

# 2026/27 Annual Plan Deliberations

15 May 2026

# Agenda

## MORNING SESSION

1. Introduction – Pathway to Adoption
2. Consultation Topics and External Submissions
3. Balancing Cost & Infrastructure – Hāwea and Luggate

*Lunch*

## AFTERNOON SESSION

4. Internal Submissions
5. WUCCB Priorities
6. Formalise Changes
7. Next Steps
8. Long Term Plan

# Pathway to Adoption - Options for the 2026/27 Annual Plan

# Pathways to Adoption: AP 2026/27

As part of the 2026/27 Annual Plan submissions, staff have recognised the average rating increase concerns raised by the Luggate and Hāwea communities. While submitters generally acknowledge the necessity of essential infrastructure maintenance, several recurring themes have emerged that require formal deliberation by Council.

The purpose of this presentation is to show some options in response to the submissions; we are seeking your feedback and recommendations to ensure the Annual Plan is finalised today and enable the final documents to be prepared for adoption in June 2026.

If the 2026/27 Annual Plan is not adopted by June 2026, the Council will be unable to formally 'strike' the new rates. In this scenario, initial rate installments would revert to the previous year's figures, creating a funding gap. Consequently, Council would be required to review or reduce service levels to operate strictly within these existing revenue limits until the plan is finalised.

Notably, failure to adopt the Annual Plan by 30 June 2026 would place Council in breach of the Local Government Act.

# Sample Properties

## Why Your Rates Increase Might Exceed the "Average"

While an average increase of 11.7% is advertised, a small fraction of households will see much higher spikes as new services come online. These increases typically result from 'targeted' costs—such as water services, debt servicing, and asset maintenance that are billed to specific properties rather than spread evenly across the district.

## The "Average" vs. Your Reality

The 11.7% figure is a district-wide average. It is calculated by taking the total additional revenue the council requires and dividing it by the total number of properties in the region. It is a benchmark.

Location	Type	AssSuburb	Rate Type	CV	25/26 Rates	26/27 Consultation Document	Avg \$	Avg %	Notes
Queenstown	Residential	All Other	(GenResidtl) General Rate Residential	\$ 1,460,000	\$ 4,883	\$ 5,561	\$ 679	13.9%	
Queenstown	Residential	Lower Shotover	(GenResidtl) General Rate Residential	\$ 1,460,000	\$ 5,067	\$ 5,437	\$ 369	7.3%	
Queenstown	Residential	Jacks Point	(GenResidtl) General Rate Residential	\$ 1,460,000	\$ 3,134	\$ 3,452	\$ 318	10.2%	No Wastewater or Water Supply
Wanaka	Residential	Wanaka	(GenResidtl) General Rate Residential	\$ 1,610,000	\$ 5,291	\$ 5,941	\$ 650	12.3%	
Wanaka	Residential	Albert Town	(GenResidtl) General Rate Residential	\$ 1,610,000	\$ 3,902	\$ 4,509	\$ 608	15.6%	
Arrowtown	Residential	Arrowtown	(GenResidtl) General Rate Residential	\$ 1,850,000	\$ 5,450	\$ 6,128	\$ 678	12.4%	
Luggate	Residential	Luggate	(GenResidtl) General Rate Residential	\$ 975,000	\$ 3,793	\$ 4,135	\$ 342	9.0%	No Wastewater
Luggate	Residential	Luggate	(GenResidtl) General Rate Residential	\$ 975,000	\$ 4,575	\$ 5,868	\$ 1,293	28.3%	
Hawea	Residential	Lake Hawea	(GenResidtl) General Rate Residential	\$ 1,120,000	\$ 4,259	\$ 5,032	\$ 773	18.2%	
Glenorchy	Residential	Glenorchy	(GenResidtl) General Rate Residential	\$ 870,000	\$ 3,880	\$ 4,348	\$ 468	12.1%	No Wastewater
Lake Hayes	Residential	Lake Hayes	(GenResidtl) General Rate Residential	\$ 1,500,000	\$ 5,112	\$ 5,488	\$ 376	7.3%	
Arthurs Point	Residential	Arthurs Point	(GenResidtl) General Rate Residential	\$ 1,420,000	\$ 5,038	\$ 5,638	\$ 599	11.9%	
Kingston	Residential	Kingston	(GenResidtl) General Rate Residential	\$ 810,000	\$ 2,663	\$ 2,935	\$ 273	10.2%	No Wastewater or Water Supply

