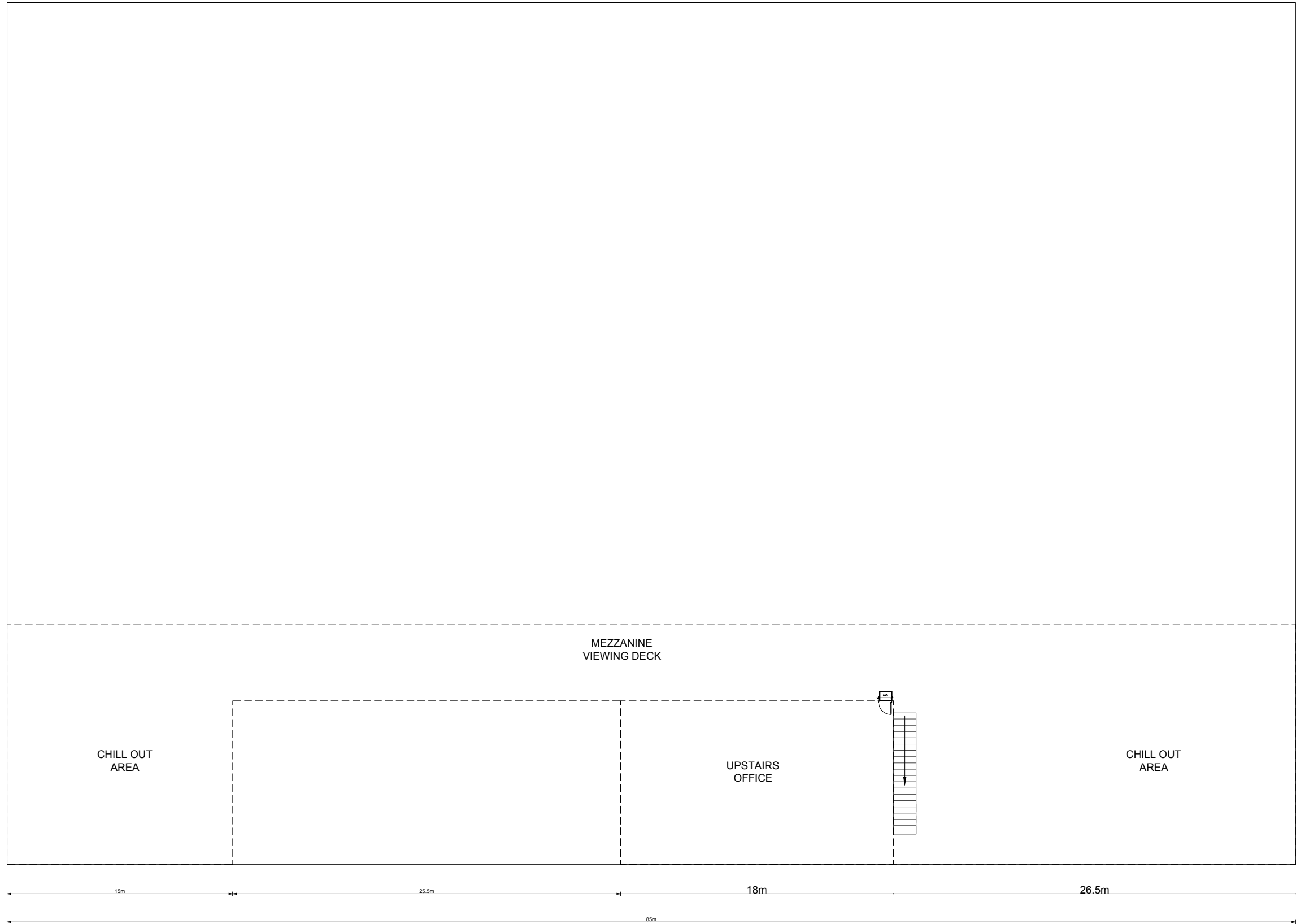
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INDOOR SPORTS CENTRE

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INDOOR SPORTS CENTRE

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# QUEENSTOWN EVENTS CENTRE DEVELOPMENT PLAN



**Stewart, Vivien**

To Whom it may Concern:

From: Vivien Stewart



Hello I am a Luggate Resident living at my address approximately nine years, now recently widowed I am finding living on a single Superannuation income difficult. Hearing of this outrageously high rate increase is such a huge shock and extremely upsetting.

I am enclosing my handwritten letter as my submission against this proposed shockingly high increase.

I am writing to express my shock and extreme disappointment in the Council (QLDC) setting such ridiculously high rates for just a few of us in Luggate. That is almost 50% in 2 years, this year being 29.3%. My first reaction was is this even legal with the govt. trying to legislate keeping rates increases at 2-4%?

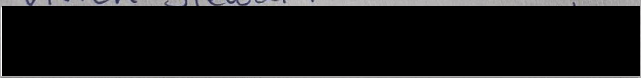
Luggate has typically been a place for young families, first home buyers and the retired.

How are these people supposed to pay these exorbitant increases? And to have Superannuitants told to get a Reverse Mortgage is somewhat insulting and disrespectful, unacceptable!

To suggest the homeowners already on the wastewater system and who have already paid contributions should pay for newcomers and those not on the scheme is just ludicrous. What has happened to the 4 million Developers contribution already paid? The QLDC needs to come up with a better solution for this debt and not financially burden a few rate payers.

If you are suggesting Luggate is a place for 'The Rich and Famous', you are misguided. We are not there yet!

Vivien Stewart



*Vivien Stewart*

I am writing to formally oppose the continued trajectory of rates increases proposed under this Annual Plan, something needs to dramatically change..

We live in Hawea and the 22.6% increase is outrageous, I have previously worked on rates for other councils and we never increased rates percentages in double figures, whatever happened to rate increases based on CPI. When QLDC gave approval for Timsfield resource consent 20 years ago, they knew that the waste water was going to be a major project and all the subsequent approvals were going to impact on the timeline for the upgrade. QLDC should have been budgeting for this upgrade ever since. Instead they have spent the money elsewhere most probably in Queenstown and now it is our turn for capital expenditure you are now planning to dump it all on us. We understand that the drinking water system will need upgrading at some point in the future, we hope that QLDC are already budgeting for this NOW.

We read John Glovers answers about the rate rises in the Wanaka Sun, there is no mention of historical lack of planning and funds spent on wasteful projects like the Wanaka Airport review and non-critical expenditure, a sad indictment on those who got us into this position.

Over the past several years, rates in the Queenstown Lakes District have risen well beyond what most households can realistically absorb. These increases have compounded **year after year**, and for many families, including mine, they are now reaching a point that is simply not sustainable. While I understand that Council is facing genuine cost pressures, particularly around infrastructure and growth, the current approach is shifting too much of that burden onto existing long term ratepayers. The issue is no longer whether increases can be justified — it is whether they are actually affordable in reality.

There are several areas where I believe Council needs to reassess its approach:

1. Affordability must be treated as a hard limit.

It is not enough to acknowledge that increases are difficult. There needs to be a clear ceiling on what ratepayers can reasonably sustain, regardless of future plans or ambitions.

2. Stronger control of operational spending.

There needs to be confidence from the community that all possible efficiencies have been identified and implemented before further costs are passed on. That level of discipline is not currently visible.

3. Prioritisation and communication of essential infrastructure only.

In the current environment, there must be a clear distinction between critical infrastructure and projects that can be delayed. We already have major issues with no public transport and limited health care, critical only.

4. Fair balance between growth and existing residents.

Growth is a major driver of cost in this district. However, existing ratepayers should not be carrying a disproportionate share of the infrastructure required to support that growth. The majority of rate payers in our region are the local community, the tradies, the builders, the teachers and the council is making it untenable to continue living here.

—

#### Closing Position

The current pattern of rates increases is not sustainable for any locals who wish to continue living here, and it risks pushing long-term residents out of the district. I strongly encourage Council to reduce the proposed increase or put a cap on the increase, defer non-critical spending, and take a more disciplined approach to costs before finalising this plan.





24 April 2026

Queenstown Lakes District Council  
Freepost 191078,  
Private Bag 50072,  
Queenstown 9348

Via email: [letstalk@qldc.govt.nz](mailto:letstalk@qldc.govt.nz)

Tēnā koe,

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA ON THE QUEENSTOWN LAKES DISTRICT COUNCIL ANNUAL PLAN 2026/27.**

**To:** Queenstown Lakes District Council (QLDC)

**Name of submitter:** Heritage New Zealand Pouhere Taonga (HNZPT)

1. Thank you for the opportunity to lodge a submission on the Queenstown Lakes District Council 2026/27 Annual Plan.

**Roles and Responsibilities of Heritage New Zealand Pouhere Taonga:**

2. Heritage New Zealand Pouhere Taonga is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historic heritage and cultural values. This includes cultural heritage, sites of significance to Māori and archaeological sites.

**The specific parts of the application that this submission relates to are:**

3. Providing for the identification, protection, preservation and conservation of historic heritage within the QLDC area which allows for the continued use and appreciation of that heritage.
4. QLDC's obligations under the HNZPTA regarding archaeological authorities.
5. Recognition of the adverse effects of climate change on historic heritage.
6. Provision of Council incentives to facilitate the retention and seismic strengthening of heritage buildings in the QLDC area.

## Proposed Initiatives

7. HNZPT notes that the Annual Plan is a high-level document to set out expenditure for the year ahead and how Council is going to pay for its projects and services within the district, identified by the Long-Term Plan document. Several projects have been referenced in the consultation document, and HNZPT welcomes further consultation on each of these initiatives as details develop, including:
  - Wanaka Lakefront Developments, these include upgrades to the significantly damaged Roy's Bay Jetty (page 16, consultation document),
  - Lower Helwick Street upgrades (page 16, consultation document),
  - Continued delivery of the Three Waters infrastructure investment (page 16, consultation document).
8. HNZPT encourages Council to invest further into historic heritage under its guardianship, enabling continued conservation of these places for future generations to enjoy. One example of an historic heritage item that HNZPT encourages to be included into the 2026/27 Annual Plan budget, are the remediation works required for the Skippers Bridge.
9. Skippers Bridge is a Category 1 Historic Place on the New Zealand Heritage List / Rārangī Kōrero and has been closed since 2025 due to safety concerns associated with the bridge's suspension system. Council released a structural engineer's report compiled by Stantec (December 2025). The report has put forward multiple options for Council to consider in terms of remedying the structural weaknesses of the bridge to prevent further deterioration. HNZPT is willing to work with QLDC to come to an acceptable solution that takes into consideration the findings of the report, whilst acknowledging the heritage values of the bridge. HNZPT would strongly support the continued active use of the bridge into the future, following remediation of the safety concerns, enabling the structure to continue as a significant jewel in the district's tourism offerings.