# Sample Properties

Location	CV	26/27 Proposed		General Rates	Sewerage	Water	Waste	Event	Roothing	Stormwater	Aquatic	Governance	Governance		Recreation	Regulatory	Sports Halls & Libraries		UAGC	Total	Avg \$ Vs PY	Avg % vs PY
		25/26 Rates	Rates										Fixed Charge									
Queenstown All Other	\$ 1,460,000	\$ 4,883	\$ 5,561	\$ 16	\$ 1,175	\$ 624	\$ 404	\$ 138	\$ 444	\$ 311	\$ 214	\$ 317	\$ 207	\$ 427	\$ 344	\$ 656	\$ 284	\$ 5,561	\$ 679	13.9%		
Lower Shotover	\$ 1,460,000	\$ 5,067	\$ 5,437	\$ 16	\$ 880	\$ 794	\$ 404	\$ 138	\$ 444	\$ 311	\$ 214	\$ 317	\$ 207	\$ 427	\$ 344	\$ 656	\$ 284	\$ 5,437	\$ 369	7.3%		
Jacks Point	\$ 1,460,000	\$ 3,134	\$ 3,452	\$ 16	\$ -	\$ -	\$ 404	\$ 138	\$ 444	\$ -	\$ 214	\$ 317	\$ 207	\$ 427	\$ 344	\$ 656	\$ 284	\$ 3,452	\$ 318	10.2%		
Wanaka	\$ 1,610,000	\$ 5,291	\$ 5,941	\$ 17	\$ 1,172	\$ 728	\$ 404	\$ 138	\$ 435	\$ 393	\$ 306	\$ 350	\$ 207	\$ 471	\$ 379	\$ 656	\$ 284	\$ 5,941	\$ 650	12.3%		
Wanaka	\$ 1,610,000	\$ 3,902	\$ 4,509	\$ 17	\$ -	\$ 468	\$ 404	\$ 138	\$ 435	\$ 393	\$ 306	\$ 350	\$ 207	\$ 471	\$ 379	\$ 656	\$ 284	\$ 4,509	\$ 608	15.6%		
Arrowtown	\$ 1,850,000	\$ 5,450	\$ 6,128	\$ 20	\$ 1,108	\$ 761	\$ 404	\$ 138	\$ 563	\$ 394	\$ 214	\$ 402	\$ 207	\$ 541	\$ 436	\$ 656	\$ 284	\$ 6,128	\$ 678	12.4%		
Luggate	\$ 975,000	\$ 3,793	\$ 4,135	\$ 11	\$ -	\$ 900	\$ 404	\$ 138	\$ 263	\$ 238	\$ 306	\$ 212	\$ 207	\$ 285	\$ 230	\$ 656	\$ 284	\$ 4,135	\$ 342	9.0%		
Luggate	\$ 975,000	\$ 4,575	\$ 5,868	\$ 11	\$ 1,733	\$ 900	\$ 404	\$ 138	\$ 263	\$ 238	\$ 306	\$ 212	\$ 207	\$ 285	\$ 230	\$ 656	\$ 284	\$ 5,868	\$ 1,293	28.3%		
Hawea	\$ 1,120,000	\$ 4,259	\$ 5,032	\$ 12	\$ 1,106	\$ 507	\$ 404	\$ 138	\$ 303	\$ 273	\$ 306	\$ 244	\$ 207	\$ 327	\$ 264	\$ 656	\$ 284	\$ 5,032	\$ 773	18.2%		
Glenorchy	\$ 870,000	\$ 3,880	\$ 4,348	\$ 9	\$ -	\$ 1,336	\$ 404	\$ 138	\$ 265	\$ 185	\$ 214	\$ 189	\$ 207	\$ 254	\$ 205	\$ 656	\$ 284	\$ 4,348	\$ 468	12.1%		
Lake Hayes	\$ 1,500,000	\$ 5,112	\$ 5,488	\$ 16	\$ 880	\$ 794	\$ 404	\$ 138	\$ 456	\$ 319	\$ 214	\$ 326	\$ 207	\$ 438	\$ 353	\$ 656	\$ 284	\$ 5,488	\$ 376	7.3%		
Arthurs Point	\$ 1,420,000	\$ 5,038	\$ 5,638	\$ 15	\$ 1,040	\$ 886	\$ 404	\$ 138	\$ 432	\$ 302	\$ 214	\$ 309	\$ 207	\$ 415	\$ 334	\$ 656	\$ 284	\$ 5,638	\$ 599	11.9%		
Kingston	\$ 810,000	\$ 2,663	\$ 2,935	\$ 9	\$ -	\$ -	\$ 404	\$ 138	\$ 246	\$ 172	\$ 214	\$ 176	\$ 207	\$ 237	\$ 191	\$ 656	\$ 284	\$ 2,935	\$ 273	10.2%		

This breakdown shows how targeted rating works within QLDC essentially, how the council “slices the pie” when issuing a rates bill.

The QLDC rating system uses a blended model that balances property value, location, and fixed service fees. Capital Value (CV) based rates covering General, Roothing, Stormwater, and Governance ensure that higher-value properties contribute more toward district-wide infrastructure and services. However, some of these, such as Roothing and Stormwater, are ring-fenced to specific wards, meaning funds collected in those areas are spent locally.

Fixed Annual Charges, including the Uniform Annual General Charge (UAGC), Waste Management, and Library rates, function as flat fees. Every household pays the same amount regardless of property value, ensuring a baseline contribution from all ratepayers.

Water and Sewerage rates are location-based, meaning the cost of infrastructure and upgrades is borne directly by the communities connected to those schemes. This can create a disproportionate financial burden for smaller communities such as Luggate and Hāwea where a limited number of ratepayers must absorb the cost of significant infrastructure investment.

Districtwide	
General Rates	Capital Value
Uniform Annual General Charge	Fixed Annual Charge
Governance Rate	Capital Value
Governance & Regulatory Charge	Fixed Annual Charge
Recreation & Event Rate	Capital Value
Regulatory Rate	Capital Value
Sports Halls & Libraries Annual Charge	Fixed Annual Charge
Waste Management Charges	Fixed Annual Charge
Recreation & Event Charge	Fixed Annual Charge

Whakatipu Only	
Roothing Rate (Whakatipu)	Capital Value (Location Based)
Aquatic Centre Charge (Whakatipu)	Fixed Annual Charge (Location Based)
Stormwater (Whakatipu)	Capital Value (Location Based)

Wanaka / Upper Clutha Only	
Roothing Rate (Wanaka/Upper Clutha)	Capital Value (Location Based)
Aquatic Centre Charge (Wanaka)	Fixed Annual Charge (Location Based)
Stormwater (Wanaka)	Capital Value (Location Based)

Location Based within District	
Sewerage Rates	Location Based
Water Supply Rates	Location Based

Targeted Rate based on Differential Category	
Queenstown CDB Transport Rate	Capital Value (Targeted Rate)
Tourism Promotion Rate (Whakatipu)	Capital Value (Targeted Rate)
Tourism Promotion Rate (Arrowtown)	Capital Value (Targeted Rate)
Tourism Promotion Rate (Wanaka)	Capital Value (Targeted Rate)

# Consultation topics and external submissions

# Consultation Overview

422

Total Submissions

47

Hearing Requests

564

Supplementary Comments

Consultation Period  
24 Mar – 24 Apr 2026

## Geographic Distribution

Hāwea (226) • Luggate (80) • Wānaka (50)  
Albert Town (11) • Central QT (6) • Lake Hayes (6)  
Arrowtown (5) • Frankton (4) • Cardrona (3)  
Jacks Point (2) • Kingston (2) • Others (5)

*Hāwea and Luggate combined represent ~73% of all submissions*

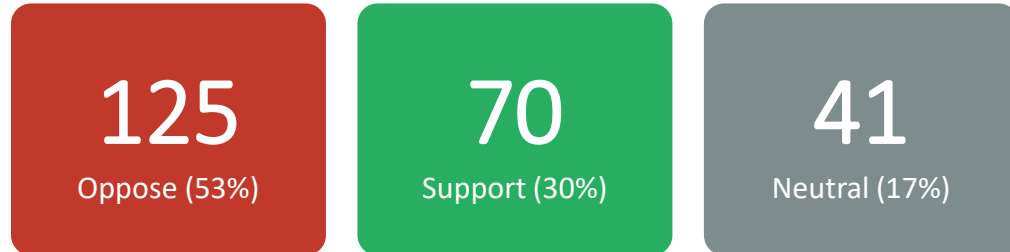
## Comments by Topic

Other feedback on draft AP 26/27: **225**  
User Fees and Charges: **157**  
Wānaka-Upper Clutha CB Projects: **91**  
LTP 2027–2037: **91**