## Archaeological Authorities

10. HNZPT notes that there are projects proposed within the Annual Plan consultation document which may require archaeological authorities pursuant to the HNZPTA. Under the HNZPTA an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand.
11. Archaeological sites are legally protected under sections 42(1) and 42(2) of the HNZPTA. An archaeological authority is required for any works that may modify or destroy an archaeological site, including demolition of a building constructed prior to 1900. It is an offence to undertake activities that may modify or destroy an archaeological site unless authorised by an archaeological authority issued under the HNZPTA.

12. The core infrastructure works outlined in the consultation document include the Three Waters upgrades and street/lakeshore upgrades. These involve ground disturbance that could affect recorded/unrecorded archaeological sites. These projects may therefore require archaeological authorities to be obtained from HNZPT prior to works being undertaken.
13. It is recommended that Council consults with HNZPT as soon as practicable once the area and scope of works is identified, to determine whether an archaeological authority may be required for these works. In the first instance, HNZPT encourages Council to undertake best efforts to avoid archaeological sites near the proposed projects in the first instance. This would also minimise costs and delays.

### **Climate Change**

14. Climate Change is an increasing threat to historic heritage. Major storm events and river/lake high flow events will result in the loss of archaeology sites in these areas. Increased frequency of extreme weather events will likely have an impact on heritage structures and buildings and riparian archaeological sites. HNZPT encourages Council to explore mitigative measures to protect heritage places and archaeological sites from weather ingress and erosion/flooding.

### **Heritage Incentives**

15. Queenstown Lakes has a range of heritage buildings. Some are comprised of unreinforced masonry construction and will be subject to current legislation requirements for earthquake strengthening. As the Council is aware, financing maintenance and seismic strengthening of these buildings, particularly in the current economic climate is difficult for many heritage building owners.
16. HNZPT supports the continued investment into the district's Heritage Incentive Grant Scheme for heritage property owners and regulatory incentives to maintain/upgrade heritage buildings for continued occupancy. The fund has supported many owners of heritage buildings to maintain, enhance and replace heritage fabric on their buildings. This has positive outcomes for the district, visually, economically and socially.
17. HNZPT understands that current fees and charges relief for heritage buildings owners will continue to be a key component of the Heritage Incentive Grant Scheme eligibility. HNZPT encourages Council to provide further regulatory relief for owners of historic heritage on the District Plan heritage schedule – several of which are also on the New Zealand Heritage List / Rārangī Kōrero - and an increase in funding for the Heritage Incentive Grant Scheme.
18. HNZPT encourages the maintenance or establishment of further heritage incentives available for both private owners of historic places and charitable trusts. There are a range of incentives Council could utilise to promote the protection and conservation of historic heritage, including the provision of specialist advice to heritage building owners. HNZPT wish to remind Council that

we can provide free heritage conservation advice to Council staff regulating or managing historic heritage, and to owners of heritage buildings.

**Heritage New Zealand Pouhere Taonga recommends:**

19. Further to the priorities and proposed initiatives outlined in the Queenstown Lakes District Council's Annual Plan 2026-2027 consultation document, HNZPT recommends the following to protect and enhance the historic heritage of the Queenstown Lakes District:

- Council retains the provisions and projects supported by HNZPT except where amendment is sought, as outlined in this submission.
- Consultation is undertaken between the Council and HNZPT for infrastructure development and projects that may affect places or areas entered on the New Zealand Heritage List/Rārangi Kōrero.
- Council is aware that archaeological authorities may be required for certain projects outlined in the Annual Plan so that any costs and time associated with these are anticipated and included in project budgets. Archaeological authorities are sought from HNZPT for any works that may modify or destroy an archaeological site, as required under the Heritage New Zealand Pouhere Taonga Act 2014.
- Council recognises the adverse effects of climate change on historic heritage and implements measures to prevent further degradation wherever possible.
- Council retains existing, and explores further, non-regulatory heritage incentives to facilitate the retention and seismic strengthening of heritage buildings in Queenstown Lakes District.

**Heritage New Zealand Pouhere Taonga does not wish to be heard in support of our submission.**

20. We are happy to answer any questions regarding our submission and are available to discuss these matters directly with QLDC staff.

Kā mihi,



**Dr Eva Forster-Garbutt**  
Area Manager | Kaiwhakahaere a-Takiwa

**Address for Service:**

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Kaiwakamāhere | Planner, Otago Southerland  
Heritage New Zealand Pouhere Taonga  
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**Submission on QLDC Draft Annual Plan 2026–2027**

**Opposition to Proposed Rates Increase for Cardrona**

**Submitter:**

Recreation Milford Limited  
133 Huntsbury Avenue, Christchurch 8022  
Humphreytapper@gmail.com, 021 860 778

**Submission to:** Queenstown Lakes District Council Draft Annual Plan 2026–2027

**1. Summary of submission**

Recreation Milford Limited owns approximately 15 hectares of fee simple land in Cardrona.

This submission **opposes the proposed rates increase for Cardrona** on the basis that:

- Cardrona households face a proposed average rates increase of approximately 20%, compared with a district-wide average of 11.7%;
- This represents an increase of 8.3 percentage points above the district average, or approximately 71% higher than the district-wide average increase;<sup>1</sup>
- The scale of the increase is inequitable, disproportionate, and inadequately justified having regard to the funding principles in s101(3) of the Local Government Act 2002;
- The proposal risks undermining affordability, community wellbeing, and confidence in the fairness of Council’s rating decisions, particularly where the burden is concentrated on a small existing community; and
- That broadening the base of contributors and encouraging uptake of the Cardrona public water supply and wastewater network would be a more appropriate tool.

Queenstown Lakes District Council (QLDC) advises that the proposed rates increases arise almost entirely from the ongoing costs of operating the Cardrona public water supply and wastewater network.<sup>2</sup> While the submitter accepts that these costs must be met, the method

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<sup>1</sup> Calculation:

$$\frac{20.0}{11.7} - 1 \approx 0.709$$

<sup>2</sup> QLDC Information Sheet - Cardrona Water & Wastewater: what’s driving the rates increase?

proposed places an excessive burden on current Cardrona ratepayers and does not reflect a fair or sustainable allocation of growth-related infrastructure costs.

The submitter seeks that Council reconsider and moderate the proposed Cardrona rates increase, and either:

- (a) align it more closely with the district-wide average; or
- (b) phase any increase over a longer period to avoid unnecessary financial burden.

## **2. Disproportionate impact on Cardrona ratepayers**

The Draft Annual Plan indicates that Cardrona households are subject to an average rates increase that is materially higher than the district mean.

A 20% increase, compared with a 11.7% district-wide average, is not marginal. It is materially different in both absolute and relative terms, and requires clear, transparent, and compelling justification, particularly where the impact falls on a discrete and established community.

While some differentiation between communities is inevitable, the submitter is concerned that:

- the extent of the increase appears out of balance with observable differences in service levels or direct benefits received by Cardrona ratepayers; and
- the proposal effectively shifts a disproportionate share of funding pressure onto one area without adequate explanation.

Cardrona's proposed increase approximately 71% higher than the district-wide average is difficult to reconcile with principles of equity and proportionality.

## **3. Affordability and cumulative impact**

Rates increases do not exist in isolation. Ratepayers are already facing significant cost-of-living pressures/oil.

A 20% single-year increase, particularly when followed by further anticipated increases, materially exceeds wage growth and inflation and risks:

- creating genuine hardship for fixed-income and long-term local residents; and
- discouraging long-term residency in Cardrona.

Many local residents do not experience commensurate income growth, and the compounding effect of successive increases risks making ongoing costs prohibitively high for the existing community.

The Local Government Act requires Council to have regard not only to revenue sufficiency, but also to affordability and fairness, particularly where increases depart significantly from the district norm.

#### **4. Funding principles and infrastructure cost allocation**

Section 101(3) of the Local Government Act 2002 requires Council to consider, among other things:

- the distribution of benefits from funded activities;
- the period over which benefits are received;
- the exacerbator-pays principle; and
- the overall impact on the community.

QLDC advises that the increased rates are driven largely by the operational costs of the Cardrona public water supply and wastewater network. However, the current approach effectively requires the existing small Cardrona community to subsidise infrastructure intended to support a substantially larger future township.

That burden should not fall disproportionately on current residents and would be more appropriately shared across the district as growth-related benefits are realised.

If Council's objective is to fund and sustain the public water supply and wastewater network, this is best achieved by **broadening the base of contributors**, rather than intensifying costs on a limited ratepayer base. This could be achieved through a combination of:

- rating settings or incentives that encourage properties within the serviced area to connect where connection is available; and
- planning provisions that enable greater development intensity within Cardrona, allowing more users to connect and contribute to the cost of the network over time.

In short, addressing the funding challenge requires a broadened contributor base, not the continued escalation of rates on an already limited and established community.

#### **5. Relief sought**

The submitter respectfully seeks that Queenstown Lakes District Council:

1. Reconsider and revise the proposed Cardrona rates increase in the Draft Annual Plan 2026–2027;
2. Reduce the increase so it aligns more closely with the district-wide average; or
3. Phase any higher increase over multiple years to mitigate affordability impacts; and
4. Provide greater transparency in the final Annual Plan as to how the s101(3) funding principles have been applied specifically to Cardrona, including how growth-related infrastructure costs are apportioned.
5. Provide for broadening the base of contributors and encouraging uptake of the Cardrona public water supply and wastewater network

## **6. Conclusion**

Every party wishes to paying their fair share. However, a 20% increase in a single year, substantially above the district average, is neither fair nor well-justified on the information presently available.

A more moderate, proportionate, and transparent approach- focused on sharing infrastructure costs more evenly and expanding the contributing base over time would better reflect Council's statutory obligations and help maintain community confidence in the Annual Plan process.

We wish to speak in support of our submission and would be available via Zoom in the morning.



H J Tapper

23 April 2026

# Thompson, Judy

24 April 2026

## Submission on the Draft Annual Plan 2026-2027

Submitter name: Luggate Community Association

Judy Thompson, Chairperson

Address:

[REDACTED]  
[REDACTED]  
[REDACTED]

Email: [LuggateCommunity@gmail.com](mailto:LuggateCommunity@gmail.com)

Phone :

[REDACTED]

## Luggate Community Associations (LCA) submission the Draft Annual Plan 2026-2027.

### Introduction

The LCA **does support** the proposed User Fees and Charges

The LCA **does not support** the proposed Rates charges for the Luggate Community

The **LCA does not support** the proposed Wanaka Upper Clutha Project Plans.

We do not feel able to support any non-essential proposals in the current environment.

Our community is unable to sustain any further increases at this time.

I am submitting on behalf of the Luggate Community Association which represents the Residents of Luggate. I hold the position of Chairperson.

While we do not dispute that the water upgrades were necessary the following submission reflects the concerns expressed from two Community meetings and a questionnaire circulated for residents to complete.

*" It is hard for people to come to terms with substantial cost increases without good quality information"*

*(long standing Luggate Resident)*

The points we wish to make are as a response to the process as much as the outcome which culminated in a proposed rates rise of up to 29.3% for some Luggate residents.

This followed a 17.8% increase the preceding year.

## **Transparency**

*We support the benefit of planning for future requirements, but the capacity of the new water scheme is way beyond current needs and anticipated future medium-term development.*

The council states the ratepayers are not paying for growth.

Members of the community have requested more specific information around cost attribution and capacity scoping background. This has not been received to date.

Total cost of the infrastructure project and how it was attributed across and the users of the service is unclear.

We need evidence that everyone is paying their fair share but without transparency they cannot be sure.

## **Wanaka Airport**

It was mentioned at the Luggate meeting with the Mayor that a % cost was attributed to the airport based on water usage?

Where does the need to have capacity and pressure for Emergencies fit in?

Where does the contribution from the Wanaka Airport sit, particularly the infrastructure necessary for Civil Aviation Certification?

## **Future planned Infrastructure extension for Luggate**

Will the planned future investment (from 2029) required for extending the Waste Water services to the remaining unserved areas of Luggate be a future cost to whom for the infrastructure?

Will that be another rate rise for Luggate residents?

## **Development Contributions and Growth**

Do Luggate Development Contributions match actual costs to of services?

If not, what is the gap?

Who pays for the rest?

Current Growth vs Future growth. Development contributions have not been collected yet on that hypothetical future growth, therefore where does that proportion funding come from in the interim? Loans? Who pays for those?

## **Financial Affordability**

The rates rise that is proposed is not affordable by many in the context of the current economic environment. This is not QLDC's problem but it must be considered.

*It is not good enough to say "the cost is spread across a relatively small number of properties which means the increase per property is higher" (Proposed rates increase in Luggate – FAQ)*

We urge the council to review this proposal and work to lessen the impact for people by reducing the proposed increase.

## **Social Impacts**

No one can be unaware of the pressures on community members from many directions.

The rates increase is one more added factor.

People living on fixed incomes, single income families, or people with mortgages or renting. There are few without real pressures.

We are aware of people considering having to move away which is concerning to hear. This will have detrimental impacts on the wider Upper Clutha community and the reputation of the Upper Clutha.

## **Communication**

While we trust the attribution of costs decisions have been made considering the relevant factors, we wonder why three weeks have passed since clarification was requested. We have not received a response that has sufficient detail to understand why their rates may increase up to 29.3%

## **Recommendations**

To reassess/review costing and perhaps extend the period of repayment to achieve reduced level of rate increase.

In future, improve transparency and communication from QLDC. Particularly where there will be impacts on costs to the community.

Having no information fosters misinformation and people feel distrustful about why the information isn't available.

We ask the council to provide evidence to reassure the community that the Development Contributions collected from recent developments (Luggate Heights, Luggate Park, Lake McKay Subdivision and McKay Terraces) have all be utilised in the geographic areas they should be.

Judy Thompson

Chairperson

Luggate Community Association

# Thompson, Judy

23 April 2026

Name: Judith M Thompson

Address:

[REDACTED]  
[REDACTED]  
[REDACTED]

Email:

[REDACTED]

Phone:

[REDACTED]

I do not wish to speak to my submission.

## Introduction

**I do not support** the proposed rates allocation as listed in the consultation document

**I do support** the proposed user fees and charges as listed in the consultation document

**I am neutral** regarding the Wanaka-Upper Clutha Community Board priority projects. At this period of the proposed rates increase and other economic pressures on rate payers I cannot support Non-essential expenditure that will contribute to additional rate costs.

**I do support** the stated process and priorities for the development of the Long-Term Plan 2027-2037

## Submission

I have lived in Luggate for 26 years and am a ratepayer.

### Rates Impact Communication and Consultation

The unexpected proposed rates increase that is proposed for Luggate ratepayers of up to 29.3%

This follows a 17.8% increase last year. This has created significant feeling in the community and concern regarding the lack of openness and transparency.

There is not a question of did we need the water upgrade but is a question of consultation and communication.

We became aware of the proposed increase 3 weeks ago. Submissions close today and there have been many questions unanswered to date by the Council. The community therefore has an incomplete understanding of the components of the increase.

### Accurate Cost Attribution

To reassure the community of a fair and transparent we ask that full disclosure of cost attribution between the recipients of the service provided namely water and waste water.

What was the basis/business case for the infrastructure relocation adjacent to the airport, 2km from the town.

Hence the towns water has to travel 4kms.

What was the % apportioned to future development?

What is the Airports apportionment for a) current usage and b) for emergency services and c) for Civil Aviation Authority Compliance and future expansion.

Services also go to Project Pure. Do they have an apportionment?

Plus, other planned development in the vicinity such as further development at Corbridge and the recently approved commercial area opposite the airport?

Luggate ratepayers should not be responsible for the future expansion costs but where is the evidence that they are picked up elsewhere?

### **Development Contributions**

Have development contributions been applied correctly to minimise the impact for existing ratepayers on their rates?

Do the contributions actually cover the cost of the infrastructure?

Have the funds from new subdivisions at Luggate, Lake Mackay Terraces and Luggate Park been utilised in Luggate?

If they do not cover the costs of their new infrastructure then who pays? the ratepayers?

### **Priorities**

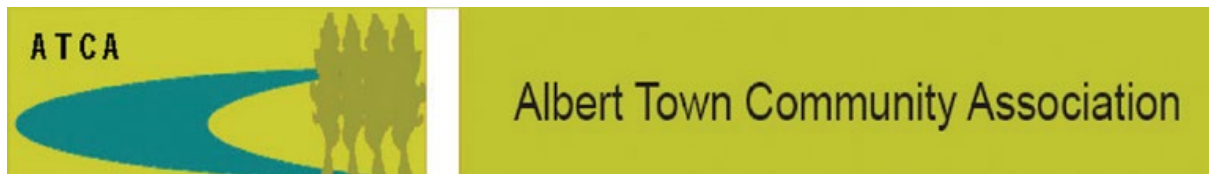
I request in the interests of greater transparency, that information be provided with sufficient detail as to reassure us that a fair process occurred when the % allocations of costs were applied to the water and waste water service funding in Luggate.

That the council provide evidence that Development contributions from Luggate developments have been spent on the appropriate infrastructure funding in the appropriate geographic area.

I urge the council members to reconsider the rate increase proposed with a critical look at costs and attribution, with the aim to reduce the cost to residents to a more realistic level. This could be either through a longer repayment period for loans or other appropriate measures.

Thank you

Judy Thompson



**Submission on Draft Annual Plan 2026 - 2027**

**From Albert Town Community Association**

Albert Town Community Association wishes to submit on the Draft Annual Plan 2026 – 2027, specifically regarding the impact of the proposed percentage of price increases in rates.

The Albert Town Community Association has attempted to ascertain specific rate increases for Albert Town, but these have not been available to date. We have therefore used Wanaka figures to determine the average increases proposed in the draft Annual Plan. These figures are \$1.28 million property proposed increase 12.1%, \$1.610 million property 12.9% and \$2.2 million property 14%. The average medium house price in Albert Town is \$1.4 - \$1.5 million. This brings the proposed average rate increase to approximately 13%.

According to the 2023 census, the median age of Albert Town residents is 38.9 years, with a personal income of \$52,000 pa. 75.1% own their own homes, and 642 are families. This data indicates that the population of Albert Town consists of young families on low incomes compared with the national mean salary of \$71,760 pa. The current rate of inflation in New Zealand is 3.3%.

Given this data, Albert Town residents cannot be expected to absorb an anticipated 13% rate increase as suggested in the draft Annual Plan. The current unstable economic situation means that food, heating and fuel costs are rising daily, and higher mortgage or rental costs are placing unsustainable pressure on family budgets. This pressure is not only financial. Mental and family health are also affected by stressful financial situations. Those on fixed incomes, i.e., beneficiaries and superannuitants, are also severely affected.

While QLDC does offer support under the Ratepayer Assistance Scheme (RAS) this assistance is not widely advertised or accessible, given the average age and employment status of the homeowner population in Albert Town.

ATCA acknowledges the rates forecasts outlined in the LTP 2024-2034 and understands that 2026/27 increases were forecast. However, we request that Council:

- Provide clearer, more accessible rates impact information for Albert Town specifically.
- Actively promote the Ratepayer Assistance Scheme within our community
- Ensure that infrastructure investments benefiting Albert Town (such as the SH84 shared path network) remain on track

Given the significant rates impact on Albert Town residents, ATCA requests assurance that the priority projects for Wānaka identified by the Wānaka-Upper Clutha Community Board—particularly those delivering clear benefits to our community—remain a focus for delivery and are progressed as planned.