*250 of 564 comments thematically analysed and passed to responsible officers*

# Proposed Changes to User Fees and Charges

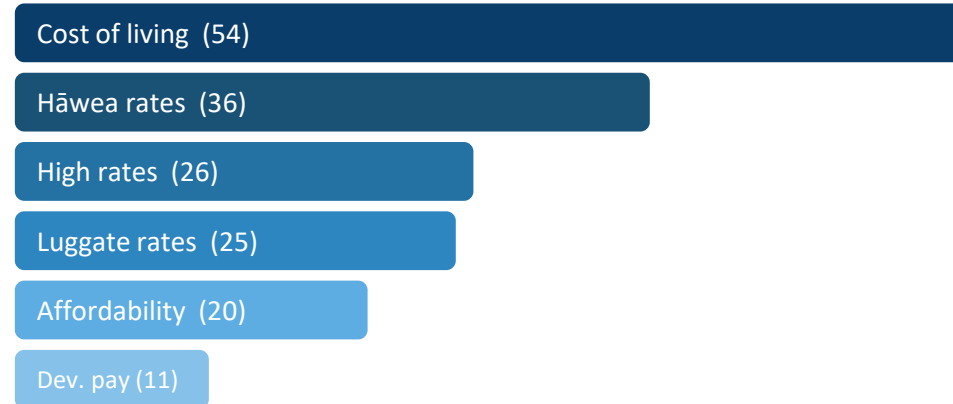
236 people responded | 157 comments received



Many comments focused less on specific fees and more on broader affordability concerns, including cumulative rates increases and cost-of-living pressures. This was particularly evident from Luggate and Hāwea submitters.

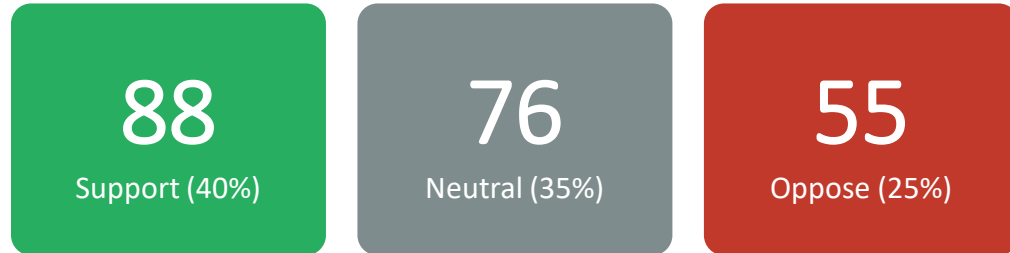
Some submitters supported a user-pays approach where fees reflect service use and reduce pressure on general rates. Feedback was closely linked to wider concerns about growth funding and equity across communities.

## Key Themes from Comments



# Wānaka-Upper Clutha Community Board Priority Projects

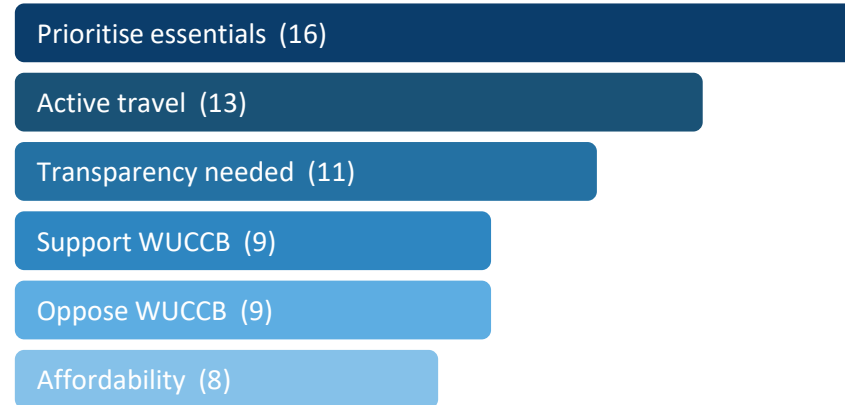
219 people responded | 91 comments received



Some submitters supported progressing locally identified projects, particularly those related to essential infrastructure, active transport, and public transport.