**Project:** SH84 Mt Iron Underpass to Mt Iron Junction to SH6/Aubrey Rd shared path

**Why it matters for Albert Town:** Direct safety and connectivity benefit for Albert Town

residents accessing schools, central Wānaka or Three Parks.

**Project: Public transport planning.**

(Albert Town Community Association advocated for and provided a bus shelter on Allison Avenue, initially for college students, but in the long term as a practical demonstration of our support for a public transport service)

**Why it matters for Albert Town:** Benefits lower-income families and students and addresses parking and congestion in town.

We note the efforts to limit new staff roles and reduce professional services spending. ATCA supports continued operational efficiency efforts.

The fabric of Albert Town is made up of young families, the lifeblood of any community, including teachers, tradespeople, nurses, and retail and cafe staff. The Upper Clutha needs these people. There is a limit to how much financial pressure a community can bear, and that limit will be reached if the proposed rate increases are approved. Undoubtedly, the QLDC will again acknowledge the financial impact and the associated hardships and stress of another significant rate increase on ratepayers, but this acknowledgement does nothing to assist. Ultimately, it is a hollow gesture. For some, the situation is critical, potentially resulting in the loss of homes or an inability to meet basic needs of daily life. No other service increases its costs to this extent year after year; such hikes are unsustainable. The proposed increase is opposed.

ATCA looks forward to engaging in the LTP 2027-2037 process and requests early community consultation, specifically with the Albert Town Community Association, to ensure our needs are captured.

Thank you  
Albert Town Community Association

**Submission to Queenstown Lakes District Council – Annual Plan 2026–2027  
Subject: Funding for Extension of Queenstown Events Centre – Additional Indoor Courts**

I am writing to express strong support for the inclusion of funding in the 2026–2027 Annual Plan to extend the Queenstown Events Centre through the development of additional indoor courts.

The demand for indoor sporting and recreational space across the Queenstown Lakes District has outgrown current capacity. Existing facilities are operating at or near full utilisation, limiting opportunities for community participation, growth of local clubs, and the ability to host regional and national events. Expanding the Events Centre to include multi-use indoor courts would directly respond to these pressures while delivering wide-ranging benefits across our community. The need for additional indoor courts is also due to our climatic conditions and the ability to have year round facilities that don't rely on fine weather days is advantageous to clubs, schools, community groups and for Arts, cultural displays with large overheads. Ensuring we are looking to the future and setting our community up to succeed.

**Supporting Participation and Addressing Drop-Off in Youth Sport**

A critical issue facing our community is the well-documented decline in participation in sport among teenage girls and boys.

An example is figures of team numbers from Wakatipu Junior Netball and the transition through to High School.

Year Group	2026 team numbers	2025 team numbers
11/12	6	
10	6	
9	9	
8	15	14
7	21	14
6	9	13
5	14	9
4	13	17
3	12	9

As young people move through adolescence, barriers such as limited access to facilities, scheduling constraints, and lack of inclusive environments contribute to a drop-off in engagement. Providing accessible, high-quality indoor spaces for sports such as netball, basketball, volleyball, tennis, pickleball, and roller skating would create more flexible and welcoming opportunities for young people—particularly girls—to stay active, connected, and engaged. Social and Premier league teams of netball have no indoor court time and no flood lighting to allow outdoor training which is a contributing factor of the decline in numbers. Basketball and Volleyball are documented as fastest growing sports in our region and New Zealand.

### **Enhancing Community Wellbeing**

The social and mental health benefits of sport and recreation are substantial. Increased access to indoor courts would support physical health, reduce social isolation, and strengthen community connections. In a fast-growing district like ours, investment in shared spaces is essential to maintaining a sense of belonging and cohesion. Facilities like these are not just sports venues—they are community hubs that bring people together across ages, cultures, and interests. You only need to step into the courts on a Tuesday night for adults basketball league, Thursday nights for netball and Friday night with junior basketball to see the benefits of our multi-cultural lifestyle and to witness the comradery this builds.

### **Economic and Regional Benefits**

An expanded Events Centre would also deliver significant economic value. Additional indoor courts would enable Queenstown Lakes to attract and host tournaments, competitions, and cultural events that are currently unable to be accommodated due to space constraints. These events bring visitors to the region, supporting local businesses, accommodation providers, and the wider tourism economy. This aligns with the district's goals of diversifying economic activity and strengthening resilience.

### **Responding to Community Voice**

Funding this project would demonstrate that Council is actively listening to and acting on the needs and aspirations of its residents. There has been consistent community feedback highlighting the shortage of indoor facilities and the desire for greater investment in recreational infrastructure. Delivering on this would significantly enhance resident satisfaction and trust in Council decision-making. With talk of further Urban Intensification it will provide a strong base for our Tamariki and Whanau's to join in the community which in turn will help cement families here and benefit with work force, skilled labour, valued volunteers, entrepreneurial and professional mindsets, to build stronger community connections.

### **Building Pride in Place**

Investment in high-quality community infrastructure contributes to a sense of pride in our district. The Queenstown Events Centre is already a valued asset, and expanding it would reinforce its role as a central gathering place for the Central Lakes community. It reflects a commitment to creating a district where people, place, and community are prioritised.

### **Conclusion**

The extension of the Queenstown Events Centre to include additional indoor courts is a forward-thinking investment that will deliver lasting benefits across participation, wellbeing, economic development, and community identity. It is an opportunity to meet current demand while planning for future growth in a way that supports a vibrant, connected, and healthy district.

I strongly encourage the Queenstown Lakes District Council to prioritise funding for this project within the 2026–2027 Annual Plan.

Thank you for considering this submission.

Yours sincerely,

Carlyn Topp: Member of I am Hope National Board, Chair of Branches Trust, Committee member of Wakatipu Netball Centre, Committee member of Wakatipu High School Netball, Coach of Year 9 Netball, Coach of Year 9 Girls Basketball and parent of two teenagers who I would rather see on a sports “court” than causing trouble in the community and ending up in the “court” pages.

# QLDC ANNUAL PLAN 2026/27

## FORMAL SUBMISSION

*Natural Burial and Community Death Care in the Queenstown Lakes District*

<b>Prepared for</b>	Queenstown Lakes District Council
<b>Submitted by</b>	OWL Foundation Charitable Trust
<b>Contact</b>	<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> owlfoundationtrust@gmail.com
<b>Date</b>	24 April 2026



## 1. Introduction

This submission asks Council to establish natural burial provision across the district in the Whakatipu Basin, Wānaka/Upper Clutha, and Hāwea.

Natural burial is the one choice that actively protects and restores the land when a person dies, yet it does not exist anywhere in this district. This submission seeks to change that.

We acknowledge Ngāi Tahu as mana whenua and welcome the opportunity to speak to this submission in person and to work with Council, Ngāi Tahu, and this community to bring natural burial to the Queenstown Lakes District.

We also acknowledge that significant internal work has already been done by QLDC. It is commitment by Council to act that is urgently needed now.

## 2. Why This Submission Matters

- Currently, in the Queenstown Lakes District, a person's likely last act is to pollute the earth. The district markets itself to the world on the beauty of its landscape. Yet for the majority of people who love this land and live here, there is no choice at death but conventional burial or cremation and most people are embalmed.
- These practices carry a significant environmental cost. Embalming introduces chemicals into the ground; cremation produces emissions. Natural burial offers a lower-impact, more sustainable and simpler alternative.
- In Aotearoa New Zealand, care of the body after death is not only practical, but cultural and relational. For many, including within te ao Māori, returning a person naturally to the earth reflects a fundamental understanding: we belong to the land, and in death, we return to it. Natural burial supports this relationship in a way that current options do not.
- The absence of natural burial in this district represents both an environmental and cultural gap, limiting the ability of individuals and whānau to make informed and meaningful choices that align with their values and connection to whenua.
- Natural burial is also a more cost-effective option. When natural burial and home funeral care are accessible, funeral costs can be significantly reduced, supporting households at a time when financial pressure is often high and reducing funeral poverty.
- As a council, QLDC has a responsibility to consider environmental outcomes alongside the wellbeing of its ratepayers. Providing natural burial is a practical way to support both.
- Every other major district in Aotearoa New Zealand provides natural burial. Queenstown Lakes District does not. This is an equity issue, as well as a cultural, spiritual, financial, and environmental one. Everyone living here should have the right to access natural burial and leave a legacy in this community to be proud of.

## 3. About the OWL Foundation

The OWL Foundation is a New Zealand charitable trust, founded locally by Claire Turnham MBE in 2022. The Trust is dedicated to strengthening community wellbeing through compassionate, culturally grounded and holistic approaches to death, dying, and grief.

OWL strongly supports the development and accessibility of natural burial practices within the Queenstown Lakes District. Natural burial offers a simple, low-impact, more ecological, environmentally sustainable alternative to conventional funeral

practices, while enabling more meaningful, whānau-led involvement in end-of-life care. It aligns with community values of environmental stewardship (kaitiakitanga), cultural respect, manaakitanga, care and connection to land.

The OWL Foundation advocates for equitable access to natural burial options and for improving death literacy as part of a broader commitment to inclusive, affordable, and informed end-of-life choices which lead to healthier bereavement.

### **OWL Foundation's Work in the District**

OWL's work supports continuity of care from life through death and into healing.

Natural burial sits within a broader approach to community led death care:

- **No One Dies Alone** – upcoming project ensuring compassionate presence at end of life
- **Aotearoa Home Funeral Alliance (AHFA)** – ethical and inclusive education, supporting whānau to care for their own. Increasing agency and capacity.
- **Manaaki Mats** – simple and safe cooling resource for after-death care, available in our community for whānau-led care; used in every maternity hospital in New Zealand for baby loss, and within Southland Hospice
- **Counselling and support** – for those affected by complex grief, loss, and trauma. Responsive to individual needs
- **Community education** – workshops building confidence, knowledge, and improving death and grief literacy. Raising awareness of choices available
- **Grief and Cancer Retreats** – supporting initiatives that help our community and those affected by loss, trauma, and life-limiting conditions
- **Advisory services** – supporting Wānaka Natural Burials Group, Final Acts of Kindness, Only With Love, Wānaka Death Café, and Queenstown Death Café

## **4. What Is Natural Burial?**

*“Nothing is introduced which pollutes, harms, or interferes with natural environmental process.”*

Natural burial is a low-impact approach to after-death care that works with the earth rather than against it. In practice, this means:

- No embalming of the body, no chemicals, no toxins or non biodegradable accessories. Supports natural processes
- Shallow burial within the active aerobic soil layer, to allow for speedy decomposition and all body nutrients to be absorbed by soil and plants
- Natural fibre shroud or chemically untreated, sustainable casket only
- A tree planted at or near each plot for a living memorial contributing to ecological restoration for generations. Home for native flora and fauna
- GPS-recorded coordinates or personalised markers in place of headstones
- Technology serving simplicity and precision without permanence or harm

**Natural burial and family led funeral arrangements are entirely legal in New Zealand** under the Burial and Cremation Act 1964. Whānau may do everything themselves: transport, ceremony, weave the shroud, build the casket, fill the grave, plant the tree. Any person in New Zealand can arrange a funeral with or without a funeral director. This right exists right now for every family. What they lack is a natural burial site, and the education and resources to allow it.

Wellington City Council has confirmed that natural burial cemeteries require significantly less ongoing maintenance than conventional ones after tree establishment, only routine pest and weed control is needed. No mowing, no pesticides, no ongoing pathway maintenance. Natural burial also makes excellent use of steeper terrain unsuitable for conventional burial which suits this district

## 5. Local Background and History

The groundwork for natural burial in this district has been laid for nearly a decade:

<b>2016</b>	QLDC marked out a 2,100 sqm natural burial site at Wānaka Cemetery.
<b>2021</b>	Site discussion at Glenorchy Cemetery with John Glover, Nikki Gladding, and Claire Turnham.
<b>2022</b>	Claire Turnham invited by QLDC to present on natural burial in Glenorchy. Consultation with Mark Blackham, Natural Burials New Zealand.
<b>2023</b>	Liz Maluschnig and Su Hoskin (OWL Foundation, Wānaka Natural Burials, Wānaka Death Café) met with QLDC Parks Officer Tarsy Koentges, who was described as ‘very supportive’ and stated that ‘expanding cemetery options is important for all councils to consider.’
<b>2025</b>	Site suitability report completed for Hāwea Cemetery; Tarsy Koentges confirms publicly it is the preferred Upper Clutha site.

## 6. What We Are Asking For

The OWL Foundation respectfully submits that the QLDC 2026/27 District Plan include explicit provision for natural burial within the district. We request that Council:

1. Recognise natural burial as a permitted and desirable activity within relevant planning zones
2. Establish clear criteria to guide the identification, designation, and management of natural burial grounds
3. Give specific consideration to Glenorchy Cemetery and Kingston Cemetery as sites, subject to appropriate technical and cultural assessment

We note with encouragement that Council is understood to be exploring a site in the Hāwea area for the Wānaka and Upper Clutha community. This submission also addresses the Whakatipu Basin, a separate and equally urgent need. Provision in one part of the district is not provision for the district as a whole.

## 7. The Environmental Case

### A. Environmental Harm and Council’s Role in It

The Queenstown Lakes District is one of the most visited natural landscapes on earth. QLDC’s own Parks and Open Spaces Strategy 2021 states that ‘the outstanding landscapes, large open spaces and natural values are what draw many visitors to our region and it is critical to our economy.’ The district’s Vision Beyond 2050 commits to a place where ‘we are all kaitiaki of our protected and restored incredible environment’ and ‘we set the standard for combating biodiversity loss.’

Yet when the people who love this land reach the end of their lives, Council’s cemeteries offer them no option that protects or restores it. The choices currently available are among the most environmentally harmful end-of-life practices in the modern world:

- **Embalming:** formaldehyde leaches into groundwater at 40mg per litre in year one alone. Formaldehyde is a known carcinogen, lethal to soil microorganisms, and persistent in the environment. This is happening in QLDC cemeteries right now, with no alternative offered.
- **Cremation:** uses the fuel equivalent of an 800km car journey per body, releasing CO<sub>2</sub>, nitrous oxide, mercury, carcinogenic hydrocarbons, dioxins, hydrochloric acid, and sulphur dioxide into the air above this district — directly at odds with QLDC’s Climate and Biodiversity Plan 2025–2028.
- **Conventional burial:** treated timber, sealed caskets, deep plots, and pesticide-maintained lawns prevent the body from returning to the earth and demand indefinite chemical maintenance.

By offering only these options, Council is by omission an active contributor to environmental harm. This is directly at odds with the Climate and Biodiversity Plan 2025–2028, the Parks and Open Spaces Strategy 2021, and Vision Beyond 2050.

**Natural burial produces none of this harm. No chemicals. No emissions.** A body returned to the soil in the active aerobic layer, in a natural fibre shroud or untreated softwood casket. A native tree at each plot. Carbon locked in that tree for 75 years or more. Soil microorganisms restored. An ecosystem regenerated permanently at no ongoing cost to Council.

*“We are the only animal that takes ourselves out of the ecosystem when we die. Natural burial puts us back.”*

— Ken West MBE, founder of the world’s first natural burial ground, Carlisle UK, 1993

## 8. The Equity Case

Natural burial is the preferred choice of at least a third of New Zealanders. Research commissioned by Natural Burials New Zealand found that 13% would definitely choose natural burial and 18% probably would; rising to 35% in provincial areas like ours. By 2023, 13.23% of all burials at Wellington’s Makara Cemetery were natural.

<b>1 in 3</b>	New Zealanders prefer natural burial
<b>35%</b>	Preference in provincial areas like ours
<b>13.23%</b>	Wellington Makara Cemetery burials are now natural (2023)
<b>0</b>	Natural burial sites anywhere in the Queenstown Lakes District

Certified natural burial is now available across Aotearoa: Auckland (Waikumete), Thames, Whakatāne, Taupō, New Plymouth, Kāpiti, Wellington (Makara), Carterton, Marlborough, Westport, Nelson, Motueka, Banks Peninsula, and Ashburton. Uncertified natural burial is also available in Whangārei, Hamilton, Hastings, Whangānui, Dunedin, and Invercargill.

The Queenstown Lakes District does not appear on any of these maps. It is the only major and rapidly growing district in New Zealand with no natural burial provision of any kind. Families here are denied a choice available to communities far smaller and far less resourced than ours. This is unfair, inequitable and we deserve better.

## 9. Cultural Values and Te Ao Māori

For many Māori, the relationship between tāngata and whenua is foundational. Returning a person to the earth naturally without chemicals resonates deeply with tikanga Māori around the care of tūpāpaku.

*“Te whenua, te whenua, hei oranga mo nga iwi, no nga tupuna i tuku iho, i tuku iho.”*

*‘It is the land, the land, which sustains the people — passed down from our ancestors.’*

The land does not belong to us, we belong to the land. Natural burial expresses this with complete integrity.

QLDC’s own Parks and Open Spaces Strategy states that new cemeteries should be planned in collaboration with Ngāi Tahu. The Rūnaka have identified that reconnection of fragmented areas of significant indigenous biodiversity is a key strategic outcome, and that Council reserves and open space are central to this vision. Natural burial sites planted entirely in native species are a direct contribution to that vision.

We urge Council to engage meaningfully with Ngāi Tahu as mana whenua from the earliest stages of any natural burial planning, ensuring sites, protocols, naming, and planting genuinely honour that relationship. OWL Foundation is committed to collaborating in that process for all our benefit and those of future generations.

## 10. Council’s Own Framework Already Supports This

### Council’s Legal Obligation

Local authorities in New Zealand are legally required to provide cemeteries that their citizens require. This is not discretionary. In Wellington, where natural burial has been available since 2009, uptake has grown steadily: by 2023, 13.23% of all burials at Makara were natural. With the Queenstown Lakes District growing rapidly, the latent demand is substantial, real, and currently entirely unmet.

### The Cemeteries Handbook 2025

QLDC’s own Cemeteries Handbook (updated 2025) formally defines natural burial: ‘Natural burial means a burial that has a low environmental impact, including the body not being treated with chemicals or oils that prevent or slow down the decay of the body by bacteria. Natural burial areas are planted to encourage ecological restoration.’

The definition exists in Council’s own operational documentation. What does not exist is a single designated natural burial area anywhere in this district. The Handbook defines a standard that no QLDC cemetery currently meets. That is the gap this submission asks Council to close.

### GPR Surveys

QLDC has completed ground-penetrating radar surveys at Glenorchy, Kingston, and Hāwea cemeteries, as confirmed in the Cemeteries and Heritage Newsletter, August 2025. Council is already planning the future use of all three proposed sites.

This submission asks that natural burial provision be included in that planning from the outset going forward, not as an afterthought, but as a first, intentional principle.

## **Hāwea Site Suitability Report**

QLDC has already completed a site suitability report for natural burial at Hāwea Cemetery. This was confirmed publicly by Parks Officer Tarsy Koentges in the Otago Daily Times in May 2025. The internal work has been done. The site has been assessed. The decision to proceed is what is missing.

## **Wānaka Cemetery**

In 2016, QLDC marked out a 2,100 square metre site for natural burials at Wānaka Cemetery. That designation has not been acted upon. A site exists. It has been waiting for a decade. We understand Wānaka's natural burial site is currently delayed by an investigation into unmarked graves discovered through GPR surveys at the historic Pembroke Cemetery section. This investigation is necessary and right. But it should not delay natural burial provision across the district.