Others emphasised that non-essential or discretionary projects should be deferred given current financial pressures, with greater focus on core services and growth-related infrastructure. A recurring theme was the need for clear prioritisation and equitable benefits.

## Key Themes from Comments



# Progress to Develop the Long-term Plan 2027–2037

91 comments received | 41 thematically analysed

## Key Themes

Cost of living (9)

Affordability (9)

Developers pay for growth (9)

Prioritise essentials (9)

Tourist/bed tax (8)

Hāwea rates (7)

Active travel (5)

Feedback highlighted strong interest in how Council balances future investment with affordability.

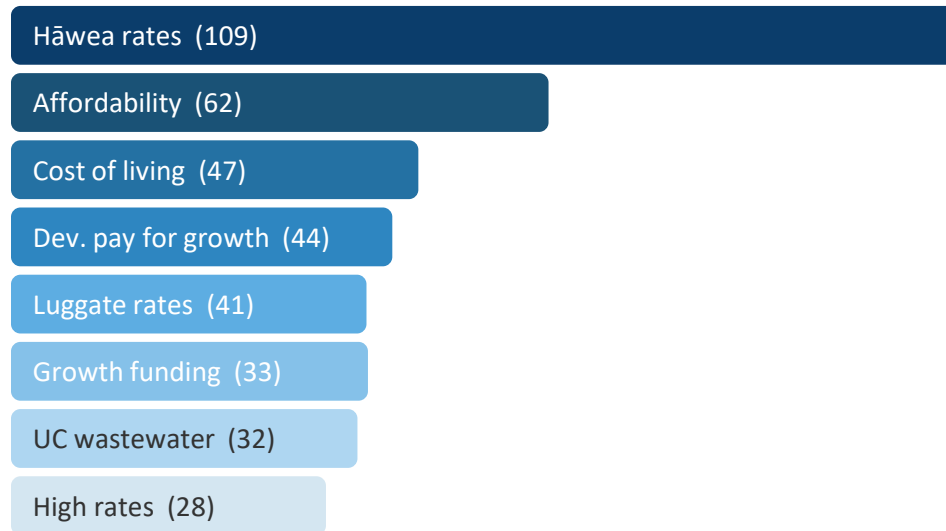
Submitters consistently emphasised the cumulative impact of rates increases and cost-of-living pressures, alongside the need for essential infrastructure and growth-related investment.

Overall, feedback reinforced expectations that the LTP clearly demonstrate affordability, transparency, and a fair distribution of costs and benefits across communities.

# Other Feedback on the Draft Annual Plan

225 comments analysed | 156 passed to responsible officers

## Key Themes



These comments reinforced many of the themes raised elsewhere in submissions. Hāwea rates and affordability emerged most frequently.

Submitters commonly raised concerns about the cumulative impact of recent and proposed rates increases, the need for greater transparency around decision-making, and expectations that essential services be prioritised.

*Also raised: prioritise essentials (18), equity across district (13), transparency needed (12)*

# Fees and Charges Resource Consents

Why QLDC senior planner rates can reasonably be high

1. Labour market pressure and cost of living
2. Extraordinary planning complexity per capita
3. Reliance on senior capability (less delegation depth)
4. Economies of scale affected by Council size

## Comparison of Metro Senior Planner Rates

Council	Hourly Rate \$ 25/26
Auckland	228
Hamilton	228
Wellington	261
Tauranga	244
Christchurch	245
Queenstown Lakes	261
Average	245

# Balancing Cost & Infrastructure Luggate & Hāwea

# Hāwea - Scenarios

Location		Type	AssSuburb	Rate Type	CV	25/26 Rates	26/27 Proposed Rates	Avg \$	Avg %
<b>Without Sewerage</b>									
Hāwea	Unreticulated (No Sewerage)	Residential	LAKE Hāwea	(GenResidtl) General Rate Residential	\$ 1,120,000	\$ 3,607	\$ 3,926	\$ 319	8.8%
<b>With Sewerage</b>									
Hāwea	Reticulated (With Sewerage)	Residential	LAKE Hāwea	(GenResidtl) General Rate Residential	\$ 1,120,000	\$ 4,259	\$ 5,032	\$ 773	18.2%
Hāwea	Reticulated (Remove \$250k Loan Repayment)	Residential	LAKE Hāwea	(GenResidtl) General Rate Residential	\$ 1,120,000	\$ 4,259	\$ 4,841	\$ 583	13.7%
Hāwea	Reticulated (Remove \$250k Loan Repayment & Funded Dep @ 40%)	Residential	LAKE Hāwea	(GenResidtl) General Rate Residential	\$ 1,120,000	\$ 4,259	\$ 4,793	\$ 535	12.6%