## **Alignment with Council Strategies**

Natural burial aligns directly with the following existing Council frameworks:

- **Parks and Open Spaces Strategy 2021** – Cemeteries are listed as part of the open space network. The Strategy's biodiversity objectives call for native planting, wildlife corridors, carbon sequestration, and reduced greenhouse gas emissions. Natural burial groves fulfil every one of these objectives.
- **Climate and Biodiversity Plan 2025–2028** – Adopted by full Council on 31 July 2025. Calls for integration of indigenous biodiversity protection into parks, reserves, and open spaces, and for nature-based solutions to be prioritised. Natural burial sites in QLDC cemeteries are a direct delivery vehicle for this plan.
- **Future Parks and Reserves Provisions Plan** – Identifies Kingston as one of seven High Growth Areas. Natural burial provision planned now serves that growth appropriately.
- **Vision Beyond 2050** – Commits to a district where 'we are all kaitiaki of our protected and restored incredible environment.' Natural burial is the only end-of-life option that actively contributes to that vision.

## **The Annual Plan 2026/27**

The Annual Plan 2026/27 notes no price increase for cemetery services and includes no new cemetery provision of any kind. In the absence of any natural burial option, families across this district will continue to be directed toward embalming or cremation by default — not by choice, but because no alternative exists. Glenorchy and Kingston carry the highest burial plot fees in the district at \$1,885 per adult. These communities — most distant from QLDC offices — pay the most and are served the least in terms of burial choice.

## **11. Proposed Sites**

### **Whakatipu Basin**

The OWL Foundation proposes two sites for the Whakatipu Basin; one at the head of the lake, one at the southern end and together serving the full length of the basin. We offer these as starting points; site suitability, iwi engagement, and technical review are properly matters for Council and its advisors.

### Glenorchy Cemetery

- **Native nursery on site:** A functioning native nursery means the planting programme can begin immediately with locally grown, ecologically appropriate species. This readiness is unique in the Whakatipu Basin.
- **Conservation burial potential;** Glenorchy's extraordinary landscape makes it suitable for conservation burial designation with land protected in perpetuity by conservation easement, with burial fees funding ongoing ecological restoration. This is the gold standard internationally and wholly appropriate here.
- **Existing cemetery context:** The legal and community context for burial is in place. A natural burial section is an extension of existing use, with a lower planning threshold and established infrastructure. There is lots of land available.
- **Landscape and cultural significance:** The head of Lake Whakatipu and the upper Dart Valley carry profound ecological, spiritual, and cultural significance for Ngāi Tahu and the wider community.

### Kingston Cemetery

- **Filling the southern gap:** With Glenorchy at the head of the lake, Kingston ensures the full length of the basin has access to natural burial.
- **Southern corridor growth:** The Kingston and Five Rivers corridor along SH6 is one of the fastest-growing parts of the district. End-of-life infrastructure planned now serves that growth appropriately.
- **SH6 accessibility:** Kingston Cemetery sits directly on State Highway 6 and has straightforward access for families across the southern basin.
- **Landscape character:** The southern end of Lake Whakatipu is open, unhurried, shaped by lake and mountains and is a setting entirely suited to natural burial.
- **Model for district:** Land is available and could become a beautiful place for family and friends to visit and a permanent park for the whole community.

### Hāwea Cemetery (Immediate Opportunity)

Hāwea is identified in the Future Parks and Reserves Provisions Plan as a High Growth Area. QLDC completed GPR surveys at Hāwea Cemetery in 2025. The Hāwea Cemetery Trust dissolved on 1 July 2025, with full operational responsibility now transferred to QLDC. Critically, QLDC has already completed a site suitability report for natural burial here. The internal work has been done. The site has been assessed. OWL Foundation asks that this work be formalised as a commitment in the Annual Plan 2026/27, with a named timeline for community engagement and designation. Hāwea is ready. The report exists.

### Wānaka Cemetery (Medium Term)

The community demand for natural burial in Wānaka is documented, persistent, and growing. The 2,100 sqm site designated in 2016 remains an active commitment. OWL Foundation asks that once the Pembroke Cemetery unmarked graves investigation is resolved, Wānaka Cemetery be confirmed as the medium-term Upper Clutha natural burial site.

## 12. What a Council Can Do — The Whakatāne Model

Whakatāne District Council is one of the best examples in New Zealand of what a council can do when it chooses to empower its community, not just with a burial site, but with information, choice, professional resources, and a clear signal that it takes the values of its people seriously.

Whakatāne amended its Cemeteries and Crematoria Bylaw 2020, designated a hillside section of the existing Hillcrest Cemetery alongside established tōtara and rimu, and received 16 submissions on the bylaw change. Every single one was in favour. Every single councillor voted to accept. The site was developed in direct partnership with Natural Burials New Zealand which is the same organisation whose founder Mark Blackham consulted with QLDC in 2022.

What Whakatāne did next is the part that matters most. They published a full public resource suite: a Natural Burial Brochure, a Native Tree List, Natural Burial Protocols and FAQs, and guidelines specifically for families arranging burial without a funeral director. They didn't just create a site. They educated their community. They removed barriers. They gave people knowledge, and with it, genuine choice. This is the opportunity before QLDC to make a real difference here.

Whakatāne District Council's population is approximately 35,000. Queenstown Lakes is larger, faster-growing, and has far greater environmental ambition. There is no reason we cannot do what Whakatāne has done and do it across three sub-districts, with a not-for-profit community partner.

OWL Foundation's connection to Whakatāne predates the certified natural burial site. In 2018, Claire Turnham presented on natural burial and community death care at Ōhope Marae and since then has provided advisory services contributing to the establishment of Ngā Pou Herenga; the Whakatāne community funeral guides collective. The community infrastructure that supported Whakatāne's natural burial provision was built in part through that engagement.

*“A natural burial is the ultimate act of recycling. We have made huge steps — there is a lot of support there.”*

— Jill Needham, community advocate, Whakatāne

The same support exists in this district. It has been building for five years. This submission is its formal expression.

## 13. What We Are Asking For?

The OWL Foundation asks QLDC to:

4. Commit to natural burial provision across the district, in all three sub-districts
5. Identify and designate suitable sites, beginning with Hāwea Cemetery, Glenorchy Cemetery and Kingston Cemetery.
6. Engage with Ngāi Tahu as mana whenua from the outset of any planning
7. Acknowledge OWL Foundation as a community partner with established expertise and experience in natural burial and community-led death care
8. Work with Natural Burials New Zealand and learn from other communities where it is working well.
9. Include natural burial explicitly in cemetery planning and the District Plan
10. Support community death care education and death literacy alongside site development. Raise awareness of options and choices available.

We welcome the opportunity to present this submission in person and to contribute to further discussion at any stage of the process.

## 14. Our Vision

We envision a Queenstown Lakes District where people have access to empowered death care choices that reflect environmental responsibility, cultural values, and community needs, a district where natural burial is available, where land is restored through native planting, and where families and whānau are supported to make informed decisions.

As part of this vision, OWL Foundation aims to introduce an electric hearse, providing a quiet, low-emission option for final journeys in alignment with the district's environmental commitments.

In the longer term, we look forward to supporting a not for profit community home for the living and dying, a space of care, dignity, and connection for all who need it.

*Only With Love — in life, death, and healing.*

## Appendices

The following appendices are available on request in support of this submission:

- **Appendix One:** Natural Burial — Simple, Beautiful, Sustainable. Presentation by Claire Turnham MBE, community meeting, Glenorchy, 2022.
- **Appendix Two:** Natural Burials Fact Sheet 2016. Natural Burials New Zealand (Mark Blackham).
- **Appendix Three:** Wellington Natural Cemetery Information Guide. Natural Burials NZ / Wellington City Council, 2016.
- **Appendix Four:** Site Burial Protocol Template. Natural Burials New Zealand, 2015.
- **Appendix Five:** 'Death is sad, it's not bad': Inside the natural burial movement in New Zealand. The Spinoff, July 2024.
- **Appendix Six:** Required Paperwork, Information and Resources in Aotearoa New Zealand — Death Care Flowchart. Claire Turnham MBE / OWL Foundation / AHFA, 2022. Creative Commons Licence.
- **Appendix Seven:** 'Advocates welcome prospect of natural burials.' SunLive, 2020.
- **Appendix Eight:** 'Group aims to introduce full-natural burials.' Otago Daily Times, July 2023.
- **Appendix Nine:** 'Duo seeking space for natural burials.' Otago Daily Times, May 2025.

## QLDC Documents Referenced

- QLDC Cemeteries Handbook (updated 2025) — [qldc.govt.nz/services/cemeteries](https://qldc.govt.nz/services/cemeteries)
- Annual Plan 2026/27 Supporting Document — [qldc.govt.nz/annual-plans](https://qldc.govt.nz/annual-plans)
- Long Term Plan 2024–2034 — [qldc.govt.nz/ltp](https://qldc.govt.nz/ltp)
- Parks and Open Spaces Strategy 2021 — [qldc.govt.nz/strategies-and-publications](https://qldc.govt.nz/strategies-and-publications)
- Future Parks and Reserves Provisions Plan 2021 — [qldc.govt.nz/strategies-and-publications](https://qldc.govt.nz/strategies-and-publications)
- Climate and Biodiversity Plan 2025–2028 (adopted 31 July 2025) — [climateaction.qldc.govt.nz](https://climateaction.qldc.govt.nz)

- Lakes District Cemeteries and Heritage Newsletter #1 (August 2025) — [qldc.govt.nz/services/cemeteries](http://qldc.govt.nz/services/cemeteries)
- Vision Beyond 2050 — [qldc.govt.nz/our-strategic-framework](http://qldc.govt.nz/our-strategic-framework)

## Key Organisations and Resources

### New Zealand

- **Natural Burials New Zealand** — [www.naturalburials.co.nz](http://www.naturalburials.co.nz). Not-for-profit, founded 1999.
- **Aotearoa Home Funeral Alliance (AHFA)** — The national voice for whānau-led and home funeral practitioners in Aotearoa New Zealand. (website in development)

### United Kingdom

- **The Natural Death Centre** — [naturaldeath.org.uk](http://naturaldeath.org.uk). Founded 1991; runs the Association of Natural Burial Grounds (ANBG); over 300 natural burial sites now operate across the UK. Claire Turnham has led natural burials at multiple UK sites.
- **Association of Natural Burial Grounds (ANBG)** — [naturaldeath.org.uk/anbg](http://naturaldeath.org.uk/anbg). The certifying and monitoring body for natural burial grounds in the UK.

### Australia

- **Natural Death Advocacy Network (NDAN)** — [ndan.com.au](http://ndan.com.au). Peak body for natural burial. Australia doubled its natural burial sites between 2020 and 2024.
- **Australian Home Funeral Alliance (AHFA)** — [ahfa.org.au](http://ahfa.org.au). Claire Turnham has presented alongside AHFA president Bec Lyons and co-facilitated Community-Led Death Care workshops in Adelaide and Melbourne (2025).

### United States — Conservation Burial

- **Green Burial Council** — [greenburialcouncil.org](http://greenburialcouncil.org). The only independent third-party certifying body for green burial worldwide, offering Hybrid, Natural, and Conservation certification levels.
- **Conservation Burial Alliance** — [conservationburialalliance.org](http://conservationburialalliance.org). Conservation burial grounds are protected by both burial law and conservation law. Burial fees create a self-sustaining revenue stream for land protection. Particularly relevant to Glenorchy.
- **Home Funeral Alliance** — [homefuneralalliance.org](http://homefuneralalliance.org). Claire Turnham presented at the NHFA conference in 2015, 2017, and 2019 on home funerals and natural burial.

## About Claire Turnham MBE

Claire Turnham is the founder of Only With Love (OWL) and the OWL Foundation, with over a decade of international leadership and advisory services in family and community-led deathcare across the UK, Aotearoa New Zealand and Australia.

End of submission.

## Submission on QLDC Draft Annual Plan 2026–2027

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### *Opposition to the proposed 22.3% rates rise for Lake Hāwea*

**Submitter:** Cherilyn Walthew

**Address:** [REDACTED]

**Email:** [REDACTED]

I am unable to speak to this submission at the hearing because I will be on annual leave.

### **Summary**

- I oppose the proposed 22.3% rates rise for Lake Hāwea in the 2026–2027 Annual Plan. The increase is almost double the district-wide average and is materially higher than the rises proposed for most other communities.
- In practical terms, this proposal asks one of the district’s lower-value residential communities to carry one of its heaviest local funding burdens. That raises a basic fairness issue, especially where a large part of the underlying wastewater scheme cost is acknowledged by Council to be growth-related.
- My position is not that Lake Hāwea should avoid paying for essential infrastructure. My position is that existing households should not be asked to absorb an unusually steep increase when the project is not yet fully operational, when a significant share of the cost is attributable to growth, and when Council has shown in Kingston that cost recovery can be phased more fairly.

### **1. The proposed increase is out of step with the rest of the district**

Council’s consultation material says the proposed average rates increase for 2026–2027 is 11.7%. Lake Hāwea’s proposed rise is 22.3%, which is roughly double that district average.

The material supplied with the Lake Hāwea rates information also indicates that most other identified communities sit in a much narrower range. That makes Lake Hāwea an outlier rather than part of a broadly shared district pattern.

This matters because rates are not just a budgeting tool. They directly affect household affordability, small business resilience, and the ability of long-term residents to remain in the communities where they live and work.

Lake Hāwea is not a luxury enclave. It is a working community of families, wage earners, retirees and small business owners. A rise of this size falls heavily on people with limited room to absorb sudden increases in fixed living costs.

## **2. Existing residents should not be carrying a growth burden that should be dealt with more fairly**

The strongest concern in the material before Council is the treatment of growth-related wastewater costs. The Lake Hāwea rates material states that 47% of the Upper Clutha Wastewater Conveyance Scheme is attributable to growth.

Where infrastructure is required because of growth, the funding model should reflect that reality. Existing households should not become the default backstop for costs that arise because additional development has created the need for extra capacity.

The same material also shows that most of the increase in Hāwea wastewater costs this year is financing cost rather than ordinary operating expenditure. That suggests ratepayers are not simply paying for day-to-day service delivery; they are paying for the debt consequences of how growth infrastructure has been funded.

That is the core equity problem. If growth has driven a large share of the project, then the burden should be spread in a way that better reflects who created the demand and who will benefit from the resulting capacity over time.

This concern is sharpened by what the community was told when Longview was approved. Residents were led to understand that growth would pay for growth, and that existing households would not be left carrying the cost of enabling major new development. The current proposal feels like the reverse of that promise. If wastewater infrastructure was expanded to unlock large-scale growth, then the cost of that growth should not now be loaded back onto long-term residents through a rates shock.

There is also a further funding question that Council should answer openly. A Kāinga Ora response released under the Official Information Act in January 2024 states that the Government had allocated \$24 million from the Infrastructure Acceleration Fund to support water infrastructure projects in Lake Hāwea, with the requirement that QLDC enable up to 880 homes over the next 10 to 20 years. If funding presented in that way has since been absorbed into a wider Upper Clutha or Wānaka-linked infrastructure package, Council should explain exactly how that happened, what portion remains attributable to Lake Hāwea, and whether ratepayers are now being asked to fund costs that were previously described as covered through other sources.

## **3. Council's own treatment of Kingston shows a fairer approach is available**

The proposed treatment of Lake Hāwea is difficult to reconcile with the approach Council has taken in Kingston. The Kingston fact sheet says it would be unfair to begin full cost recovery before residents are receiving the full benefit of the new service, and that some revenue has therefore been deferred.

That principle should matter here as well. The Hāwea wastewater conveyance project is also not yet fully operational during most of the 2026–2027 year.

If Council accepts that it is unfair to apply full cost recovery early in Kingston, it should explain clearly why the same fairness principle does not apply in Lake Hāwea. Without that explanation, the result looks inconsistent and arbitrary.

The issue is not whether Kingston and Hāwea are identical projects. They are not. The issue is whether Council is applying a consistent standard of fairness when deciding when and how to load major infrastructure costs onto existing residents.

#### **4. The current proposal risks undermining confidence in Council's rating approach**

Ratepayers are entitled to expect transparency, consistency and a rational explanation for unusually sharp increases. At present, the published material does not make that case convincingly for Lake Hāwea.

A rise of this scale should be backed by clear public disclosure showing how much of the project cost is genuinely non-growth related, what contributions have already been recovered from development, why financing impacts are arriving now, and why this community is being asked to bear such a large share before the scheme is fully delivering benefits.

Without that level of explanation, the proposed increase risks looking less like a carefully balanced funding decision and more like a cost allocation that has fallen on the easiest available group of existing ratepayers.

#### **5. What I ask Council to do**

Reduce the proposed 2026–2027 Lake Hāwea rates increase to a level closer to the district average, or at least into the range applied to most other identified communities.

Defer or smooth the recovery of wastewater-related costs until the community is receiving the full benefit of the scheme, consistent with the fairness principle Council has already applied in Kingston.

Explain how the Infrastructure Acceleration Fund support for Lake Hāwea, and the commitments made when Longview was approved, have been reflected in the current funding model, including why existing residents now appear to be paying for growth that was previously expected to be funded more directly by development and other external support.

Bring forward a fuller review of developer contributions and growth funding so that existing Hāwea households are not left carrying a disproportionate share of growth infrastructure costs.

Publish a clearer breakdown of the Upper Clutha Wastewater Conveyance Scheme funding model, including the split between growth and non-growth costs, the treatment of financing costs, and the extent to which developer funding has been collected or is expected to be collected.

#### **Closing statement**

Lake Hāwea residents understand that infrastructure must be paid for. What is at issue here is not the need for infrastructure, but the fairness and timing of the funding burden. A 22.3% rise is too high, too concentrated, and too poorly justified on the information presently available. Council should revise this proposal and adopt a funding approach that is more transparent, more proportionate, and more consistent with the treatment of other communities.

# WAI Wānaka Submission – Draft Annual Plan 2026–2027

Thank you for the opportunity to provide feed-back for the QLDC Draft Annual Plan 2026-2027. What follows are some general comments on the overall direction of the proposed draft plan, followed by targeted feedback on the necessary areas as asked by QLDC.

We welcome the opportunity to work with QLDC in the successful fulfilment of the plans outcomes and objectives.

Please contact either Ben Youngman (Science and Research Lead) on [ben@waiwanaka.nz](mailto:ben@waiwanaka.nz), or Michaela Blacklock (Partnerships Lead) on [michaela@waiwanaka.nz](mailto:michaela@waiwanaka.nz) if you wish to speak to this submission further.

## Upper Clutha Freshwater and Infrastructure Interface

WAI Wānaka supports the overall direction of the Draft Annual Plan, particularly the emphasis on maintaining core services and responding to growth pressures. However, from an Upper Clutha perspective, we consider that the current framing underrepresents the role of freshwater systems as critical infrastructure, and does not yet adequately respond to the scale and nature of stormwater-related pressures emerging from rapid urban development.

### Core Position

At a minimum, we consider that freshwater outcomes must be treated as core infrastructure performance measures, alongside traditional service metrics such as capacity, level of service, and network efficiency. Without this, there is a material risk that infrastructure investment continues to externalise environmental costs, reducing long-term system resilience and increasing future financial liabilities.

## 1. Freshwater as Core Infrastructure Performance

While the Plan prioritises delivery of “the basics”, freshwater outcomes remain largely implicit rather than explicitly defined and measured. In the Upper Clutha, freshwater systems underpin ecological health, community wellbeing, and economic value. Treating these outcomes as secondary risks misalignment between infrastructure investment and long-term environmental performance.

There is increasing evidence, both locally and internationally, that degradation of freshwater systems leads to:

- Higher long-term infrastructure costs

- Reduced ecosystem service provision (including water purification, flood Attenuation, and amenity values)
- Increased financial exposure through reactive remediation

From a natural capital perspective, these systems are not external to infrastructure, they are part of the infrastructure system itself.