## Options:

**Without sewerage** – maintain a median increase of 8.8%

## With Sewerage options

**Option 1: Per Consultation:** Maintain a median increase of 18.2%

**Option 2: Loan Repayment Reduction \$250k:** Reduces the wastewater loan principal repayment from the proposed \$350k to \$100k (matching the 2025/26 level)

***Strategic Rationale:** This acts as a strategic placeholder in the Annual Plan while Council reviews capital project splits between Level of Service (LOS) and Growth as part of the upcoming LTP. This also provides the necessary window to confirm Infrastructure Acceleration Fund (IAF) requirements, ensuring long-term funding is based on confirmed data rather than assumptions.*

**Option 3: Loan Repayment Reduction \$250k & Reduce Depreciation Funding \$63k:** Combines Option 2 with an additional reduction in depreciation funding dropping from 50% back to 40% (matching the 2025/26 level)

# Luggate - Scenarios

Option	Location		Type	AssSuburb	Rate Type	CV	25/26 Rates	26/27 Proposed Rates	Avg \$	Avg %
<b>Without Sewerage</b>										
	Luggate		Residential	LUGGATE	(GenResidtl) General Rate Residential	\$ 975,000	\$ 3,793	\$ 4,135	\$ 342	9.0%
<b>With Sewerage</b>										
1	Luggate	No Change	Residential	LUGGATE	(GenResidtl) General Rate Residential	\$ 975,000	\$ 4,575	\$ 5,868	\$ 1,293	28.3%
2	Luggate	\$100k Unfund	Residential	LUGGATE	(GenResidtl) General Rate Residential	\$ 975,000	\$ 4,575	\$ 5,236	\$ 661	14.4%

## Options

**Without sewerage** – maintain a median increase of 9%

## With Sewerage options:

**Option 1: No changes:** Maintains a median rate increase of 28.3%

**Option 2: Unfund rates \$100k (wastewater):** A minor reduction in the total rates requirement. (timing mechanism)

*Strategic Rationale: This acts as a strategic placeholder in the Annual Plan while Council reviews capital project splits between Level of Service (LOS) and Growth as part of the upcoming LTP.*

## Note:

**Depreciation:** As previous Council had elected not to fund depreciation, there is no offset to rates through this mechanism like Hāwea.

**Loans:** As previous Council had elected not to fund loan principal repayments, there is no offset to rates through this mechanism.

# Internal Submissions

# Internal Submission – Capex Reduction

**NOTE :** Our total rating base has moved to \$202.9 million, meaning every \$2 million operational spend now represents 1% of the total.

**Review of Capital Program:** Following a review of the current capital plan, a \$30M reduction in capital expenditure and a \$425k operational reduction have been made to lower the rates requirement. These adjustments result from a refinement of Levels of Service (LoS) and Renewal projects.

Programme	Project Name	Existing AP 26/27 Budget	Proposed 26/27 Budget	Variance	Comments & Consequences	Growth %	Renewal %	LOS %	Growth (via DC's)	Renewals (via Reserves and Rates)	Level of Service (via Rates)
Buildings	516 Ladies Mile Stage 1	3,286,720	-	(3,286,720)	Deferring the 26/27 budget to 29/30 allows for site analysis and consenting, though it delays the community facility; options will be reviewed at the 23 June Workshop.	0.5	0.0	0.5	(32,867)	-	(32,867)
Venues & Facilities	Ballantyne Rd Site Remediation Works	2,508,178	508,178	(2,000,000)	Deferring \$2.0M to 30/31 allows legal outcomes to be finalized before progressing works, with a full discussion scheduled for the July Council meeting.	0.5	0.0	0.5	(20,020)	-	(19,980)
Venues & Facilities	QEC Indoor Courts, Carpark, Sports Field	4,108,400	1,108,000	(3,000,400)	Deferring \$3.0M to 27/28 aligns with the current design programme without affecting delivery outcomes; options will be discussed at the 19 May Workshop.	0.5	0.0	0.5	(30,004)	-	(30,004)
Parks & Reserves	Wildfire Mitigation Programme	995,958	530,000	(465,958)	A \$466k reduction is proposed as program rescoping and an updated business case indicate lower costs than planned, with no impact on delivery outcomes.	0.0	0.0	1.0	-	-	(9,319)
Parks & Reserves	Glenorchy Playground	359,485	-	(359,485)	Deferring \$359k to 27/28 may temporarily decrease Glenorchy's play service levels if the school playground is removed early; timing is being coordinated with the BoT/MoE.	0.2	0.0	0.8	(1,438)	-	(5,752)
Wastewater	Kingston New Scheme (WW)	12,669,289	9,501,967	(3,167,322)	Deferring \$3.17M to 27/28 accounts for land acquisition delays and a revised wastewater plant construction schedule.	1.0	0.0	0.0	(63,346)	-	-
Water Supply	Quail Rise Reservoir (WW)	7,500,000	5,000,000	(2,500,000)	Deferring \$2.5M to 27/28 aligns the budget with a late-2026 procurement and a six-month construction window for the 26/27 year.	0.4	0.0	0.6	(17,700)	-	(32,300)
Water Supply	Frankton Road Watermain (WS)	1,900,000	1,000,000	(900,000)	A \$900k reduction is proposed as works are contracted to begin in late 2026.	0.3	0.7	0.0	(5,400)	(12,600)	-
Solid Waste	New Waste Facilities (WM)	13,831,189	1,000,000	(12,831,189)	Deferring \$12.83M to 29/30 reflects a revised delivery approach for the new MRF, allowing for \$1M in 26/27 costs; final figures are being verified by 8 May	0.0	0.5	0.5	-	(128,312)	(128,312)
Solid Waste	Organic Waste Management (WM)	1,701,007	150,000	(1,551,007)	Deferring \$1.55M to 27/28 accounts for delays in CODC's organics facility development; the amount is being verified by 8 May.	0.2	0.0	0.8	(6,204)	-	(24,816)
<b>Total Reduction</b>		<b>48,860,226</b>	<b>18,798,145</b>	<b>(30,062,081)</b>					<b>(176,980)</b>	<b>(140,912)</b>	<b>(283,350)</b>

# Internal Submission – Rating Units

**NOTE :** *Our total rating base has moved to \$202.9 million, meaning every \$2 million operational spend now represents 1% of the total.*

**Property Growth \$0.4m:** Between the adoption of the 2026/27 Annual Plan and the final "striking of the rates," we anticipate a further increase in the rateable land base as new developments receive final compliance. By projecting a conservative addition of 100 properties at an average rate of \$4,000, we can account for an incremental revenue of \$0.4m. The funds can be allocated against the General Rate and distributed across the most current valuation roll, effectively helping to manage the 11.7% average increase for existing ratepayers.

**Fuel Impact:** Due to heightened volatility in local fuel costs and the budgetary impact of global oil price fluctuations—driven largely by ongoing international conflicts we are evaluating a potential rate increase. Final cost estimates are currently being completed.

**Three Waters Transition:** Interest costs of \$142k associated with the establishment of the Water Services CCO must be incorporated into the budget. These additional outlays are projected to be offset by revenue gains.

# WUCCB Priorities

# Wānaka Upper Clutha

The Wānaka-Upper Clutha Community Board (WUCCB) has recommended to Council that these projects be considered for funding through this 2026-27 Annual Plan or early in the 2027-37 Long Term Plan.

There may also be an opportunity to partially fund these projects through the Wānaka Asset Sales Reserve, which was established following the sale of Scurr Heights land in 2016 and is intended to support legacy community projects in the Upper Clutha.