### Recommendations:

- Embed freshwater health metrics within Levels of Service for stormwater and urban infrastructure.
- Align infrastructure investment with catchment-scale environmental outcomes.
- Integrate Council monitoring with community and partner-led data programmes.

## 2. Topic 1: User Fees and Charges

WAI Wānaka acknowledges the need to balance rates and user pays mechanisms and generally supports a principled approach to cost recovery.

However, user fees and charges should be considered within the broader funding framework. In particular, there is a need to ensure that cost recovery mechanisms are aligned with environmental externalities, especially where services such as stormwater management are impacted by land use and development decisions rather than individual user behaviour.

### Recommendations:

- Maintain user pays principles where appropriate, but complement these with mechanisms that recover costs from activities that generate system-wide impacts, particularly development.
- Improve transparency and communication around how revenue tools contribute to both infrastructure and environmental outcomes.

## 3. Topic 2: Wānaka-Upper Clutha Community Board Priority Projects

WAI Wānaka supports the intent to bring forward planning and investment in priority projects and strongly recommends that water quality and stormwater management initiatives are elevated within this programme.

This aligns with:

- Long Term Plan outcomes, including the aspiration for wastewater and stormwater discharges to land
- The commitment to deliver major stormwater projects annually
- Strong and growing community engagement in urban catchment management, including initiatives such as the Bremner Bay Catchment Group

The Upper Clutha is well positioned to demonstrate integrated, community–Council delivery models for stormwater and freshwater outcomes.

#### Recommendations:

- Prioritise a Wānaka-based water quality / stormwater project within the forward programme, aligned with climate resilience and environmental outcomes.
- Allocate resource to co-designed delivery models with community catchment groups.
- Position Upper Clutha projects as demonstration sites for integrated stormwater and freshwater management approaches.

## 4. Topic 3: Long Term Plan 2027–2037 Development

WAI Wānaka supports the identified themes of prioritising core services, economic diversification, funding reform, and community and environmental outcomes. We consider that two additional areas require stronger emphasis.

### 4a. Nature-based Infrastructure as Standard Practice

Current approaches remain biased toward conventional infrastructure, with nature-based solutions applied inconsistently.

From both an ecological and economic perspective, this represents a missed opportunity. Natural infrastructure can deliver:

- Avoided capital expenditure (through reduced network demand)
- Avoided remediation costs
- Co-benefits such as biodiversity, cooling, and amenity

By that note, embedding natural infrastructure more systematically would:

- Improve water quality and hydrological outcomes
- Reduce long-term capital and operational costs
- Align with the Climate and Biodiversity Plan and Blue Green Network

In many cases, these benefits accrue over time and are not captured in short-term decision frameworks.

### Recommendations:

- Establish nature-based solutions as a preferred approach where appropriate.
- Embed requirements within policy, design standards, and development processes.
- Align infrastructure planning with ecosystem service outcomes, not just engineering specifications.

### 4b. Enabling Capability: Centre of Freshwater Excellence

Together with partners, WAI Wānaka is progressing a concept for a Centre of Freshwater Excellence, aimed at integrating research, education, and community action.

This initiative aligns strongly with economic diversification goals, particularly in enabling environmental enterprise and innovation.

To be effective, such an initiative must be co-designed across:

- Local and regional government
- Mana whenua
- Research institutions
- Community and private sector partners

### Recommendations:

- Recognise the role of environmental capability and innovation as economic infrastructure, not discretionary activity.
- Support early-stage co-design and partnership development for initiatives that strengthen freshwater management capability in the district.

## 5. Topic 4: Freshwater Health and Stormwater Management

### 5a. Funding Alignment: Growth and Stormwater Impacts

Urban development is fundamentally altering hydrological systems in the Upper Clutha. Increased impermeable surfaces are driving:

- Higher stormwater volumes and peak flows
- Increased contaminant loads
- Degradation of receiving environments

Current funding mechanisms do not fully capture these impacts. Evidence from areas such as Rockabilly Gully and Bullock Creek demonstrate that:

- Costs are increasingly borne by existing ratepayers
- Interventions are often reactive and insufficient
- Environmental degradation is not priced into decision-making as development contributions do not fully reflect long-term infrastructure and environmental costs

From a natural capital perspective, this represents a transfer of cost from private benefit to public and environmental loss. Furthermore, this creates a misalignment where growth generates liabilities that are not adequately priced.

This disparity is highlighted by the proposed PPI index adjustment to Development Contributions of 3.8%, set alongside proposed rates increases of up to 11.7% on average and significantly higher in some communities. While we acknowledge these mechanisms are intended to cover different costs, the gap raises questions about whether the true costs of growth on stormwater systems and freshwater health are being adequately captured at the point of development.

By way of illustration, even conservative ecosystem service valuations suggest that well-functioning urban freshwater systems can deliver avoided costs and co-benefits in the order of tens of thousands of NZD per hectare over time, through services such as water purification, flood attenuation, and urban cooling. Failure to account for these values at the point of development effectively transfers long-term costs to Council and the community, while eroding natural capital.

### Recommendations:

- Strengthen the “growth pays for growth” principle, including more robust quantification of stormwater and ecosystem impacts.
- Review development contributions to ensure they reflect true long-term infrastructure and environmental costs.
- Improve transparency around cost allocation and funding responsibilities.

### 5b. Enabling Distributed Stormwater Solutions

Stormwater mitigation cannot be achieved through network infrastructure alone. Distributed, property-scale interventions can play a significant role in reducing peak flows and contaminant loads.

There is an opportunity to extend existing mechanisms, such as the Ratepayer Assistance Scheme (for solar installation), to support these solutions.

### Recommendations:

- Explore extending the Ratepayer Assistance Scheme beyond energy to support stormwater mitigation infrastructure (e.g. rain tanks, rain gardens).
- Develop incentives and guidance to support widespread uptake of distributed solutions.
- Position these interventions as part of a long-term transition to more resilient urban water systems

## 5c. Water Services CCO: Governance and Outcomes

The establishment of the Water Services CCO represents a significant structural shift and is a critical intervention point. While it offers opportunities for improved service delivery, it also introduces risks if freshwater outcomes are not clearly embedded.

Without clear direction, there is a risk that freshwater outcomes become disconnected from infrastructure delivery and land use planning.

### Recommendations:

- Use the Statement of Expectations to explicitly prioritise freshwater health outcomes alongside service delivery metrics.
- Ensure integration between the CCO, Council planning, and catchment management.
- Maintain alignment with community-led delivery models.

## Closing Position

In summary, WAI Wānaka supports the intent of the Draft Annual Plan. However, we consider that a shift is required from viewing freshwater as an outcome of infrastructure delivery, to recognising it as a core component of infrastructure performance and economic resilience.

The Upper Clutha provides a strong opportunity to lead this transition through:

- Integrated planning and funding approaches
- Greater use of nature-based and distributed infrastructure
- Strengthened partnerships across Council, community, and research organisations

WAI Wānaka welcome the opportunity to work alongside Council to support delivery of these outcomes.

Zadrozny, Vicki

From: Vicki Zadrozny

Location: Lake Hāwea

I am writing as a long-term resident of Lake Hāwea to formally oppose the continued trajectory of rates increases proposed under this Annual Plan.

Having lived in this community for many years, I have seen firsthand how much the district has grown and changed. While growth and investment are important, the pace and scale of rates increases over recent years have moved well beyond what many local households can realistically absorb.

These increases have compounded year after year, and for people like myself who are committed to living and contributing to this community long-term, they are now reaching a point that is simply not

sustainable.

Like many in Lake Hāwea and across the district, I am dealing with the full weight of the current cost of living – mortgages, food, insurance, fuel, and everyday expenses. Rates are not optional; they are a fixed and unavoidable cost. When they continue to rise at this pace, it creates ongoing financial pressure that is becoming increasingly difficult to manage. While I acknowledge that Council is facing genuine cost pressures, particularly around infrastructure and growth, the current approach appears to be shifting too much of that burden onto existing residents. The issue is no longer whether increases can be justified in theory – it is whether they are actually affordable in reality. For many of us, they are not.

From my perspective as a long-term local, there are several areas where Council needs to reassess its approach:

1. Affordability must be treated as a hard limit:

It is not enough to recognise that increases are challenging. There must be a clear ceiling on what ratepayers can realistically sustain, regardless of future plans or ambitions.

2. Stronger control of operational spending:  
There needs to be visible confidence within the community that all possible efficiencies have been identified before further costs are passed on. At present, that level of discipline is not clear....let's take for example, the outrageous, 1 lane roundabout at Vetlife/ Mt Iron intersection, what a stupid waste of money and short

sighted infrastructure that is!

3. Prioritisation of essential infrastructure only:

In the current environment, there must be a clear distinction between critical infrastructure and projects that can be delayed. Not everything can or should be delivered at once.

4. A fairer balance between growth and existing residents:

Lake Hāwea has experienced significant growth, and while that brings opportunities, it also brings cost. Existing ratepayers should not be carrying a disproportionate share of the infrastructure required to support that growth. Many of the people who make up this community – tradies, builders, teachers, and long-term locals – are

finding it increasingly difficult to remain here.

5. Clearer communication of trade-offs: Consultation should clearly show not just what is being proposed, but what has been reduced, delayed, or removed to keep increases manageable. Without this transparency, it can feel as though outcomes are predetermined.

Closing Position-

As someone who has chosen to live long-term in Lake Hāwea, I am deeply concerned that the current pattern of rates increases risks pushing established residents out of the district in search of more secure costs of living.

I am not opposed to investment or progress. However, it must be balanced with what people can genuinely afford.

There seems to be an interesting balance of developers and council, er ego, private and public money, just being able to do an assortment projects, whenever they want with thier special relationships!...It's an out rage that Longview was given the go ahead for development without adequate services being in place 1st. Another dumbfuckery moment that we're all paying for!

Without balance, we risk losing the very community that makes this place what it is and got us all to fall in love with it.

I strongly encourage Council to reduce the proposed increase, defer non-essential spending, and take a more disciplined and realistic approach to costs before finalising this plan. Pass to the cost onto the developers, sure their pockets are deeper than most.