See WUCCB 12 May 2026 Annual Plan 2026/27 report with their recommendations

## Which of these priorities should be

- **included in Annual Plan 2025/26 and**
- **be funded via Wānaka Asset Sale reserve or**
- **via existing rating methodology per Revenue & Financing Policy ?**

Project	Funding required
Roys Bay Jetty renewal following damage to the existing jetty.	There's an existing budget of \$0.9M for waterways structure renewals which could be put towards engagement and design of a permanent solution.
Wānaka Lakefront Development Plan (stage 4) – commence a standalone pathway project ahead of full delivery of Stage Four.	\$580K could be brought forward from 2031-2032.
Wānaka Lakefront Development Plan – introduce a new 'light touch' Stage 6, better linking McDougall Street carpark/toilets to the Wānaka Water Sports carpark.	No current budget. Budget could be added to the Annual Plan 2026-2027 to begin concept planning and design.
Lower Helwick Street Redevelopment – complete upgrades to better connect the town centre to the lake.	No current budget. \$500k could be added to the Annual Plan 2026-2027 to start concept planning.
Full sized multi-use artificial turf for use by the community's sports groups.	No current budget. \$700k capex and \$100k opex to start planning in 2026-2027.
Opportunities exist to further the shared path network and make safety improvements. Projects may include: Ardmore Street (Lakeside Road roundabout to Caltex roundabout); SH84/SH6 (Mt Iron underpass to Mt Iron Junction to Aubrey Road) and Ballantyne Road (Sir Tim Wallis Drive to Riverbank Road).	Sufficient budget is available across various projects and years of the LTP.  Staff could be allocated to prepare for next NLTP round to ensure Wānaka projects are ready if NZTA funding becomes available. Otherwise, projects can proceed unsubsidised.
Wānaka Performing Arts Centre Feasibility Study.	Staff could be allocated to assist Wānaka Arts and Cultural Trust with further feasibility work required ahead of consideration of potential LTP funding.
Community park in Timsfield, Hāwea.	\$799K budgeted already available in 2026-2027 for playgrounds in Hāwea and could be reallocated to this park.

# WUCCB Rating Methodology

<b>Project</b>	<b>Rates Category Breakdown</b>	<b>Location Impact</b>
<b>Roys Bays Jetty</b>	General Rates – 100%	District Wide
<b>Wanaka Lakefront Development</b>	Sports & Libraries – 10% Event – 18% Recreation – 72%	District Wide
<b>Lower Helwick St Redevelopment</b>	Roading – 100%	Upper Clutha Ward
<b>Artificial Turf (Full Size)</b>	Sports & Libraries – 10% Event – 18% Recreation – 72%	District Wide
<b>Shared Path Network</b>	Roading – 100%	Upper Clutha Ward
<b>Wanaka Performing Arts Centre</b>	Sports & Libraries – 100%	District Wide
<b>Community Park Timsfield</b>	Sports & Libraries – 10% Event – 18% Recreation – 72%	District Wide

# Formalise changes

# Formalise Changes

## That the Council:

- Notes the submissions and feedback received on the Draft Annual Plan 2026/27 and User Fees and Charges consultation
- Directs officers to incorporate the preferred Hawea and Luggate changes into the final Annual Plan 2026/27 for adoption
- Adopts the internal submissions to the Annual Plan 2026/27 as presented and discussed during deliberations.
- Directs officers to incorporate the preferred WUCCB changes into the final Annual Plan 2026/27 for adoption

# Next Steps

# Pathway to adoption of the AP 2026/27

The Annual Plan must be adopted by 30 June 2026 to comply with the Local Government Act

**15 May**

*Today*

1

## Council Deliberation

Review submissions, consider options for Hāwea & Luggate, agree preferred changes

**May – Jun**

2

## Document Preparation

Officers incorporate preferred changes and prepare final Annual Plan documents

**25 June**

3

## Adopt Annual Plan

Council meeting to formally adopt the AP 2026/27 and User Fees and Charges changes

**25 June**

4

## Strike the Rates

Council formally sets rates for the 2026/27 financial year

# Post Annual Plan 2026/27 – Pathway to the LTP

# Long Term Plan - Policies & Reviews

**Revenue and Finance Policy** – The Revenue and Financing Policy is undergoing an external third-party review, the findings of which will be integrated into the upcoming Long-Term Plan (LTP). Councilors will then workshop these findings and stress-test the proposals before they are included in the public consultation document.

**DC Policy** - The Development Contribution (DC) policy will be reassessed as part of the Long-Term Plan (LTP) to ensure infrastructure funding remains aligned with the QLDC projected growth and investment priorities.

**Financial Strategy** – all capital expenditure will be split into the three allowable cost drivers (Growth/Level of service/Renewals). This review will be undertaken early in the LTP process with Councillors and will feed into the DC Policy.